

SALT LAKE CITY PLANNING COMMISSION
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, September 24, 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 Landon Kraczek, Vice-Chair Brian Scott, and Commissioners Aimee Burrows, Richard Leverett, Jeff Barrett, and Mike Vela. Commissioners Amy Barry and Lilah Rosenfield were absent from the meeting.

Staff members present at the meeting were: Director Nick Norris, Deputy Director Michaela Bell, Planning Manager Casey Stewart, Senior City Attorney Katherine Pasker (connected electronically), Principal Planner Benjamin Buckley, and Administrative Assistant Danette Larsen.

Chair Landon Kraczek called the meeting to order.

Commission secretary Danette Larsen called the roll.

REPORT OF THE CHAIR AND VICE CHAIR

Chair Landon Kraczek extended thanks to Commissioner Burrows for her time as Chair. Vice-chair Scott had nothing to report.

REPORT OF THE DIRECTOR

Planning Director Nick Norris reported that the development agreement associated with the Delta Center parking garage has been finalized, fully executed, and construction has begun.

OPEN FORUM

Commissioner Burrows requested an update on the petition to limit the number of extensions an applicant can request. Staff notified the Commission that the transmittal for that petition has been held back because there is legislation pending at the state this year addressing the same issue and wanted to have clarity on what was going to be proposed.

Commissioner Vela mentioned that he noticed sound issues for the last meeting. Staff clarified that those issues have been addressed.

CONSENT AGENDA

1. **Extension Request for Design Review and Planned Development for Lusso 2 at Approximately 57 N 1000 W (Not a Public Hearing)** - Jarod Hall, on behalf of the property owner, is requesting a one-year time extension for the Lusso 2 Apartments Design Review and Planned Development. The Planning Commission granted the original approval on October 25, 2023, and a one-year extension on October 23, 2024. The subject property is located in the TSA-SP-T (Transit Area Special Purpose Transition) zoning district within Council District 2, represented by Alejandro Puy. (Staff Contact:

Krissy Gilmore at 801-535-7780 or Kristina.Gilmore@slc.gov) **Case Number: PLNPCM2022-00653 and PLNPCM2023-00685**

2. Approval of the Meeting Minutes for September 10, 2025

Motion

Commissioner Burrows motioned to approve the consent agenda.
Commissioner Barrett seconded the motion.

Vote

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

The motion passed unanimously.

OTHER BUSINESS

3. Policies and Procedures Updates

Staff and Commissioners discussed:

- Time limits on comments from Recognized Community Organizations and the public
- Substitute motions
- Whether clarifying questions should be addressed in the Policies and Procedures

Motion

Commissioner Burrows motioned to approve the Policies and Procedures with the following modification: to allow a 5-minute comment period by a representative of a Recognized Community Organizations for consent and regular agenda items.

Commissioner Leverett seconded the motion.

Vote

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

The motion passed unanimously

REGULAR AGENDA

4. Text Amendment Adopting the Utah Wildland Urban Interface Fire Code (WUI Code) and associated Wildland Urban Interface Fire Map - Mayor Erin Mendenhall has initiated a text amendment to adopt the Utah Wildland Urban Interface Fire Code. Utah Code requires the city to adopt this code before the end of 2025. This proposal adopts the code required by the state of Utah and adopts a map that shows where the code applies. The code applies special building code requirements for properties that are identified on the proposed map. The code requirements include regulations to limit combustible building materials for new buildings and structures and also include landscaping requirements to create defensible spaces around buildings. The intent of the code is to reduce the risk wildfires create to life and properties and to mitigate the spread of wildfires to structures. The provisions of the WUI Code would take precedent over any zoning requirement related to building materials and landscaping when the zoning code and WUI Code conflict. This proposal modifies Title 18 Buildings and Construction to adopt the WUI code and relevant section of

Title 21A Zoning to address conflicts between the two codes. Related sections of Title 18 or Title 21A may be amended as part of this proposal. (Staff Contact: Tony Allred 801-799-4162 or anthony.allred@slc.gov) **Case Number: PLNPCM2025-00626**

Planning Director Nick Norris shared a presentation and explained that the Utah State mandated Wildland Urban Interface Building Code is intended to reduce the risk of wildfires becoming building fires.

Division Chief and Fire Code Official Tony Allred introduced himself and his colleague Assistant Fire Chief Robert Stafford and they were available for questions.

The Commission and Staff discussed.

