

SALT LAKE CITY PLANNING COMMISSION
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, October 8, 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/slcivemeetings

Present for the Planning Commission meeting were: Chair Landon Kraczek, Vice-Chair Brian Scott, and Commissioners Amy Barry, Aimee Burrows, Mike Vela, Lila Rosenfield, and Jeff Barrett. Commissioner Richard Leverett was absent from the meeting.

Staff members present at the meeting were: Planning Deputy Director Michaela Bell, Planning Manager John Anderson, Senior City Attorney Courtney Lords, Planning Manager Kelsey Lindquist, Senior Planner Sara Javoronok, Senior Planner Andy Hulka, Office Facilitator Aubrey Clark.

Chair Landon Kraczek called the meeting to order.

Commission secretary Aubrey Clark called the roll.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair and the Vice Chair had nothing to report.

REPORT OF THE DIRECTOR

Planning Manager Micheala Bell reported that the MU changes are in effect as of today. She also reported on a Council briefing regarding the RMF-35/45 zoning amendment that was held. There was discussion with the commission about when the next briefing would be held.

OPEN FORUM

Commissioner Vela spoke about his attendance at the Utah League of Cities and Towns conference.

CONSENT AGENDA

1. **Time Extension for El Centro at Approximately 155 S 600 W** - Peter Corroon, property representative, is requesting a one-year time extension for the approval of El Centro Planned Development at the above listed address, approved on September 25, 2024. This is the first extension request for this project. The property is zoned G-MU (Gateway Mixed-Use) and is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slc.gov) **Case Number: PLNPCM2024-00814**
2. **Approval of the Meeting Minutes** – There were no minutes to approve.

Motion

Commissioner Barry motioned to approve the Consent Agenda.
Commissioner Rosenfield seconded the motion.

Vote

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

The motion passed.

REGULAR AGENDA

3. **Design Review for Cole West Student Housing at Approximately 410 S 900 E** - Walker Wood, of Cole West, and representative for the property owner, Chapter SLC, LLC, is requesting Design Review approval for modifications to the design standards to construct a new student housing development. The standards proposed to be modified on the 400 South frontage are the requirements for building length, maximum front yard setback, and minimum floor to ceiling height. For the 900 East frontage, the modifications are for the maximum corner side yard setback, percentage of glass, percentage of active uses, and number of building entrances. The subject property is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slc.gov) **Case Number: PLNPCM2025-00532**

Senior Planner Sara Javoronok reviewed the petition. She stated that Staff recommends approval of the petition.

Walker Wood, VP of Development at Cole West, shared a background of the proposal. My-Nga Lam, with Lamar Johnson Collaborative, shared slides of the project,

The Commission asked clarifying questions regarding:

- UTA bus stop on 900 East

The Chair opened the public hearing.

Public Hearing

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

Executive Session

The Commissioners, Staff, and Applicants discussed:

- TSA scoring
- Bennion School Property
- The setbacks and public access in relation to the terrace at the front of the project
- The setback on 900 East and shade
- Whether the housing would be restricted to students or open to everyone
- Living space layouts
- Building massing
- Building frontage and facade

Motion

Commissioner Burrows motion to approve the petition.
Commissioner Barrett seconded the motion.

Vote

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

The motion passed unanimously.

4. **POSTPONED - General Plan & Zoning Map Amendment at Approximately 2111 S 1300 E** - John Potter with Magnus Commercial Properties, representing the property owner, is requesting amendments that would facilitate the redevelopment of the property at the above stated address. The property is .83 acres (36,155 square feet) in size. If approved, the developer intends to build a hotel on the currently vacant site.

- A. General Plan Amendment:** To support the change in zoning the applicant is proposing to amend the Sugar House Master Plan's land use map from Mixed Use Low Intensity to Business District Mixed Use - Town Center Scale. **Case Number: PLNPCM2025-00622**
- B. Zoning Map Amendment:** The applicant is proposing to rezone the property from MU-3 to MU-8. **Case Number: PLNPCM2025-00624**

The subject property is located within Council District 7, represented by Sarah Young. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slc.gov)

5. **Street Vacation Requests at Approximately 6780 W North Temple St** – The Utah Inland Port Authority, the property owner, is requesting approval to vacate several remnant portions of right-of-way that cross the property at the above-listed address. The subject property is zoned M-1 (Light Manufacturing), and is located within Council District 1, represented by Victoria Petro. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slc.gov) **Case Number: PLNPCM2025-00822**

Senior Planner Andy Hulka reviewed the petition. He stated that Staff recommends forwarding a recommendation of approval to City Council.

Applicant Corbin Bennion was available for questions.

The Commission asked clarifying questions regarding:

- Length of right-of-ways
- Why the intended use of the property has changed
- The intent of the reserved easement

The Chair opened the public hearing.

Public Hearing

Timothy Welkey – had concerns how the proposal would affect the green line.

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

Executive Session

The Commission and Staff discussed:

- The location and future plans for the green line

Motion

Commissioner Vela motioned to forward a recommendation of approval, as recommended by staff, to City Council.

Commissioner Burrows seconded the motion.

Vote

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

The motion passed 6 to one.

The meeting adjourned at approximately 6:43 p.m.

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.