



PLANNING DIVISION
PLANNING COMMISSION MINUTES

Wednesday, February 11, 2026 at 5:30 PM
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111

These minutes are a summary of the meeting and not a word-for-word transcript. Attendance for the Planning Commission meeting is kept on file. An audio recording is retained temporarily, and available upon request. Video recording of the meeting is available at www.youtube.com/slclivemeetings.

ATTENDANCE

Commissioners Present

Chair Brian Scott, Vice Chair Jeffrey Barrett
Commissioners Amy Barry, Aimee Burrows, Lilah
Rosenfield, Michael Vela

Commissioners Absent

Richard Leverett

City Staff in Attendance

Planning Director Nick Norris, Planning Manager
Krissy Gilmore, Senior City Attorney Katherine
Pasker, Senior Planner Diana Martinez, Principal
Planner Meagan Booth, Senior Planner Aaron
Barlow and Administrative Assistant Vanessa
Nelson

The meeting was called to order by Chair Brian Scott at approximately 5:30 PM.
Roll called by Commission Secretary Vanessa Nelson.

REPORT OF THE CHAIR & VICE-CHAIR

Nothing to report.

REPORT OF THE DIRECTOR

Planning Director Nick Norris gave a brief overview of proposed 2026 Legislative Session bills related to planning and zoning amendments.

OPEN FORUM

Commissioner Lilah Rosenfield discussed language for a motion proposal with the Commissioners. Clarification was made that the motion would be to put the item on a future agenda of the Planning Commission.

Motion	Commissioner Rosenfield motioned to request consideration of a zoning amendment which prohibits the construction or use of facilities for immigration detention or enforcement anywhere in the city to the extent permitted by law on a future Planning Commission agenda. Commissioner Burrows seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Rosenfield, Scott, Vela No: Abstained:
Result	The motion passed unanimously.

CONSENT AGENDA

1. Approval of the Minutes for January 28, 2026

Motion	Commissioner Barry motioned to approve the minutes. Commissioner Burrows seconded the motion.
Vote	Yes: Barry, Rosenfield, Scott, Vela No: Abstained: Barrett, Burrows

Result	The motion passed.
---------------	--------------------

REGULAR AGENDA

2. **Planned Development & Preliminary Subdivision at Approximately 1032, 1036, & 1046 S Jefferson St** – Drake Powell, with PDG Jefferson LLC, is requesting Planned Development and Preliminary Subdivision approval to develop 16 townhome units, each with three bedrooms, 3.5 bathrooms, and a one-car-attached garage. The subject property is located in the FB-UN-1 (Form-Based Urban Neighborhood District) zoning district and is situated within the Central Ninth Community Council area.

A. Planned Development: Requesting a modification to allow two buildings without public street frontage, a modification to allow 14 lots without street frontage, modification to allow a reduced rear yard setback to 10', and a modification for the increase from 2.5 stories to three stories, which would also increase the allowable wall height for the third floor from 5 ft to 7.5 feet. **Case Number: PLNPCM2025-00916**

B. Preliminary Subdivision: The applicant requests preliminary approval to create 16 individual lots with common areas, regulated by an established Homeowners Association (HOA). **Case Number: PLNSUB2025-00928**

The subject property is located in Council District 5, represented by Erika Carlsen. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slc.gov)

Senior Planner Diana Martinez reviewed the proposal as outlined in the staff report. She stated that Staff recommends approval of both applications with one condition, that the applicant develop 16 three-bedroom, three and a half bath units.

Commissioners Barry, Barrett and Rosenfield asked clarifying questions about the requirements and overlay for the parking context.

The applicant Drake Powell gave a presentation explaining:

- Reduction of the rear yard setback from the public alley
- City goals to provide family size housing
- Increase of 2.5 to 3 stories, it was noted this would not change the height of the building

Public Hearing

Chair Scott opened the public hearing.

Charles “Chuck” Button – opposed the request stating he is a Jefferson St. homeowner and neighbor, he presented a petition signed by 20 additional neighbors and expressed concerns with parking, trash collection and loss of neighbor privacy.

Katie Durante – homeowner, clarified she was not opposed to the development but is concerned with losing privacy in her backyard and asked for consideration in the direction that eight of the unit’s face.

The Chair closed the public hearing.

