



PLANNING DIVISION
PLANNING COMMISSION MINUTES

Wednesday, April 8, 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, Commissioners Amy Barry, Richard Leverett, Lilah Rosenfield, Anna Sullivan
Commissioners Absent	Jeffrey Barrett, Aimee Burrows, Michael Vela
City Staff in Attendance	Planning Director Nick Norris, Senior City Attorney Katherine Pasker, Urban Designer Amanda Roman, Administrative Assistant Vanessa Nelson

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

Roll called by Commission Secretary Vanessa Nelson.

REPORT OF THE CHAIR & VICE-CHAIR

Nothing was reported.

REPORT OF THE DIRECTOR

Planning Director Nick Norris reported Commissioner Michael Vela has resigned from the HLC Commission. Nick also gave a brief overview of recent City Council actions, including the Sugarhouse Hotel rezone denial, extension of the Sugarhouse S-line train and the incurring demolitions of multiple city owned buildings where the extension will be constructed.

CONSENT AGENDA

1. **Approval of the Minutes for March 25, 2026**
2. **Planned Development and Design Review Modification & Time Extension Request for District North at Approximately 523 W 200 N (Public Hearing)** – Nicolai Lazarev, property owner representative, is requesting a modification to the Design Review approval. The Planning Commission approved the project on March 26, 2025. The applicant is proposing to change the building materials on the upper two levels of the northeast corner from brick and plaster to concrete and to remove private balconies at the same location. The applicant is also requesting a one-year extension for the project. The project is vested under the former TSA-UC-T zoning regulations that are no longer in effect. The subject property is located within Council District 3, represented by Chris Wharton. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slc.gov)
Petition Numbers: PLNPCM2024-01232 & PLNPCM2025-00021

Public Hearing

Chair Scott opened the public hearing. No comments were made; the Chair closed the public hearing.

Motion	Commissioner Barry motioned to approve. Commissioner Sullivan seconded the motion.
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Vote	Yes: Barry, Leverett, Rosenfield, Scott, Sullivan No: Abstained:
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Result	The motion passed.
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REGULAR AGENDA

- 3. POSTPONED - Text Amendment Regarding Affordable Housing Incentives Fines -** Mayor Erin Mendenhall has initiated a petition for a Text Amendment to add the fine of \$100 per day 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 fine, but that document legally cannot list fines. This text amendment will remove reference to the CFS and add a line directly into Chapter 21A.20 "Enforcement" of the city zoning code. (Staff Contact: Jason Berntson at 801-535-6247 or jason.berntson@slc.gov) **Petition Number: PLNPCM2025-01180**

WORK SESSIONS

- 4. Community Plan Update Schedule -** Planning staff will go over the schedule to update all existing community plans over the next five years. Salt Lake City has adopted 10 community plans, with the most recent comprehensive update adopted in 2017. The schedule includes adopting, updating or reporting on station area plans, which the city is required to adopt for all fixed rail transit stations in the city and for stations outside of the city where a portion of the ½ mile radius is within Salt Lake City. To date, the city has certified 14 station area plans and has approved exemptions for six other stations. The Planning Commission recently recommended adopting the Northwest Community Plan, which includes a station area plan for the four stations located on North Temple. (Staff contact: Nick Norris at 801-535-6173 or nick.norris@slc.gov)

OTHER BUSINESS

- 5. Petition Initiation Regarding Community Correctional Facilities -** The commission will consider initiating a text amendment to update the land use tables to remove community correctional facilities as an allowed use. The commission is authorized to initiate text amendments under Title 21A.50.030. If initiated by the commission, this petition would not impact lands owned by the United States or lands owned by the State of Utah.

Nick Norris reviewed the proposed text amendment with Commissioners and clarified that the amendment would apply to all land use tables. The group discussed state code and zoning definitions of community correctional facilities, and what

types of entities are subject to local, state and federal licenses in conjunction with the land use regulations. Effectiveness of the proposal and what facilities could be impacted were explored.

Motion	Commissioner Barry made a motion to initiate a petition to remove community correctional facilities from the land use tables in Salt Lake City as a conditional use. Commissioner Rosenfield seconded the motion.
Vote	Yes: Barry, Leverett, Rosenfield, Scott, Sullivan No: Abstained:
Result	The motion passed.

The meeting adjourned at approximately 6:23 PM.

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