



PLANNING DIVISION  
**PLANNING COMMISSION AGENDA**

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Wednesday, June 24, 2026 at 5:30 PM  
City & County Building  
451 South State Street, Room 326  
Salt Lake City, Utah 84111

### MEETING PARTICIPATION

To comment during the Public Hearing portion of the meeting, please join us in person:

- **Individuals:** Each person gets two (2) minutes.
- **Recognized Community Organizations:** Representative gets five (5) minutes.

**Note:** Speakers cannot transfer their time to another person.

### SUBMITTING WRITTEN COMMENTS

If you are unable to attend the meeting in person but would like to submit comments on an agenda item, please **email the staff contact listed** for that specific item.

**Submission Deadlines:**

- **Comments must be received by 12:00 PM on the Wednesday the week before the meeting** to be included in the **Staff Report**.
- **Comments received between 12:01 PM on the Wednesday the week before the meeting and 12:00 PM on the day of the meeting** will be forwarded to the **Commission** (but **not** included in the Staff Report).

**Note:** Comments and materials received after the deadlines may not be reviewed prior to the meeting but will be added to the official record. Emails received will not be read aloud during the meeting.

## MEETING LIVESTREAMS

The Planning Commission **meeting livestream will be available** on the following platform the day of the meeting:

- [YouTube – SLC Live Meetings](#)

## BEFORE THE MEETING

**DINNER** – Dinner will be provided for Commissioners and Staff at 5:00 PM in Room 326. During this time, the Commission may also receive training related to their roles and city planning topics.

## MEETING OPENING

**CALL TO ORDER**

**ROLL CALL**

**REPORT OF THE CHAIR & VICE-CHAIR**

**REPORT OF THE DIRECTOR**

**OPEN FORUM** – Commissioners may discuss general planning, zoning, or land use topics not listed on the agenda. This discussion is limited to 10 minutes and does not include public input.

**Note:** The order of agenda items may be changed at the Commission’s discretion.

## CONSENT AGENDA

1. **Approval of the Minutes for June 10, 2026**
2. **Extension Request for a Planned Development at Approximately 552 N 1500 W** – (Not a Public Hearing) Bert Holland, on behalf of the property owner, is requesting a one-year time extension for the approval of the Riverside Cottages Planned Development at the above listed address. The Planning Commission approved the proposal on February 14, 2024, and granted a previous one-year extension on April 9, 2025. The project site is located within both the SR-3 (Special Development Pattern Residential) and R-1/5,000 (Single-Family Residential) zoning districts, and within Council District 1, represented by Victoria Petro (Staff Contact: Aaron Barlow at 801-535-6182 or [aaron.barlow@slc.gov](mailto:aaron.barlow@slc.gov)). **Petition Number: PLNPCM2023-00251**

3. **Extension Request for a Planned Development at Approximately 843 W Hoyt Place** – (Not a Public Hearing) Bert Holland, on behalf of the property owner, has submitted a letter requesting a one-year time extension for the approval of the Hoyt Place Phase II Planned Development at the above listed address. The Planning Commission approved the proposal on April 10, 2024, and granted a previous one-year extension on April 9, 2025. The project site is located within the SR-3 (Special Development Pattern Residential) and within Council District 1, represented by Alejandro Puy (Staff Contact: Aaron Barlow at 801-535-6182 or [aaron.barlow@slc.gov](mailto:aaron.barlow@slc.gov)). **Petition Number: PLNPCM2023-00900**

## REGULAR AGENDA

4. **Zoning Map Amendment and General Plan Amendment at Approximately 1990 S 500 E & 2002 S 500 E – Wells on 5th**– Castlewood Development is requesting approval from the City to develop a 22 3+ bedroom for-sale unit project at the above listed addresses. This requires a Zoning Map Amendment and a General Plan Amendment.
  - A. **Zoning Map Amendment:** The applicant is seeking a zoning map amendment to enable a townhome development. The land is currently zoned R-1/5,000 (Single Family Residential) and is proposed to be rezoned to RMF-35 (Moderate Density Multi-Family Residential). Although the applicant has requested that the property be rezoned to the RMF-35 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. **Petition Number: PLNPCM2026-00329**
  - B. **General Plan Amendment:** This project also requires a General Plan Amendment. The amendment would change the Future Land Use Map in the Central Community Plan from "Low Density Residential " to "Medium Density Residential" for these properties. **Petition Number: PLNPCM2026-00331**

The subject property is within Council District 5, represented by Erika Carlsen. (Staff Contact: Cassie Younger at 801-535-6211 or [cassie.younger@slc.gov](mailto:cassie.younger@slc.gov))

5. **Text Amendment for the Definition of Family** – In April 2025, the City Council adopted a legislative intent to consider updating the definition of "family" in the zoning code. This proposal simplifies the definition by removing relationship distinctions and establishes occupancy based on the number of bedrooms. The proposed regulation changes will affect sections 21A.62.040 of the zoning ordinance and excess vehicle provision in 12.56.515 that references the family definition. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: Madison Blodgett at 801-535-7749 or [madison.blodgett@slc.gov](mailto:madison.blodgett@slc.gov)) **Petition Number: PLNPCM2026-00244**

- 6. Text Amendment for Affordable Housing Incentives Fines** – Mayor Erin Mendenhall has initiated a petition for a text amendment to add the fines for violation of the City's Affordable Housing Incentives (AHI) program into the City's Zoning Code. Currently, the Zoning Code refers to the City's "Consolidated Fee Schedule" (CFS) for the fines, but that document legally cannot list fines. This text amendment will remove reference to the CFS and add the associated fines directly into Chapter 21A.20 "Enforcement" of the City Zoning Code. The proposal applies to any property utilizing the City's Affordable Housing Incentives program. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff Contact: Jason Berntson at 801-535-6247 or [jason.berntson@slc.gov](mailto:jason.berntson@slc.gov)). **Petition Number: PLNPCM2025-01180**
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**RECORDS:** For Planning Commission agendas, minutes, staff reports, and YouTube recordings, visit [www.slc.gov/pc](http://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.

**ACCESSIBILITY:** The City & County Building is an accessible facility. You may make requests for reasonable accommodations, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Division Office at [planningadmin@slc.gov](mailto:planningadmin@slc.gov) or (801) 535-7757.

**ACCESIBILIDAD:** El edificio de la Ciudad y el Condado es una instalación accesible. Puede solicitar adaptaciones razonables, que pueden incluir formatos alternativos, intérpretes y otras ayudas y servicios auxiliares. Por favor, realice su solicitud con al menos dos días hábiles de anticipación. Para hacer una solicitud, comuníquese con la Oficina de la División de Planificación en [planningadmin@slc.gov](mailto:planningadmin@slc.gov) o al (801) 535-7757.