



PLANNING DIVISION
PLANNING COMMISSION
MEETING MINUTES

Wednesday, June 10, 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 Aimee Burrows, Richard Leverett, Lilah Rosenfield, Anna Sullivan
Commissioners Absent	None
City Staff in Attendance	Planning Managers Krissy Gilmore & Kelsey Lindquist, Senior City Attorney Katherine Pasker, Urban Designer Amanda Roman, Senior Planner Andy Hulka, Principal Planners Meagan Booth, Ben Buckley, Seth Rios, 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 was reported.

REPORT OF THE DIRECTOR

Nothing was reported.

OPEN FORUM

Nothing was reported.

CONSENT AGENDA

1. Approval of the Minutes for May 27, 2026
2. Extension Request for Elliot South Development at Approximately 846 & 850 S. Richards Street (Not a Public Hearing) – Nicholai Lazarev, property representative, is requesting an additional one-year time extension for the approvals of both the Elliot South Planned Development and Design Review approved on September 11, 2024 and granted an extension on September 10, 2025. The properties are zoned D-2 (Downtown Support District) and are located within Council District 5, represented by Erika Carlsen. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slc.gov) Petition Numbers: PLNPCM2024-00384 & PLNPCM2024-00385
3. Extension Request for Elliott North Development at Approximately 29 W 800 S (Not a Public Hearing) - Nicholai Lazarev, property representative, is requesting a one-year time extension for the approval of the Elliott North Planned Development and Design Review, originally approved on September 11, 2024 and granted an extension on September 10, 2025. The property is zoned D-2 (Downtown Support District) and is located within Council District 5, represented by Erika Carlsen. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slc.gov) Petition Numbers: PLNPCM2023-00818 & PLNPCM2024-00383

Motion

Commissioner Burrows motioned to approve the consent agenda items.
Commissioner Barrett seconded the motion.

Vote	Yes: Barret, Rosenfield, Scott, Sullivan No: Abstained: Burrows
Result	The motion passed.

WORK SESSIONS

4. Central Community Plan – Planning staff will provide a briefing on the process of updating the Central Community Plan and the existing conditions for the community. The Central Community Plan establishes land use and growth-related policies for the area and will be used to help guide zoning, transportation, housing, and other growth-related decisions. The plan area encompasses five neighborhood-planning areas: Central City, East Central North, East Central South, Liberty, and Ballpark. (Staff Contact: Meagan Booth at 801-535-7213 or meagan.booth@slc.gov)

Principal Planners Meagan Booth and Seth Rios reviewed the plan as outlined in the staff report. The key takeaways are the concentrated growth in Ballpark and Central City neighborhoods, that housing affordability remains a challenge, there is strong transit and active transportation networks but uneven access to parks as well as uneven tree coverage, historic inequities continue to influence the community conditions and the significant variations among the neighborhoods. Commissioners and staff discussed the findings of the existing conditions report. Meagan shared the plan’s public outreach event calendar and encouraged the public to visit slc.link.gov/CentralCommunityPlan to fill out the survey.

5. Expanding Housing Options – Planning staff recently concluded the public engagement phase of Expanding Housing Options, a citywide Zoning Text Amendment affecting low-density neighborhoods. Staff will provide a brief overview of the proposal and a summary of the comments received during engagement. The proposal would add a new section establishing zoning standards for Small Lot Dwellings and make amendments to the R-1, R-2, SR-1, SR-1A, Flag Lot, Definitions, and Table of Uses sections in the zoning ordinance. Staff is requesting feedback and direction on several key issues raised during engagement. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slc.gov.) Petition Number: PLNPCM2025-01184

Senior Planner Andy Hulka and Principal Planner Ben Buckley reviewed the proposal as outlined in the staff report and gave a brief overview of the public engagements. Ben and Andy requested feedback from the Commissioner’s and straw polls were taken on the following topics: floor area & “family sized” housing, front yard setbacks, building heights & side yards, ownership & occupancy and other concerns.

The meeting adjourned at approximately 7:44 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.

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 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 o al (801) 535-7757.