

SALT LAKE CITY PLANNING COMMISSION
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, June 11, 2025

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:45 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, Lilah Rosenfield, and Brian Scott. Chair Aimee Burrows and Commissioners Jeffrey Barrett, Richard Leverett, and Mike Vela were absent from the meeting. Commissioner McCall Christensen is on leave.

Staff members present at the meeting were: Deputy Director Michaela Bell, Planning Manager Kelsey Lindquist, Senior City Attorney Courtney Lords, Principal Planner Ben Buckley, Administrative Assistant Danette Larsen, and Office Facilitator Aubrey Clark.

Chair Aimee Burrows called the meeting to order.

REPORT OF THE CHAIR AND VICE CHAIR

The Vice Chair Landon Kraczek asked that any comments regarding the Northwest Plan be emailed to the staff assigned to it due to scheduled protests outside of the building.

REPORT OF THE DIRECTOR

Deputy Director Michaela Bell spoke on project updates and welcomed new commissioner Lilah Rosenfield. Lilah introduced herself. Michaela also introduced Planning's newest Admin Danette Larsen.

OPEN FORUM

No one wished to speak.

CONSENT AGENDA

1. **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**
2. **Approval of the Pending Meeting Minutes for May 14 and 28, 2025**

The Vice Chair opened the public hearing.

- Gregory Roth – Concerned about the trees surrounding the property and wanted to see them preserved.

The Vice Chair closed the public hearing.

Motion

Commissioner Rosenfield motioned to approve the consent agenda.
Commissioner Christensen seconded the motion.

Vote:

- **Yes:** Barry, Christensen, Scott, Rosenfield, Kraczek
- **No:**
- **Abstain:** Rosefield abstained from the minutes

The motion passed.

WORK SESSION

3. **Northwest Plan Update** – Planning staff will provide a briefing on the process to update the Northwest Plan, including an overview of the existing conditions for the community and a summary of the public input received so far. The Northwest Plan generally covers the area north of I-80 to the northern city boundary and west of I-15 to the Salt Lake City International Airport. The Northwest Plan establishes the land use and growth related policies for the area and will be used to help guide zoning, transportation, housing, and other growth related decisions. (Staff contact: Cassie Younger at 801-535-6211 or cassie.younger@slc.gov)

Planning Manager Kelsey Lindquist, covering for Cassie Younger, provided a briefing on the proposed updates to the Northwest Plan. She discussed proposed updates to the boundaries, elimination of the Salt Lake City International Airport from the Northwest Plan because it has its own small area plan, and an update to include the North Temple station area plan in the Northwest Plan. She reviewed community outreach and the feedback received. Commission and staff discussed:

- Annexation
- Community feedback
- Incorporation to the new power district
- The new Northwest Plan incorporating with the Northpointe Plan
- North Temple walkability and tree canopy
- TSA zoning being in conflict with the North Temple Area Plan

Meeting ended at approximately 6:01 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.