

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, February 12, 2025**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 p.m. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting and not a verbatim transcript. A video recording of the meeting is available at [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)

Present for the Planning Commission meeting were: Chair Aimee Burrows, Vice Chair Landon Kraczek, Commissioners Brian Scott, Amy Barry, Mike Christensen, and Bree Scheer. Commissioner McCall Christensen was absent from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Amy Thompson, Senior City Attorney Katherine Pasker, Senior Planner Cassie Younger, Principal Planner Rylee Hall, Senior Planner Aaron Barlow, and Office Facilitator Aubrey Clark.

**REPORT OF THE CHAIR AND VICE CHAIR**

They had nothing to report.

**REPORT OF THE DIRECTOR**

Planning Director Nick Norris reported on delays to the R1 options with City Council and that there may be bills presented to the legislature that could impact the City. He also reported that recommendations were made to the Mayor's Office for the open D3 commission seat and stated that all items will be updated as soon as information is available at the next commission meeting.

**OPEN FORUM**

No one had items to discuss.

**CONSENT AGENDA**

- 1. Planned Development for Brix on Tenth at Approximately 1549 S 1000 W (Public Hearing) –**  
Paul Garbett, representing the property owner, is requesting approval for a Planned Development to develop 46 energy-efficient for-sale townhomes at the following properties: 1549, 1551, 1567 S 1000 W, and 1544, 1550 S 900 W. The land is currently vacant, and the property is zoned RMF-30 (Low Density Multi-Family Residential). The requested modifications through this process include 4.5' of additional height, second- story balconies encroaching into side yards, reduced transparency on interior facades, and garage doors parallel to the street. The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Cassie Younger at 801-535-6211 or [cassie.younger@slcgov.com](mailto:cassie.younger@slcgov.com)) **Case Number: PLNPCM2024-01202**
- 2. Approval of the Meeting Minutes for December 11, 2024, and January 8 and 22, 2025**

Chair Burrows opened the public hearing.

**Public Hearing**

Seeing that no one wished to speak, the Chair closed the public hearing.

## **Motion**

Commissioner Mike Christensen motion to approve the Consent Agenda.  
Commissioner Scott seconded the motion.

Vote:

- Yes: Kraczek, Scott, Barry, Mike Christensen, Scheer, Burrows

The motion passed

## **REGULAR AGENDA**

3. **Planned Development and Preliminary Subdivision at Approximately 825 W Hoyt Place** - Drake Powell, the property owner, is requesting Planned Development approval to facilitate a townhome development with 2 buildings, each containing 6 single-family attached units, located at the above listed address. The subject property is currently vacant and zoned SR-3 Special Development Pattern Residential District.

- a. **Planned Development:** The requested modifications through this process include buildings and lots without frontage on a public street, a reduction to the required rear yard setback, and a modification to the maximum allowed drive approach width. **Case Number:**

**PLNPCM2024-01095**

- b. **Preliminary Plat:** A preliminary plat is required to subdivide the property and may only be approved if the requested modifications are approved. **Case Number: PLNSUB2024-01209**

The subject property is located in Council District 2, represented by Alejandro Puy. (Staff contact: Rylee Hall at 801-535-6308 or rylee.hall@slc.gov)

Principal Planner Rylee Hall review the petition. She stated that Staff recommends approval of the project.

The applicant Drake Powell did not have a presentation to give.

## **Public Hearing**

Chair Burrows opened the public hearing.

Seeing that no one wished to speak, the Chair closed the public hearing.

## **Executive Session**

The Commission and Staff did not have anything to discuss.

## **Motion for PLNPCM2024-01095:**

Commissioner Scheer moved, "Based on the information presented and the discussion, I move that the commission approve this Planned Development application as recommended by staff."

Commissioner Mike Christensen seconded the motion.

Commissioner Barry offered a friendly amendment to add a condition to include a fence on the south side of the property.

Commissioner Scheer approve the amendment.

## **Vote**

- **Yes:** Barry, Kraczik, Mike Christensen, Scheer, Scott, Burrows

The motion passed.

## **Motion for PLNSUB2024-01209:**

Commissioner Mike Christensen moved, “Based in the information presented and the discussion, I move that the Commission approve this Preliminary Subdivision as recommended by staff.”

Commissioner Kraczek seconded the motion.

**Vote**

- **Yes:** Barry, Kraczik, Mike Christensen, Scheer, Scott, Burrows
- The motion passed.

**WORK SESSION**

4. **RMF-35 & RMF-45 Multi-Family Zoning District Merger** - The Planning Commission will be briefed on the proposal to merge the RMF-35 Moderate Density Multi-Family Residential District and the RMF-45 Moderate/High Density Multi-Family Residential District into a single updated RMF-45 Moderate Density Multi-family District.. This proposal is meant to enable the development of compatible infill housing within the City's moderate-density neighborhoods. The briefing will include an overview of the proposed district and changes to associated regulations. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slc.gov) **Case Number: PLNPCM2024-01388**

Senior Planner Aaron Barlow and Principal Planner Katilynn Warr reviewed the proposed. They discussed:

- missing middle housing types
- standards
- bonus unit incentives
- parking
- different types of development options
- new incentives

The Commissioner and Staff discussed:

- potential housing types
- design standards
- concerns with the proposal

**OTHER BUSINESS**

5. **City Code Amendment Initiation** - The Planning Commission will consider initiating the following amendments to city code:
1. Amending the allowed fence height for fences located in a front yard or corner side for properties in manufacturing zoning districts. Other related fence regulations in manufacturing zones may also be amended as part of this initiation. The initiation will consider increasing the allowed fence height when the fence is located at the front or corner side yard setback line and for fences next to side property lines.
  2. Amending the factors to consider associated with petitions to close or vacate a public alley. The amendment would consider all the existing factors, specifically if public access to the alley has been blocked without approval and if the closure or alley may impact the future development of the property and public circulation. Other factors may also be modified by this initiation.

Planning Director Nick Norris reviewed the proposed text amendments.

Staff and the Commission discussed the proposals.

**Motion**

Commissioner Barry moved, "I move that the Commission initiate text amendments that would modify the policy considerations found in city code 14.52 and any other provision in chapter 14.52 necessary for adequate review of petitions to close or vacate public right of way. I also move that the Commission initiate a separate petition to amend the fence height regulations in the manufacturing zones." Commissioner Mike Christensen seconded the motion.

**Vote**

- Yes: Barry, Kraczik, Mike Christensen, Scheer, Scott, Burrows
- The motion passed.

The meeting adjourned at approximately 7:15 PM

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.*