- Public notification
- Future map changes and notifications related to those changes
- The scope of properties considered
- Compliance of code for new buildings in the mapped areas
- The responsibility of the city regarding implementation
- Existing structures compliance and associated fees
- Which code applies until HB48 is adopted
- Sprinkler systems and future code modifications
- Large changes to the code compared to the current version

The Chair opened the public hearing

Public Hearing

Scott Rosenbush – Shared concerns about the map could create insurance coverage issues.

Rebecca Davis – Shared concerns over the maintenance of Blaine Preserve, asked for an explanation of the fee schedule.

Rick Thornton – Shared concerns regarding the possible changes to the map during the process of consultation between city and state.

Stan Holmes - Supported the proposed code change but had concerns regarding insurance.

Hale Crimnall – Shared concerns about insurance, Blaine Avenue, and landscaping requirements.

Vicky Sipple – Shared concerns about riparian trees near her property.

Ian McCubbin – Expressed concerns regarding entities he felt held responsibility in the mitigation of risk factors.

Clara Michael - Supported the mitigation but would like guidance on plants, contractors, and assistance.

Christine Miller – Expressed concern over the possible vegetation loss, taxes and insurance.

Pam Lecomsky – Shared that there is confusion between the City drawn map and State map, why some are considered high risk and other lower risk, and how this proposed map will effect homeowners' insurance coverage.

Deputy Fire Marshall Tiger Rohrer – Provided clarifications on the WUI, HB48, fees, and insurance.

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

Chief Allred invited everyone to reach out to him by phone or email if they had any additional concerns. He and Robert Stafford addressed the public comments.

Executive Session

The commission, staff and the fire chief:

- Support for homeowners living near wildfire-prone areas; suggestion for a certification letter from fire department confirming compliance with fire mitigation measures to aid insurance applications.
- Emphasis on neighborhood safety and hope for balancing wildfire mitigation with preserving neighborhood aesthetics and wildlife.
- Acknowledgment that legislative decisions mandate code adoption, limiting the commission's ability to change major elements.
- Recognition of thorough public outreach efforts and encouragement to accept the code for public safety.
- Concerns made in public comments.
- Addressing concerns during the legislative session
- Mandatory WUI mapping for unincorporated areas; several cities (Sandy, Draper, Park City) have adopted similar codes.
- New state-mandated fees for property evaluations are separate from city fees; municipalities may set fees for permits related to code compliance.
- The county administers the evaluation fee per House Bill 48; this fee supports state-level mapping and assessments.
- Other cities will also be subject to these new fees despite prior code adoption.

Motion

Commissioner Burrows proposed a motion to forward a recommendation of approval to City Council. Commissioner Scott seconded the motion.

Vote

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

The motion passed unanimously.

5. **Text Amendment for Disposition of City Owned Rights-of-Way** - The Salt Lake City Planning Commission initiated a text amendment to modify Section 14.52 of the Salt Lake City Code of Ordinances. Section 14.52 contains the processes and standards that must be adhered to when requesting that the city gives up ownership of a public right-of-way, including alleys and streets. The intent is to include all city-owned rights-of-way as well as updating the policy standards that must be met for the City to vacate or close the right-of-way. Other modifications to 14.52 have also been made. (Staff Contact: Ben Buckley, 801-535-7142 or benjamin.buckley@slc.gov) **Case Number: PLNPCM2025-00423**

Principal Planner Benjamin Buckley reviewed the petition. He stated that Staff recommends forwarding a recommendation of approval to City Council.

The Chair opened the public hearing.

Public Hearing

Seeing as no one wished to comment, the Chair closed the public hearing.

Executive Session

The commission and staff discussed:

- Planning Director's role

- Property owners' ability to modify or object to the vacation
- Public Utilities and Engineering objections
- Criteria for objections and Planning Commission involvement
- Staff-level approvals vs. Planning Commission approvals
- Time frame needed prior to it appears before the commission
- Grandfathering protections
- Full alley vacation requirements and factors
- Discretion and flexibility by the Planning Commission or City Council to weigh factors according to case specifics

Motion

Commissioner Vela motioned to forward a recommendation of approval to City Council.

Commissioner Leverett seconded the motion

Commissioner Burrows offered a friendly amendment to change the date to April 12, 1995.

Commissioner Vela accepted the friendly amendment.

Vote

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

The motion passed unanimously.

The meeting adjourned at approximately 7:20 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.