



PLANNING DIVISION
PLANNING COMMISSION
MEETING MINUTES

Wednesday, August 26, 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, Lilah Rosenfield
Commissioners Absent	Richard Leverett, Anna Sullivan
City Staff in Attendance	Planning Managers Krissy Gilmore and Kelsey Lindquist, Senior City Attorney Courtney Lords, Senior Planner Lex Traughber, Principal Planner David Stuenzi and Olivia Cvetko, and 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 Manager Krissy Gilmore updated commissioners starting July 1, 2026, the commission stipend annual cap was increased from \$500 to \$1,000 a year. Newly appointed district 7 commissioner Ben Raskin was appointed by City Council on August 22, 2026. The Planning Division is still seeking a district 2 representative on the Planning Commission and is currently accepting applications.

OPEN FORUM

Nothing was reported.

CONSENT AGENDA

1. Approval of the Minutes for August 12, 2026

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

REGULAR AGENDA

2. Designation of Gilgal Sculpture Garden as a Landmark Site at Approximately 749 E 500 S – At the direction of Mayor Erin Mendenhall, the Planning Division is undertaking the process to designate Gilgal Sculpture Garden, a city owned park, as a Landmark Site. Applicable designation standards are found in Salt Lake City Code Section

21A.51.040.A – Standards for the Designation of a Landmark Site, Local Historic District or Thematic Designation. Properties designated as Local Landmark sites are subject to the zoning ordinance provisions of the H-Historic Preservation Overlay (Section 21A.34.020 of Salt Lake City Code). These provisions provide demolition protection and City oversight to review any modifications for historic appropriateness and ensure the ongoing protection of important historic resources. The subject property is within Council District 4, represented by Jennifer Napier-Pearce. (Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slc.gov) Petition Number: PLNHLC2026-00364

Senior Planner Lex Traughber reviewed the designation proposal as outlined in the staff report. Lex stated that staff are recommending the commission forward approval to the City Council. Friends of Gilgal Garden's President Judi Short and House of Genealogy's Adrienne White were available to answer commissioner's questions.

Public Hearing

Chair Scott opened the public hearing.

- Cindy Cromer spoke in support of the nomination and expressed concerns of the abutting parcels zoning.
- Whitney Robinson with Preservation Utah spoke in support of the designation.

No more comments were made and chair Scott closed the public hearing.

Executive Session

Commissioner, Staff and Applicants discussed the following topics:

- Does the current historical preservation overlay match the borders of the Gilgal Garden property? It does.
- Does the historical overlay affect adjoining properties? It does not.

Motion	Commissioner Rosenfield motioned to forward a recommendation to approve the proposal to City Council. Commissioner Burrows seconded the motion.
Vote	Yes: Barrett, Burrows, Rosenfield, Scott No: Abstained:
Result	The motion passed.

3. Zoning Map Amendment at Approximately 715 S Gudgell Ct– Kalei Masima-Duke, on behalf of the property owner, is requesting approval to amend the zoning map at the above listed address from the existing RMF-30 (Low Density Multi-Family Residential District) to the RMF-35 (Moderate Density Multi-Family Residential District). The property is currently vacant and is 3,387 square feet. The purpose of this rezone is to enable housing development on smaller lots associated with the RMF-35 zoning district. The property is located within City Council District 4, represented by Jennifer Napier-Pearce. (Staff Contact: David Stuenzi at 801-535-6135 or david.stuenzi@slc.gov) Petition Number: PLNPCM2026-00490

Principal Planner David Stuenzi reviewed the zoning map amendment as outlined in the staff report and stated staff is recommending forwarding approval to the City Council with the condition that both developed units be offered for sale.

Public Hearing

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

Executive Session

Commissioner, Staff and Applicants discussed the following topics:

- Can the community benefit be changed by the City Council? It is the discretion of the City Council to modify the community benefits.
- Has the applicant been able to review comments from the fire department? The applicant and fire department are working on an agreement and modifications to forward to the City Council.

Motion	Commissioner Rosenfield motioned to forward a recommendation to approve to the City Council with the condition that both developed units be offered for sale. Commissioner Barrett seconded the motion.
Vote	Yes: Barrett, Burrows, Rosenfield, Scott No: Abstained:
Result	The motion passed.

4. Zoning Text Amendment for Gas Stations – Mayor Erin Mendenhall has initiated this petition to correct numbering, cross reference related, and clerical errors to the provisions related to gas stations. The errors were a result of multiple text amendments affecting the same sections of Title 21A that were not calibrated with each other prior

to each ordinance being adopted. This amendment does not change any existing regulations and corrects the issues found in Chapter 21A.33 Land Use Tables and a minor error found in 21A.36.120.B.2. (Staff Contact: Olivia Cvetko at 801-535-7285 or olivia@cvetko@slc.gov) Petition Number: PLNPCM2026-00516

Principal Planner Olivia Cvetko reviewed the text amendments as outlined in the staff report and stated staff are recommending to forward approval of the amendments to City Council.

Public Hearing

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

Executive Session

Commissioners and Staff discussed the following topics:

- Clarification was made that in the existing text, gas stations are permitted in D2, D3 and D4.

Motion	Commissioner Barrett motioned to forward approval to City Council. Commissioner Rosenfield seconded the motion.
Vote	Yes: Barrett, Burrows, Rosenfield, Scott No: Abstained:
Result	The motion passed.

OTHER BUSINESS

5. August 12, 2026 Minutes Reconsideration to Correct Language -

Motion	Commissioner Rosenfield motioned to reconsider the approval of the August 12, 2026 meeting minutes. Commissioner Barrett seconded the motion.
Vote	Yes: Barrett, Burrows No: Abstained:

Result	The motion to reconsider the minutes passed.
Motion	Commissioner Rosenfield motioned to approve the August 12, 2026 meeting minutes with the modification to item #2's language "Commissioner Burrows made a motion to approve the Planned Development and deny the open space modification from 10% to 2% which would have allowed the additional height." Commissioner Burrows seconded the motion.
Vote	Yes: Barrett, Burrows, Rosenfield, Scott No: Abstained:
Result	The motion passed.

The meeting adjourned at approximately 6:40 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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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.