



PLANNING DIVISION
PLANNING COMMISSION MINUTES

Wednesday, December 10, 2025 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	Jeffery Barrett, Amy Barry, Aimee Burrows, Richard Leverett, Lilah Rosenfield, Brian Scott
Commissioners Absent	Mike Vela
City Staff in Attendance	Planning Director Nick Norris, Planning Manager Daniel Echeverria, Senior City Attorney Paul Nielson, Principal Planner Olivia Cvetko, Senior Planner Diana Martinez, and Office Facilitator Aubrey Clark

The meeting was called to order by Vice Chair Scott at approximately 5:30 PM.

Roll was called by Commission Secretary Aubrey Clark.

REPORT OF THE CHAIR & VICE-CHAIR

Vice-Chair Scott reported that Commission Kraczek had resigned from the Planning Commission to take a role within the City.

REPORT OF THE DIRECTOR

Director Nick Norris reported that City Council adopted the RMF-35/45 code changes with some amendments.

OPEN FORUM

Commissioner Barry requested education on the process for Fire Department Review. She also requested a refresher on the application process.

Commissioner Burrows applauded Commissioner Kraczek for his time as Chair.

Commissioner Rosenfield made comments regarding fire code.

CONSENT AGENDA

1. Approval of the Minutes for November 12, 2025

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

REGULAR AGENDA

5. General Plan & Zoning Map Amendment at Approximately 539 S 400 E – Russ Poulsen with Thrive Development, the property owner, is requesting a Master Plan Amendment and a Zoning Map Amendment at the above-listed address. The site is 0.41 acres (17,724 square feet) in size. If approved, the developer intends to build 5-story

residential building with commercial on the ground floor to complement the neighboring property to the north under the same ownership.

A. General Plan Amendment: Requesting to amend the Central Community General Plan's future land use map from Medium-High Density Residential to High Density Mixed Use. **Case Number: PLNPCM2025-00984**

B. Zoning Map Amendment: Requesting to rezone the property from RMF-45 to MU-5. **Case Number: PLNPCM2025-00704**

The subject property is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Olivia Cvetko at 801-535-7285 or Olivia.Cvetko@slc.gov)

Principal Planner Olivia Cvetko presented the proposal. She stated that staff is recommending the Commission forward a recommendation of approval to City Council.

The applicant Russ Pulson, representing the property owner, shared the background of the application.

The Commission, Staff, and Applicant(s) discussed:

- Parking – Urban Center
- Tenant displacement
- Patchwork zoning
- Rental assistance

Public Hearing

Vice-Chair Scott opened the public hearing.

- Cindy Cromer – concerned about the community benefit
- Anne Ruth Isaccson – Community Council – Building looks nice and appropriate for 500 S. Questioned whether putting commercial on the bottom floor is a community benefit. Mentioned a few buildings that have vacant ground floor space. Says Central City needs for sale units. Asked the Commission to reconsider the application saying for-rent units are not what the city needs.
- Luke Valentino – says the proposal would be a place people want to live and attainable.

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

Executive Session

Commissioners, Staff, and Applicants discussed the following topics:

- Comments made by Public Utilities discussed in the staff report
- Community Development and ground floor community benefit
- Commissions purview regarding amendments to the community benefit
- Whether the commission could consider alternative zones

General Plan Amendment Motion	Commissioner Burrows motioned to forward a recommendation of approval to City Council. Commissioner Leverett seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Leverett, Rosenfield, Scott No: Abstained:
Result	The motion passed unanimously.

Zoning Map Amendment Motion	Commissioner Burrows motioned to forward a recommendation of approval to City Council. Commissioner Rosenfield seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Leverett, Rosenfield, Scott No: Abstained:
Result	The motion passed unanimously.

6. Alley Vacation at Approximately 519 E Browning Ave - Amy & David Beecham, the applicants, are requesting approval for an Alley Vacation, located to the east of 519 E. Browning Avenue, to vacate (or to give up public ownership of) a portion of a public alley approximately 16 feet by 187.43 feet, starting from Browning Avenue. If approved, this section of the alley would be divided and allocated to the property owners abutting the portion of the alley that is vacated. This property is zoned R-1-5,000 (Residential) and is located within Council 5, represented by Darin Mano. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slc.gov) **Case Number: PLNPCM2025-00883**

Senior Planner Diana Martinez reviewed the petition as outlined in the staff report. She stated that staff recommends approval of the proposal.

The applicant had nothing to add.

The Chair opened the public hearing.

Public Hearing

No one wished to speak, the Chair closed the public hearing.

Executive Session

Commissioners and Staff discussed the following topics:

- The proposal only includes a portion of the alley
- The alternative options for the property owner
- The timeline of existing structures

Motion	Commissioner Rosenfield motioned to forward a recommendation of approval to City Council. Commissioner Barrett seconded the motion.
Vote	Yes: Barrett, Leverett, Rosenfield, Scott No: Barry, Burrows Abstained:
Result	The motion passed 4 to two.

OTHER BUSINESS

7. Officer Elections

Commissioner Burrows nominated Commissioner Scott as Chair. Commissioner Rosenfield seconded the nomination. Commissioner Scott accepted the nomination. The commission voted unanimously to approve Commissioner Scott as Chair.

Commissioner Burrows nominated Commissioner Barrett as Vice-Chair. Commissioner Scott seconded the motion. Commissioner Barrett accepted the nomination. The commission voted unanimously to approve Commissioner Barrett as Vice-Chair.

The meeting adjourned at approximately 7:00 PM.

RECORDS: For Planning Commission agendas, minutes, staff reports, and YouTube recordings, visit www.sl.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.