

SALT LAKE CITY PLANNING COMMISSION
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, June 25, 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

Present for the Planning Commission meeting were: Vice-Chair Landon Kraczek, Commissioners Amy Barry, Mike Christensen, Richard Leverett, Mike Vela, Jeffery Barrett, Lilah Rosenfield, and Brian Scott. Chair Aimee Burrows was absent from the meeting. Commissioner McCall Christensen is on leave.

Staff members present at the meeting were: Director Nick Norris, Planning Manager Krissy Gilmore, Senior City Attorney Paul Nielson, Principal Planner Ben Buckley, Associate Planner David Stuenzi, Senior Planner Diana Martinez, Administrative Assistant Danette Larsen, and Office Facilitator Aubrey Clark.

Vice Chair Landon Kraczek called the meeting to order.

Commission secretary Aubrey Clark called the roll.

REPORT OF THE CHAIR AND VICE CHAIR

The Vice-Chair Landon Kraczek had nothing to report.

REPORT OF THE DIRECTOR

Director Nick Norris reported that the next City Council meeting July 1 and they will have fall out briefing of the MU Zoning Consolidation.

OPEN FORUM

No one wished to speak.

CONSENT AGENDA

1. **Conditional Use for a Bar Establishment at Approximately 416 E 900 S (Public Hearing)** - Chase Worthen, representing the tenant of the property, is requesting Conditional Use approval for a bar establishment at 416 E 900 S. The proposed bar will be located in one of the units of a recently constructed building on the larger "Milk Block" parcel. No changes to the existing building are being modified through this request. A bar establishment not exceeding 2,200 square feet is a conditional use in the CB – Community Business District. This property is located in District 5, represented by Darin Mano. (Staff Contact: David Stuenzi at 801-535-6135 or david.stuenzi@slc.gov) **Case number ~~PLNPCM2025-00164~~ PLNPCM2025-00218**
2. **Modifications to Planned Development at Approximately 707 S 400 E (Public Hearing)** - Amro Al-Nimri, representing the property owner, has requested modifications to the Planned Development previously approved on March 27, 2024. The modification request includes an increase in lot coverage for 22 single-family attached lots and a reduction in front yard setbacks for 26 lots. The site consists of the Liberty Wells Center that is currently under construction to be retrofitted into 30 apartment units and a vacant field that will host 36 townhome units. The subject property is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Ben Buckley at 801-535-7142 or benjamin.buckley@slcgov.com) **Case Number: PLNPCM2023-00789**

3. Approval of the Meeting Minutes May 14. and May 28, 2025

The Vice-Chair opened the public meeting.

Seeing no one wished to speak Vice-Chair closed the public meeting.

Motion: Commissioner Mike Christensen motioned to approve the Consent Agenda.
Commissioner Lilah Rosenfield seconded the motion.

Vote

- **Yes** Barry, Christensen, Scott, Leverett, Barrett, Rosefield, Vela, Kraczek
- **No**
- **Abstain** Lilah Rosenfield and Jeff Barrett abstained from minutes as they weren't in attendance

The motion passed.

REGULAR AGENDA

4. Planned Development and Preliminary Subdivision Plat at Approximately 1176 W 2100 S–

Matthew Pockrus with Axis Architects, representing the property owners, is requesting Planned Development and Preliminary Subdivision Plat approvals for a townhome project at the above-listed address. The proposed development consists of 163 townhome lots within 22 buildings, and an amenity building. All the townhomes are three-bedroom, three-bath, with two parking spaces each. The average height of the buildings will be approximately 27 to 32 feet tall, all three stories high. The subject property is located in the CG (General Commercial) zoning district. The project will require the approval of two petitions:

A. Planned Development: The applicant is requesting a modification to allow 20 buildings without public street frontage - only 3 of the 23 proposed buildings will have public street frontage. Additionally, the applicant is requesting to allow 145 lots without public street frontage – only 18 lots will have street frontage. **Case number: PLNPCM2023-00567**

B. Preliminary Subdivision Plat: The applicant requests preliminary approval to create 163 individual lots with common areas regulated by an established Homeowners Association (HOA). **Case number: PLNSUB2024-01069**

The subject property is located within Council District #2, represented by Alejandro Puy. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slc.gov)

A break was called for due to technical issues at 5:43 and reconvened at 5:47

Planner Diana Martinez presented followed by a presentation from the applicant Matthew Pockrus from Axis Architecture

The Vice Chair opened the public hearing.

