

SALT LAKE CITY PLANNING COMMISSION
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, September 10, 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/slcplivemeetings

Present for the Planning Commission meeting were; Chair Aimee Burrows, Vice-Chair Landon Kraczek, Commissioners; Amy Barry, Richard Leverett, Jeff Barrett, Lilah Rosenfield, and Brian Scott.

Staff members present at the meeting were: Planning Deputy Director Michaela Bell, Planning Manager Casey Stewart, Senior City Attorney Courtney Lords, Amanda Roman, Noah Elmore, Meagan Booth, and Administrative Assistant Danette Larsen.

Chair Aimee Burrows called the meeting to order.

Commission secretary Danette Larsen called the roll.

REPORT OF THE CHAIR AND VICE CHAIR

Chair Burrows informed the Commission that Commissioner Mike Christensen's term has ended. Chair thanked him for his service and let the public know Planning is recruiting new commissioners from Salt Lake Council Districts 1 and 2 and informed anyone interested on how to apply.
The Vice Chair had nothing to report.

REPORT OF THE DIRECTOR

Deputy Director Michaela Bell stated she had nothing to report.

OPEN FORUM

CONSENT AGENDA

1. **Extension Request for Elliot South Planned Development and Design Review at 846 and 850 S Richards St (Not a Public Hearing)** - Nicholai Lazarev, property representative, is requesting a one-year time extension for the approvals of both the Elliot South Planned Development and Design Review approved on September 11, 2024. This is the first extension request for this project. The properties are zoned D-2 (Downtown Support District) and are located within Council District 5, represented by Darin Mano. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slc.gov)
Case Number: PLNPCM2024-00384 & PLNPCM2024-00385

2. **Extension Request for Elliot North Planned Development and Design Review at 29 West 800 South (Not a Public Hearing)** Nicholai Lazarev, property representative, is requesting a one-year time extension for the approvals of both the Elliot North Planned Development and Design Review approved on September 11, 2024. The properties are zoned D-2 (Downtown Support District) and are located within Council District 5, represented by Darin Mano. (Staff Contact: Amanda

Roman at 801-535-7660 or amanda.roman@slc.gov) **Case Numbers:** PLNPCM2023-00818 & PLNPCM2024-00383

3. **Planned Development & Preliminary Subdivision Plat at Approximately 892 S West Temple (Public Hearing)** – Cole West, the property owner, is requesting Planned Development and Preliminary Subdivision Plat approval for a townhome project. The proposal consists of 17 for-sale townhomes, each on their own individual lot. All townhomes are proposed to have two bedrooms, one bathroom, and rear-loaded garages. The height of the two buildings will be approximately 28 feet tall, or three stories.

A. **Planned Development:** The applicant is requesting modifications for one building without public street frontage, five lots without public street frontage, and open space areas to be reduced to between 19% and 23% for 11 dwelling units. **Case Number:** PLNPCM2024-01382

B. **Preliminary Subdivision Plat:** The applicant requests preliminary approval to create 17 individual lots with common areas regulated by a homeowner's association (HOA). **Case Number:** PLNSUB2024-01031

The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Noah Elmore at 535-7971 or noah.elmore@slc.gov)

4. **Approval of the Meeting Minutes for August 27, 2025**

Chair Burrows opened public hearing.

Public Hearing

Paul Christenson spoke in favor of the subdivision plat as he believes it would be a good addition to the area.

Seeing as no one else wished to speak, Chair Burrows closed public hearing.

Motion 1

Commissioner Rosenfield motioned to move PLNPM2024-00383 & PLNSUB2024-01031 to regular agenda.

The motion did not receive a second.

Motion 2

Commissioner Kraczek motioned to approve consent agenda.

Commissioner Scott seconded the motion.

Vote

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

The motion passed unanimously.

REGULAR AGENDA

5. **Zoning Text Amendment for Parking Dimensions & Off-Street Parking Standards Manual Update** - Mayor Erin Mendenhall has initiated a zoning text amendment to clarify driveway parking eligibility for single-family, two-family, and townhome-type dwellings, expand tandem parking allowances, and update parking space dimensions to align with current engineering standards. This proposed amendment is in response to SB 181, which limits local regulations of parking design, and

HB 368, which requires local engineering standards to be codified by ordinance. The proposed amendments will affect 21A.44.060.A.3, 21A.44.060.A.15, and 21A.62 of the zoning ordinance, as well as the Off-Street Parking Standards Manual. (Staff Contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com) **Case number PLNPCM2025-00358**

Principal Planner Meagan Booth presented to commission with staff recommendations

The Chair opened the public hearing.

Public Hearing

No one wished to comment, the Chair closed the public hearing.

Executive Session

The commission, staff and attorney discussed:

- Manuals, other than parking standards, that may need to be codified
- Covered stall requirements
- Scope of evaluation
- State influence and interpretation of State law definitions
- Other zones.
- Tandem parking definition
- Parking scenario questions for residential and non-residential contexts
- Design Standards
- Paved surface impact
- Off street parking
- Surface requirements
- Definition of unobstructed parking
- Clarification of requirements for parking stalls behind the front line of the building
- Clarification of tandem parking requirements in residential and non-residential uses

Motion

Commissioner Rosenfield moved to recommend the city council adopt this request with the following recommended amendment: for section 15 subsection B amend the existing text to “when a tandem parking space is being used to fulfill the requirement for parking based on a residential use, each of the two tandem parking stalls shall be designated for a specific residential use” or substantively similar text.

Commissioner Kraczek seconded the motion.

Commissioner Kraczek offered a friendly amendment to clearly articulate between residential and non-residential.

There was discussion about the amendment offered.

Commissioner Rosenfield declined the friendly amendment.

Vote

Yes: Barrett, Leverett, Rosenfield, Burrows, Kraczek

No: Scott, Barry

Abstain:

The motion passed with 5 yeses and 2 nos.

OTHER BUSINESS

6. Policies and Procedures Updates

Deputy Director Michaela Bell reviewed the proposed changes to the commission's Policies and Procedures.

The Commission offered a variety of clarifying questions and suggestions for improvement.

7. Chair and Vice-Chair Elections

Motion 1

Commissioner Scott motioned to nominate Landon Kraczek as Chair.
Commissioner Kraczek seconded the motion.

Vote

Yes: Barrett, Barry, Burrows, Kraczek, Leverett, Rosenfield, Scott
The motion passed unanimously.

Motion 2

Commissioner Kraczek motioned to nominate Brian Scott as Vice Chair.
Commissioner Leverette seconded the motion.

Vote

Yes: Barrett, Barry, Burrows, Kraczek, Leverett, Rosenfield, Scott
The motion passed unanimously.

The meeting adjourned at approximately 7:50 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.