

SALT LAKE CITY PLANNING COMMISSION
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, July 9, 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: Chair Aimee Burrows, Commissioners Amy Barry, Mike Christensen, Richard Leverett, Mike Vela, Jeffery Barrett, Lilah Rosenfield, and Brian Scott. Vice-Chair Landon Kraczek was absent from the meeting. Commissioner McCall Christensen is on leave.

Staff members present at the meeting were: Director Nick Norris, Planning Manager John Anderson, Senior City Attorney Courtney Lords, Principal Planner Grant Amann, Associate Planner Seth Rios, Administrative Assistant Danette Larsen, and Office Facilitator Aubrey Clark.

Chair Aimee Burrows called the meeting to order.

Commission secretary Danette Larsen called the roll.

REPORT OF THE CHAIR AND VICE CHAIR

Chair Aimee Burrows – nothing to report

Commissioner Barrett joined the meeting at 5:35 pm

REPORT OF THE DIRECTOR

Director Nick Norris shared updates related to city planning and zoning changes:

- The Northpoint Plan annexation was approved by the Lieutenant Governor as of last week.
- The City Council adopted the MU Zoning Consolidation and provided additional changes the council made. The changes take effective October 8, 2025.

OPEN FORUM

The Commission discussed training needed for motion procedures.

Approval of the Meeting minutes for June 25, 2025

Motion: Commissioner Christensen motion to approve meeting minutes
Commissioner Vela seconded the motion

Vote

- **Yes:** Barry, Scott, Barrett, Rosenfield, Christensen, Vela, Leverett
- **No:**
- **Abstain:** Burrows abstained due to absence

The motion passed 7 Yes's 1 Abstain

REGULAR AGENDA

1. **POSPPONED - Local Landmark Site Designation for Sampson and Altadena Apartments at Approximately 273 E 200 S and 310 S 300 E** – The Sampson Altadena Condominiums Homeowner Association has submitted a petition to designate the Sampson and Altadena Apartments as a local landmark site. The site consists of two buildings on one lot, Sampson Apartments and Altadena Apartments. The request is before the Planning Commission because the local historic district designation process requires the Commission to hold a public hearing and forward a recommendation to the City Council, which has final decision making authority on this type of request. The subject property is within Council District 4, represented by Council Member Eva Lopez Chavez. (Staff Contact: Noah Elmore at 801-535-7971 or noah.elmore@slc.gov) **Case Number: PLNHLC2025-00357**
2. **Text Amendment & Street Vacation at Approximately 240 W 200 N** - Mayor Erin Mendenhall initiated a petition to amend the Public Lands Zoning District to enact temporary land use regulations adopted by the City Council in March 2025 on a permanent basis to support the ongoing construction of Highland and West High Schools and to modify other public school buildings associated with the voter approved bond for the Salt Lake City School District.
 - A. **Zoning Text Amendment:** This amendment impacts Chapters 21A.32.070, 21A.36.020, and 21A.34.020. The amendments alter building height restrictions, buffering requirements, and allowed uses. Additionally, new construction would be exempt from review associated with the Historic Preservation Overlay District. The proposed text amendment is in line with the City Council adopted Temporary Land Use Ordinance. **Case Number: PLNPCM2025-00320**
 - B. **Street Vacation:** Street vacation for a 130-foot-wide and 530-foot-long portion of 200 N between 300 West and 200 West, which is currently incorporated into West High School's campus. This application would vacate public ownership and interest of a portion of the street. **Case Number: PLNPCM2025-00321**

The Zoning Text Amendment would apply city-wide. The street vacation request is located within Council District 3, represented by Chris Wharton. (Staff Contact: Grant Amann at 801-535-6171 or grant.amann@slc.gov)

Principal Planner Grant Amann shared a presentation on the West High proposal.

