

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, April 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](http://www.youtube.com/slclivemeetings)

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

Staff members present at the meeting were: Planning Manager Casey Stewart, Planning Manager Kelsey Lindquist, Senior City Attorney Katherine Pasker, Senior Planner Diana Martinez, Senior Planner Aaron Barlow, Principal Planner Meagan Booth, Principal Planner Seth Rios, and Office Facilitator Aubrey Clark.

**REPORT OF THE CHAIR AND VICE CHAIR**

Chair Burrows reported that the Commission was seeking constituents from District 4 and District 5 to apply.

**REPORT OF THE DIRECTOR**

Planning Manager Casey Stewart reported that the Commission would likely see more extension requests in the future due to financing issues. Chair Burrows inquired whether projects are limited to one extension. Staff clarified that there is no limit in the ordinance as to how many times they can request an extension.

**OPEN FORUM**

Commissioner Burrows requested that staff mention in the memos if it is the first or concurrent time extension request.

**CONSENT AGENDA**

1. **Extension Request for Design Review Approval at Approximately 1330 S 700 W (Not a Public Hearing)** - Melynda Geronimo is requesting that the Planning Commission grant a one-year time extension on the Design Review approval for the increase of the front yard setback from the required maximum of 15 feet to approximately 32 feet due to the existing power lines and Rocky Mountain Power's construction clearance requirements for power poles. The Planning Commission granted approval for this application on March 27, 2024. The extension would change the expiration date to March 27, 2026. The property is located in the CB zoning district and Council District 2, represented by Alejandro Puy. (Staff Contact: Diana Martinez at 801-535-7215 or [diana.martinez@slc.gov](mailto:diana.martinez@slc.gov)) **Case Number: PLNPCM2023-00610**
2. **Extension Request for Riverside Planned Development at Approximately 552 N 1500 W (Not a Public Hearing)** - Bert Holland, on behalf of the property owner, is requesting a one-year time extension for the approval of the Riverside Cottages Planned Development located at above-stated address. The Planning Commission granted the original approval on February 14, 2024. The project site is located within both the SR-3 (Special Development Pattern Residential) and R-1/5,000 (Single-Family Residential) zoning districts, and within Council District 1, represented by Victoria Petro. (Staff Contact: Aaron Barlow at 801-535-6182 or [aaron.barlow@slc.gov](mailto:aaron.barlow@slc.gov)) **Case Number: PLNPCM2023-00251**

3. **Extension Request for Hoyt Place Phase II Planned Development at Approximately 843 W Hoyt PI (Not a Public Hearing)** - Bert Holland, on behalf of the property owner, is requesting a one-year time extension for the approval of the Hoyt Place Phase II Planned Development located at the above-stated address. The Planning Commission granted the original approval on April 10, 2024. The project site is located within the SR-3 (Special Development Pattern Residential) and within Council District 2, represented by Alejandro Puy. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slc.gov) **Case Number: PLNPCM2023-00900**
  
4. **Planned Development and Preliminary Plat for Goltz Townhomes at Approximately 135 W Goltz Ave** - Drake Powell, applicant and property owner, is requesting approval to develop six (6) rowhouses at the above-stated address. The property is currently vacant and is zoned FBUN1 (Form-Based Urban Neighborhood).
  - A. **Planned Development:** The applicant requests modifications from the FBUN1 zoning regulations to facilitate the development of six rowhouse units on this lot. The requested modifications include: allowance of lots without public street frontage, reduction of front and rear yard setbacks to 10 feet, and a modification to the permitted units per building form from 4 units to 6 units. **Case Number: PLNPCM2024-01197**
  - 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: PLNSUB2024-01346**The subject property is located in Council District 5, represented by Darin Mano. (Staff Contact: Meagan Booth at 801-535-7213 or meagan.booth@slc.gov)
  
5. **Approval of the Meeting Minutes for March 12 and March 26, 2025**

Chair Burrows opened the public hearing.

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

#### **Motion**

Commissioner Christensen motion to approve the consent agenda. Commission Barry seconded the motion.

#### **Vote:**

- **Yes:** Leverett, Barry, Christensen, Scheer, Burrows

**The motion passed.**

### **REGULAR AGENDA**

6. **Rezone for Maricruz at Approximately 247 N 800 W** - Bert Holland, representing the property owner, is requesting to amend the zoning map for the property located at the above-stated address from the R-1/7,000 (Single-Family Residential) District to the R-1/5,000 (Single Family Residential) and SR-3 (Special Development Pattern Residential) District. The intent of this rezone is to allow for infill development on the interior portion of the block while also providing single-family zoning along 800 W. The applicant has not submitted building plans at this time. While the applicant has requested that the property be rezoned to the R-1/5,000 and SR-3 zoning districts, consideration may be given to a district with similar characteristics. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slc.gov) **Case Number: PLNPCM2024-00629**

Principal Planner Seth Rios reviewed the proposal as outlined in the staff report. He stated that staff recommends forwarding a recommendation of approval to City Council with the conditions listed in the staff report.

Maricruz Iriberry discussed the proposed development of her property.  
Goud Maragani made comments on the proposal.

There was discussion between the Commission, Staff, and the City Attorney as to what is within the purview of the commission regarding this matter.

The Chair opened the public hearing.

### **Public Hearing**

- Paul McMullen – Said he did not have a problem with the rezone but had concern about an email received about utilities.
- Kip Meyers – Stated that he owned the utilities.

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

### **Executive Session**

The Commission and staff discussed:

- What the proposal covers
- Utilities

### **Motion**

Commissioner Scheer moved the commission forward a recommendation of approval to City Council with the conditions listed in the staff report.

Commissioner Christensen seconded the motion.

### **Vote:**

- **Yes:** Scheer, Barry, Christensen, Leverett, Burrows

**The motion passed.**

Meeting ended at approximately 6:00 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.*