



PLANNING DIVISION
PLANNING COMMISSION
MEETING MINUTES

Wednesday, September 9, 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, Benjamin Raskin, Lilah Rosenfield, Anna
Sullivan

Commissioners Absent

None

City Staff in Attendance

Planning Director Nick Norris, Planning Manager
Krissy Gilmore, Senior City Attorney Katherine
Pasker, Senior Planner Andy Hulka, Principal
Planners Alicia Seeley and Benjamin Buckley,
Office Facilitator II Aubrey Clark, 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

Chair Scott welcomed new Planning Commissioner Benjamin Raskin, representing district 7, to the commission.

REPORT OF THE DIRECTOR

Planning Director Nick Norris announced Senior Attorney Katherine Pasker would give commissioners a training on first amendment rights. Katherine summarized the Planning Commission's Rules of Decorum as well as different types of speech, public hearing rules, and rule violations.

OPEN FORUM

Nothing was reported.

CONSENT AGENDA

1. **Approval of the Minutes for August 26, 2026**
2. **Design Review for Silo Park at Approximately 522 S 400 W** – Jonathan Hardy, representing the property owner, is requesting design review for a two-story retail building at the above-listed address. This building is proposed as part of the larger Silo Park mixed-use development. The request is to modify the provisions for ground floor glass, building entrances, and screening of service areas as required in the MU-11 (Mixed Use 11) zoning district. The intent of the modifications is to orient pedestrian activity to midblock walkways, rather than along arterial streets, and to accommodate the intended use as a music venue. This property is located within City Council District 2, represented by Alejandro Puy. (Staff Contact: Alicia Seeley at 801-535-7922 or alicia.seeley@slc.gov) **Petition Number: PLNPCM2026-00568**

Public Hearing

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

Motion

Commissioner Burrows motioned to approve the consent agenda.
Commissioner Rosenfield seconded the motion.

Vote	Yes: Sullivan, Scott, Rosenfield, Leverett, Burrows, Barrett No: Abstained: Raskin
Result	The motion passed.

REGULAR AGENDA

3. **Zoning Map Amendment at Approximately 1379 and 1395 W Van Buren and 1384 W Harris** (Not a Public Hearing) – Jonathan Marsh is requesting a Zoning Map Amendment for the above-listed addresses. The applicant requests that the properties be rezoned from R-1/7,000 (single-family residential) to RMF-30 (low-density multifamily) to allow the construction of medium-density, for-sale, affordable housing. The property at 1379 W Van Buren currently contains a single-family home, which is proposed to remain. The Planning Commission reviewed the proposal on July 8, 2026, and tabled its decision to give staff additional time to analyze the applicants' proposed modifications to the staff-recommended conditions of approval. The public hearing is now closed. The property may also be considered for rezoning 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 proposal as outlined in the staff report and stated that staff are recommending forwarding approval to the City Council with conditions. Applicant representative and project designer Hunter Huffman was available to answer questions.

Executive Session

Commissioners, Staff and Applicant representatives discussed the following topics:

- Walkability
- Compliance enforcement on the deed restrictions
- Tenant relocation benefits
- Concerns with development agreements
- Modified conditions (from the July 8, 2026, Planning Commission meeting)

Motion	Commissioner Burrows motioned a recommendation to approve the proposal to City Council with the conditions listed in the staff report. Commissioner Rosenfield seconded the motion.
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Vote	Yes: Rosenfield, Leverett, Burrows, Barrett No: Sullivan, Scott Abstained: Raskin
Result	The motion passed 4-2

Chair Scott called a five-minute break.

4. **Text Amendment for Expanding Housing Options** – The Salt Lake City Council initiated a citywide Zoning Text Amendment proposing to update the low-density residential districts. This 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. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: Andy Hulka at 801-535-6608 or housingoptions@slc.gov) **Petition Number: PLNPCM2025-01184**

Senior Planner Andy Hulka and Principal Planners Alicia Seeley and Ben Buckley reviewed the proposal as outlined in the staff report and stated that staff are recommending the proposal be tabled to allow for noticing requirements.