Commission Discussion:

- A map of PL zones was requested and asked if the zoning changes apply only to public schools or also include private and charter schools.
 - Clarified the changes apply only to K–12 public schools, not charters, confirmed by Director Norris.
- Asked if the SLC School Board is required to hold a public hearing for new or upgraded schools.
 - Response: Uncertain.
- Asked about the significance of the 125 ft height limit.
 - For the West High rebuild, athletic facilities will be on the west side of 300 W, where space is more constrained. The new design aims for uniformity by increasing lower building heights and reducing taller sections to a consistent 125 ft. Final height is determined through Temporary Land Use.
- Asked why Temporary Land Use actions don't go through the Planning Commission.
 - These are handled by the City Council only, as they are limited to public interest uses. The 700-million dollar bond triggered the Temporary Land Use process, which includes a 180-day limit and a public hearing for zoning.
- Asked if this timeline and process would apply to other schools.
 - Confirmed that this review is limited to the current item; any future school projects will require separate reviews.

Chair Burrows opened Public Hearing.

Public Hearing:

Leland Stephens a resident near West High, expressed concerns during what he said was the first public hearing he was aware of. Traffic parking and decreased visibility are his primary concern and aesthetic character of West High.

John Steve Keys voiced strong concerns about a structure being built near the fault line and possible effects if there is an earthquake. He urged the Commission to seriously consider the Warm Springs Fault and related geological hazards before moving forward.

HG Grindol a resident at 2390 W 300 N since 1969, expressed strong opposition to high-rise development near his home. He was not in support of project

Alec Delwick resident at 222 N 200 West, referenced the 1990s Capitol Hill Masterplan, which aimed to limit institutional expansion and preserve West High's residential surroundings. He expressed concerns about increased traffic, obstructed views, and the broader impact this precedent could have on other historic schools within overlay districts statewide.

Sarah Gillins declined comment, she has submitted previous comments in opposition

Tyler Petersen a neighbor sharing a border with the school, criticized the removal of the historic overlay with little consideration. He noted that 200 West is mostly parking and suggested the development could better integrate with the neighborhood by adding more green space.

Collin Kingsbury a neighborhood resident since 1989 and West High alumnus, expressed strong opposition to the proposed plan, citing unaddressed traffic and parking concerns on 200 West. He emphasized that the proposed changes would significantly impact a neighborhood not designed to support a high school. He encouraged others to observe traffic on 200 West at 8 a.m. to understand current congestion.

No one else wished to speak Chair Burrows closed Public Hearing

Executive Session:

- Commission and staff discussed clarification on which plan was referenced in public comments, was the West High plan or the community council master plan.
 - The Planner will verify, suspects it may be the Capitol Hill Master Plan.
- Zoning changes for PL zones allow any K–12 public school to be built on those lots, the impacts extend beyond West High. A request to review a portion of the historic district map.
 - It was confirmed that the upper corner of West High's tennis courts lies within the historic district, most of the school S of 300 W is not, thus exempt from historic district regulations.
- Staff reports indicated that the state exempts all schools from historic district rules.
 - The exemption process is complex and not always transparent.
 - Relevant state zoning code for educational facilities was read and confirmed the master plan concerning West High.
- Regarding zoning adjacent to West High:
 - The area N and E of the site is zoned SR1A (Single and Two-Family Residential).
 - The 200 W corridor is zoned a mix of RMF-35 (Moderate Density Multi-family Residential) and RMU (Residential Mixed-Use), allowing buildings up to 75 feet tall. These zones consolidate into MU8, effective October 8.
- Concerns regarding no Planning Commission oversight for Temporary Land Use approvals by the school board, citing neighborhood impacts. There was opposition due to uncertainties around height limits, setbacks, and neighborhood effects. Inquired about the front yard on the West High site.

- Clarified that 200 W, 300 W, and 300 N are all considered front yards. Side yard reductions apply only where properties are not adjacent to residential or manufacturing zones.
- Will West High's project be reviewed under the temporary rules.
- School districts are not fully subject to local zoning laws. State legislation limits city authority over school properties regarding setbacks, heights, and safety conditions. It was noted that the 125-foot height limit is potentially excessive without clearer guidance.
- Support was expressed for holding the School Board accountable to public and legislative input.
- Hesitation was expressed in support of the proposal due to public concerns over height, views, traffic, and parking.
- Neighbors were encouraged to engage directly with the school district to communicate their concerns.