Executive Session

Commissioners, Staff, and Applicants discussed the following topics:

- Location of the property’s dumpster
- Green space and landscaping requirements
- Number of parking spaces and access
- Alley improvements

Planned Development Motion	Commissioner Burrows motioned to approve the Planned Development with an additional condition to staff’s recommendation; the applicant must upgrade a portion of the alley directly abutting the property to road standards that can support the weight of a garbage truck. Commissioner Rosenfield seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Rosenfield No: Scott, Vela Abstained:
Result	The motion passed 4-2
Preliminary Subdivision Motion	Commissioner Burrows motioned to approve. Commissioner Rosenfield seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Rosenfield, Scott No: Vela Abstained:
Result	The motion passed 5-1

3. **Design Review at Approximately 310, 334 & 336 S 500 W, and 519, 523, 527 & 535 W 300 S** – Brent Tippets, with VCBO Architecture, is requesting Design Review approval to develop the USA Climbing National Training Center at the above-listed addresses. Currently, the land is owned by the Community Reinvestment Agency (CRA) and zoned Gateway Mixed Use (G-MU). The request includes: a modification from the 50%

residential requirement on 500 West, a reduction of building height from 75' to 72', and a reduction of ground floor glass from 60% to 16%-22% across elevations and upper floor glass from 40% to 4%-17% across elevations, a reduction in required building entrances from 13 to 3, an increase in the allowable blank wall length from 15' to 30' on the north façade (500 West) and 20' on the east façade (300 South), an increase in front yard setbacks from a maximum of 10' to approximately 21' on 300 West and 18' on 500 South to accommodate plaza space. The applicant is also requesting an increase in the street-facing façade length from a maximum of 200' to approximately 250' along 300 West and 270' along 500 South, as well as a modification of the horizontal articulation standards due to the specific use of the building, as it does not allow the standard architectural features outlined in the code. The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Meagan Booth at 801-535-7213 or meagan.booth@slc.gov) **Case Number: PLCPCM2025-00896**

Principal Planner Meagan Booth reviewed the proposal as outlined in the staff report. She stated that Staff recommends approval of the design review.

Clarification was requested by Commissioners on:

- What the next steps would be should the design review be approved or denied
- If the plaza will be open to the public
- Building facade lengths and how to review them without knowing the perimeters of the planned future streets

Project representatives did not have a presentation but were available to answer questions along with Staff. Planning Director Nick Norris clarified the subdivision process. CRA Senior Project Manager Wayne Mills discussed the construction timeline for the roads and infrastructure plans. US Climbing Organization representative Steve Brown and Project Architect Brent Tippetts clarified the design and plaza programming and use.

Public Hearing

Chair Scott opened the public hearing.

There were no comments

The Chair closed the public hearing.

Executive Session

Commissioners, Staff, and Applicants discussed the following topics:

- Minimum height requirements
- Resident notices
- Challenges with considering the current zoning of the property and the planned construction of mid-block walkways, streets and additional components of the project

- Concerns with evaluations due to timing of the individual design features
- Building entrance and north and south direction elevations
- Proposed public improvements: road placements, landscaping, landscapes and the Art Alley Plaza
- Safety regarding public access to the climbing walls, specifically during competitions

The applicant emphasized the fundraising efforts, timing constraints and site being an Olympic athlete training center. Wayne Mills shared the CRA's intent and multiple plans for the area.

Motion	Commissioner Barry motioned to approve with conditions – final landscape and public space plans must be reviewed and approved by the Planning Division during the building permit process, all building materials must be approved by the Planning Director as durable prior to the building permit issuance, south façade planters be integral to the design and proposed modifications be approved by staff. Commissioner Burrows seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Rosenfield, Scott, Vela No: Abstained:
Result	The motion passed.

(7:45pm) The Chair called for a five-minute recess

4. **Alley Vacation at Approximately 567 E Warnock Avenue** – Jill Genessy, representing property owner Gray Willow, LLC, has filed a petition for an alley vacation. The alley runs north-south from Warnock Avenue to the I-80 right-of-way, located between two properties: 567 E Warnock Avenue (owned by the applicant) and 2435 S 600 E. The alley is approximately 16.5 feet wide and 80 feet long. If approved, the alley would be divided in half and allocated to the neighboring property owners. The alley in question is located within City Council District 7, represented by Sarah Young. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slc.gov) **Case Number: PLNPCM2025-01099**

Senior Planner Aaron Barlow reviewed the proposal as outlined in the staff report and stated that Staff recommends approval to the City Council.

Public Hearing

Chair Scott opened the public hearing.

There were no comments.

Chair Scott closed the public hearing.

Executive Session

Commissioners, Staff, and Applicants had no additional discussion.

Motion	Commissioner Burrows motioned to approve the recommendation. Commissioner Vela seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Scott, Vela No: Rosenfield Abstained:
Result	The motion passed 5-1

OTHER BUSINESS

5. **Fire Code Review Training** – The commission will receive training on the Fire Code, how it is administered, and how it impacts the Planning Commission decisions. The training will be provided by staff from Building Services Division and the Fire Department.

Battalion Chief Tony Allred, CAN Building Official Troy Anderson, and CAN Fire Protection Engineer Doug Bateman provided a presentation on fire code and how it applies to Planning Commission applications. Topics covered include:

- Requirements for access roads
- Approved firefighter routes
- Building heights – aerial access
- Road widths
- Proximity to building
- Water supply - hydrants

The meeting adjourned at approximately 9:00 PM.

RECORDS: For Planning Commission agendas, minutes, staff reports, and YouTube recordings, visit www.slc.gov/pc. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are approved, which usually occurs at the next regularly scheduled meeting of the Planning Commission.