Public Hearing

Chair Scott opened the public hearing.

- Lynn Schwarz with Sugarhouse Community Council spoke in opposition of the overall proposal and in support of duplexes, twin-homes, and cottage homes as options that are compatible with existing neighborhoods.
- Ben Enger supports the proposal
- Thomas Christiansen supports the proposal
- Brandon Dayton supports the proposal
- Matt Sadauckas supports the proposal
- Zoe Newmann with Utah Housing Coalition spoke in support

7:05 pm Commissioner Leverett excused himself from the meeting.

- Melissa Clyne opposes the proposal
- Matthew Cleweft with Salt Lake Board of Realtors spoke in support

- Emily Sloan Pace, Chair of the Downtown Community Council, opposed the proposal
- Jen Ungvichian with Maven Create spoke in support of the proposal
- David Gibson shared his concerns about the proposal and opposed the proposal
- Jennifer Madrigal, Chair of the Glendale Neighborhood Council generally spoke in support of the proposal but has concerns of owner occupancy, amenities and transportation, specifically in Glendale
- Peter Wetzel opposes the proposal
- Austin Whitehead supports the proposal
- Cathy Chambless supports the proposal

Chair Scott announced a ten-minute break

- Hal Crimmel opposes the proposal
- Kallin Glauser supports the proposal
- Mike Christensen supports the proposal
- Mohith Reppale supports the proposal
- Joan Sharp supports the proposal but opposes increased heights
- Turner Bitton supports the proposal
- Marcus Jessop with the Salt Lake Home Builders Association supports the proposal
- Thomas King supports the proposal
- Morgan Julian supports the proposal but would like some requirements to be reassessed
- Michael Lane opposes the proposal
- Jim Jenkin with Greater Avenues Community Council shared the Council's concerns with proposal and opposes the proposal
- Janet Hemming opposes the proposal
- Franz Amussen opposes the proposal

- Bee Losee opposes the proposal
- Brian Burnett with Foothill Sunnyside Community Council opposes the proposal
- Judi Short with the Sugar House Community Council opposes the proposal
- Dan Carvajal supports the proposal
- Michael Pack opposes the proposal

Chair Scott read comment cards from:

- Willy Littio opposes the proposal
- John Becker opposes the proposal
- Jackson Thomas supports the proposal
- Matthew Morriss supports the proposal
- Troy Rawlings opposes the proposal
- Kristina Robb, card, no comment
- Michael Nibley, card, no comment

Executive Session

Commissioners and staff discussed the following topics:

- Concerns:
 - EHO competing with affordable housing initiatives
 - neighborhood quality, family orientation, lack of space and affordability for young families
 - Preservation of existing housing
 - Capacity of utilities to sustain new homes
 - Maximum square footage allowance
 - Front yard setbacks
 - Parking
- Clarification on small lot dwellings for sale
- Survey responses, community engagements and public outreach strategies
- Small lot dwelling zones cannot stack with planned developments, ADU's, AHI's, etc.
- Clarification on the modification to the definition of pitched roof

Motion	Commissioner Sullivan motioned to table the item and continue the public hearing. Commissioner Rosenfield seconded the motion.
Vote	Yes: Barrett, Burrows, Rosenfield, Scott, Sullivan, Raskin No: Abstained:
Result	The motion passed

WORK SESSIONS

5. Chair and Vice-Chair Elections

Chair Election Motion	Commissioner Rosenfield elected Commissioner Brian Scott for Chair. Commissioner Burrows seconded the motion.
Vote	Yes: Barrett, Burrows, Rosenfield, Scott, Sullivan, Raskin No: Abstained:
Result	The motion passed
Vice Chair Election Motion	Commissioner Burrows elected Commissioner Jeffrey Barrett for Vice Chair. Commissioner Sullivan seconded the motion.
Vote	Yes: Barrett, Burrows, Rosenfield, Scott, Sullivan, Raskin No: Abstained:
Result	The motion passed

The meeting adjourned at approximately 8:55 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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