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

EXECUTIVE SESSION

Commission and staff discussed:

- Plans and elevations for building #2 and #3 would be right on 2100 South shows N, S, E, and west elevation in Staff Report

- Zoning and design standards needed to be met for CG zone per planner Diana Martinez
- Commissioner Rosenfield is concerned with the path closest to Jordan River. It is marked as mulch path behind eastern most building. Is it going to be paved or continued as mulch?
 - Applicant confirmed it must be continued as a mulch path due to being so close to the Jordan River and within the Riparian Corridor Overlay zone, as it is 20-50 setback until it terminates on East end
 - Questions regarding the difference between parcels abutting private roads vs public roads and the potential for these roads to become public. They will not be public as it does not meet the standards for a public road as it is a private project, as long as it meets the fire department standards it will remain private
 - Director Nick Norris states there are many requirements for it to meet a public access road and project does not meet those standards
- Commissioner Rosenfield is concerned about accessibility on West end of parcel, that it is more closed off, and access to the Jordan River Trail to get to the park may be diminished. Additionally, the site has limited access to bus stops
 - It is a short walk to trail and transportation access, SL County will more than likely not provide an easement as it is an maintenance road
- Eastward access if it were to be redeveloped and if they can still get access or would they need to provide an easement.
 - It is a private development, access to East is not required there is a sidewalk, so access is not restricted.
- Connectivity is Commissioner Rosenfield's biggest concern and stated it doesn't comply with the spirit of accessibility and mobility statements in the Westside Plan and design review standards.
- Vice-chair reminded the commission that they need to stick to design review standards and arguments need to be kept to line items
- Commissioner Levererett is concerned with fire access roads, and if the plans reflect commentary from the Fire Department and if those comments are reflected in current drawings.
- Fire Dept. was routed plans and have provided approval to applicant once approved they will need to meet all requirements. Fire Dept. gives an overview to assist them with any changes that need to be met for safety, and it will go back through for review with Fire Dept. Parcel also needs to adhere to Army Corps of Engineers and Salt Lake County codes
 - How often does the width of streets change after it comes through PC for design review due to fire or other emergency contingencies?
 - Occasionally there may be conditions that affect moving distance or splitting the building and adding no parking signs to accommodate changes based on conditions if it can't work then we come back to PC
- Commissioner Vela is concerned with the number of units and that parking may be an issue, questioned if there visitor or guest parking.
 - 2 cars per town home and 21 randomly throughout the project, guest parking within the property were answered by applicant
- Are landscaping and green space requirements being met?
 - On 2100 South they must meet a tree requirement but there is not a landscaping buffer requirement. There is adequate landscaping throughout the project to meet the zoning standard.
- Commissioner Rosenfield has concerns regarding mobility in surrounding neighborhoods, does it have good circulation not as many alternatives for auto mobility section East of proposal.
 - There is pedestrian walkability, bike ability and public transport.
- Without breaks in buildings it makes it seem less accessible as you must walk around several units

- Multimodal changes have been considered, do we know if any have been approved along this corridor?
- Commission needs to ensure standards are met and they can add conditions such as ensuring pedestrian standards are met it is up to the commission to decide if there are improvements to be made to increase mobility standards.
- Can the northeast path that extended to property line be widened to accommodate walkability as well as bicycle traffic?
 - The path extends to the property line, and it turns back into pavement on the north side of it is 5' wide and wraps around the side of the property and has connection to all units and 2100 South.

Motion

Commissioner Amy Barry motioned to approve the Planned Development.
Commissioner Mike Christensen seconded the motion.

Vote:

- **Yes:** Barry, Christensen, Scott, Leverett, Barrett, Vela, Kraczek
- **No:** Rosenfield
- **Abstain:**

The motion passed.

Motion

Commissioner Amy Barry motioned to approve Preliminary Subdivision Plat.
Commissioner Mike Christensen seconded the motion.

Vote:

- **Yes:** Barry, Christensen, Scott, Leverett, Barrett, Vela, Rosenfield, Kraczek
- **No:**
- **Abstain:**

The motion passed.

- 5. POSTPONED - Design Review, Planned Development, and Preliminary Plat at Approximately 910 E 400 S** - Jared Hall, representing the property owner, is requesting Design Review, Planned Development and Preliminary Subdivision Plat approval to develop three buildings containing 20 for-sale townhome units with in-unit parking at the above listed address. Currently the land is used for an unoccupied Restaurant and zoned TSA-UN-T (Transit Station Area Urban Neighborhood Transition Zone).

A. Design Review: The applicant is requesting approval of a TSA development with a score of 124 points or less, exemption from the ground floor use requirement on 400 S, reduction in required ground floor glazing from 45% to 21%, and exemption from the entrance requirement every 40' for the north side of Building 1 along 400 S. **Case Number: PLNPCM2025-00454**

B. Planned Development: The applicant is requesting a side setback reduction from 45' to 10' for building 2, a side setback reduction from 32' to 10' and rear setback reduction from 32' to 17' for building 3, a 6' tall fence in a portion of the front yard, and lots without public street frontage. **Case Number: PLNPCM2025-00455**

C. Preliminary Subdivision: The development also involves a preliminary plat to create lots without public street frontage. **Case Number: PLNSUB2025-00453**

The subject property is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Olivia Cvetko at 801-535-7285 or olivia.cvetko@slcgov.com)

Meeting ended at approximately 6:45 PM.

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at 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.