



PLANNING DIVISION
PLANNING COMMISSION
MEETING MINUTES

Wednesday, July 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	Vice Chair Jeffrey Barrett, Commissioners Richard Leverett, Lilah Rosenfield, Anna Sullivan
Commissioners Absent	Aimee Burrows, Brian Scott
City Staff in Attendance	Planning Director Nick Norris, Planning Manager Krissy Gilmore, Senior City Attorney Courtney Lords, Senior Planner Cassie Younger, Principal Planner Ben Buckley, and Administrative Assistant Vanessa Nelson

The meeting was called to order by Vice Chair Jeffrey Barrett 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 informed commissioners that training may be scheduled in lieu of the July 22nd commission meeting at the commissioners' request.

OPEN FORUM

Nothing was reported.

CONSENT AGENDA

1. Approval of the Minutes for June 24, 2026

Motion	Commissioner Sullivan motioned to approve the consent agenda item. Commissioner Leverett seconded the motion.
Vote	Yes: Leverett, Rosenfield, Sullivan No: Abstained: Barrett
Result	The motion passed

REGULAR AGENDA

- Text Amendment Regarding Community Correctional Facilities & Jails – On April 8th, 2026, the Planning Commission initiated a petition to remove "Community Correctional Facilities" and "Jail" as allowed uses from the Land Use Tables in 21A.33. The Commission is authorized to initiate text amendments under Title 21A.50.030. "Community Correctional Facility" is currently listed as a Conditional Use in the M-1 (Light Manufacturing) and MU-11 (Mixed Use District 11) Zones, and "Jail" is listed as a Conditional Use in the PL (Public Lands) District. The proposed amendment would remove the "C" from the land use tables found in 21A.33 and would make these uses prohibited. These amendments also remove section 21A.36.100: Community

Correctional Facilities. Related provisions of Title 21A may also be amended as part of this petition. This petition would not impact lands owned by the United States Federal Government or land owned by the State of Utah. This would strictly apply to uses on private property that fit the definition of "Community Correctional Facility" and "Jail". (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slc.gov) Petition Number: PLNPCM2026-00384

Senior Planner Cassie Younger reviewed the text amendment proposal as outlined in the staff report and stated that staff is recommending to forward approval of the text amendment to City Council.

Public Hearing

Vice Chair Barrett opened the public hearing.

Seeing there were no public comments, Vice Chair Barrett closed the public hearing.

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

3. Zoning Map Amendment at Approximately 1379 and 1395 W Van Buren and 1384 W Harris - The applicant, Jonathan Marsh, is requesting the above listed properties be rezoned from R-1/7,000 (single-family residential) to RMF-30 (low-density multi-family) in order to build medium density, for-sale, affordable housing. Currently, 1379 W Van Buren has a single-family home on it and it is proposed to remain. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Ben Buckley at 801-535-7142 or Benjamin.buckley@slc.gov) Petition Number: PLNPCM2026-00369

Principal Planner Ben Buckley reviewed the zoning map amendment as outlined in the staff report and stated that staff is recommending that the Planning Commission forward a recommendation of approval to the City Council.

The applicants Jon and Carrie Marsh, architect Hunter Huffman, and Perry Harrison with The Nonprofit Homebuilder presented on the zoning map amendment. They

outlined their plans and discussed walkability, number of units, water and sewer infrastructure upgrades, gas line removal, and proposed conditions.

Clarification was requested on how long the AMI restrictions run with the land. Affordable housing incentives would require 30 years, but at present there is no expiration date. Will the development be gated? It will not. How parking spaces and open space ratios relate to each other within the proposed plan. When the Westside General Plan was last updated, it was updated in 2014.

Public Hearing

Vice Chair Barrett opened the public hearing and read written comments submitted by:

- Joline Alvera- opposed
- Brandon Besser - opposed
- Bonnie Jean Marchant - opposed
- Sagen Gotberg -opposed
- Cindy Spangler – opposed
- Wendy Turner – opposed
- Kathy Nelson – opposed
- Delmer English – opposed
- Helen Black – opposed
- Pam English – opposed
- Gina Manchego – opposed
- Kim Black – opposed
- Lynn Robison – opposed
- Leo Hafoka – supports the proposal
- Marie Folauihola - supports the proposal
- Kristina Folauihola - supports the proposal
- Siueli Tolutau - supports the proposal

- Soana Vainuku - supports the proposal
- Uimse Mafi - supports the proposal

The following public comments were made in person.

- Jennifer Madrigal – Chair of the Glendale Community Council, opposes
- Van Turner - opposes
- Steven Lykins - opposes
- Lani Whitaker – opposes
- Ross Whittaker – opposes
- Frances Lykins – opposes
- Esther Widner - opposes
- Alexander Bond – opposes
- Siutit Tuono – supports the proposal.
- Brian Black - opposes

Seeing there were no public comments, Vice Chair Barrett closed the public hearing.

The applicants were given an opportunity to respond to the public comments.

Executive Session

Commissioner, Staff and Applicants discussed the following topics:

- Evaluation of the staff recommended conditions and the applicant's conditions.
- Response from the public utilities department of the water main, it will need to be upgraded, no cost estimate was provided.
- Garbage management would require private pick up.
- How many units could be built without amending the zoning and with utilizing or without Affordable Housing Incentives.
- Potential of the lot's development using the proposed expanding housing options.

Motion	Commissioner Rosenfield motioned to table the proposal for a future meeting to allow staff time to review the applicant's proposed conditions. Commissioner Leverett seconded and amended the motion to
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	include there be no obligation to the original proposed number of units.
Vote	Yes: Barrett, Leverett, Rosenfield No: Sullivan Abstained:
Result	The motion passed 3-1.

The meeting adjourned at approximately 7:50 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.

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