Zoning Text Amendment Motion: Commissioner Barry motioned to recommend denial of Zoning Text Amendment to City Council.

Commissioner Scott seconded the motion

Substitute Motion: Commissioner Rosenfield motioned to recommend approval to City Council.

Commissioner Leverett seconded the motion

Substitute Motion Vote:

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

Motion failed with 3 yes's and 5 no's

Zoning Text Amendment Motion Vote:

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

Motion passed with 5 yes's and 3 no's

Street Vacation Motion: Commissioner Christensen motioned to recommend approval of Street Vacation to City Council

Commissioner Scott seconded the motion

Vote:

- **Yes:** Barrett, Rosenfield, Leverett, Vila, Christensen, Scott, Burrows
- **No:** Barry
- **Abstain:**

The motion passed with 7 yes's 1 no

3. **Alley Vacation at Approximately 1470 E 1300 S** - Philip Wilkes is requesting approval for an Alley Vacation located between 1300 South and Sherman Avenue and 1400 East and 1500 East. The alley is approximately 585 feet in length and 12 feet in width. If approved, this alley would be divided and given to the property owners who abut the alley. The subject alley is located within Council District 6, represented by Dan Dugan. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slc.gov) **Case Number: PLNPCM2025-00219**

Associate Planner Seth Rios presented on Alley Vacation proposal
Applicant Phillip Wilks shared a presentation of their proposal

No comments from commissioners

Chair Amy Burrows opened Public Hearing

Public Hearing:

Linda Thomas – voiced concerns about property boundaries, noting her property is enclosed by retaining walls on all sides and she was unaware of any existing alley. She stated the current plan may place her two garages on a neighbor's property and recommended adjusting property lines to match existing boundaries.

There was no further public comment Chair Burrows closed Public Hearing

Executive Session:

- A request was made to staff regarding lot line adjustments.
 - Staff explained lot line adjustments can be made to change property boundaries, it requires signatures from both property owners.
 - Past cases have split alleys evenly between adjacent properties if vacated.
- A 12-foot alley should be split evenly (6 feet each). An inquiry about rights-of-way for power poles.
 - Staff clarified that Rocky Mountain Power easements remain unchanged even if the alley is vacated. Utility companies retain access rights regardless of property ownership changes.
 - Changes are only to the legal description but does not affect existing utility easements.
- Could the council recommend that lot splits follow existing property lines.
 - Confirmed this recommendation is possible.
- Two key points were brought up regarding alley vacation:
 1. The alley must meet criteria such as lack of public use. Poor maintenance, and enforcement issues seem to be the issue, it does not fully meet the lack-of-use policy.
 2. The entire alley should be vacated, not just segments.
- The alley might never have been a public right-of-way since historical documents show structures built on it, there is no evidence of public use.
- Is vacating an alley unused as a public easement for 50+ years is just formalizing the alley vacation.
 - Staff agreed.
- Would recommendations to use existing usage lines increase the city's effort.
 - It requires additional surveying and legal work, but it may be possible if the council directs it.
- It was noted that vacating the alley and re-platting approximately 6,200 sq ft would increase property owners' tax base, benefiting the city with additional revenue.

Motion: Commissioner Christensen motioned to recommend approval for the Alley Vacation to City Council

Commissioner Vela seconded the motion

Commissioner Rosenfield offered a friendly amendment to request the properties be divided at the existing use lines.

Commissioner Christensen declined the friendly amendment

Vote:

- **Yes:** Vila, Barry, Christensen, Barrett, Rosenfield
- **No:** Scott, Leverett, Burrows
- **Abstain:**

Motion passed with 5 yes's and 3 no's

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. 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.