



PLANNING DIVISION
PLANNING COMMISSION AGENDA

Wednesday, September 23, 2026 at 5:30 PM
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111

MEETING PARTICIPATION

To comment during the Public Hearing portion of the meeting, please join us in person:

- Individuals: Each person gets two (2) minutes.
- Recognized Community Organizations: Representative gets five (5) minutes.

Note: Speakers cannot transfer their time to another person.

SUBMITTING WRITTEN COMMENTS

If you are unable to attend the meeting in person but would like to submit comments on an agenda item, please email the staff contact listed for that specific item.

Submission Deadlines:

- Comments must be received by 12:00 PM on the Wednesday the week before the meeting to be included in the Staff Report.
- Comments received between 12:01 PM on the Wednesday the week before the meeting and 12:00 PM on the day of the meeting will be forwarded to the Commission (but not included in the Staff Report).

Note: Comments and materials received after the deadlines may not be reviewed prior to the meeting but will be added to the official record. Emails received will not be read aloud during the meeting.

MEETING LIVESTREAMS

The Planning Commission meeting livestream will be available on the following platform the day of the meeting:

- [YouTube – SLC Live Meetings](#)

BEFORE THE MEETING

DINNER – Dinner will be provided for Commissioners and Staff at 5:00 PM in Room 326. During this time, the Commission may also receive training related to their roles and city planning topics.

MEETING OPENING

CALL TO ORDER

ROLL CALL

REPORT OF THE CHAIR & VICE-CHAIR

REPORT OF THE DIRECTOR

OPEN FORUM – Commissioners may discuss general planning, zoning, or land use topics not listed on the agenda. This discussion is limited to 10 minutes and does not include public input.

Note: The order of agenda items may be changed at the Commission's discretion.

CONSENT AGENDA

1. Approval of the Minutes for September 9, 2026
2. Design Review for La Esquina at Approximately 950 W 1000 N – Jae Hyun, on behalf of the property owner, is requesting Design Review approval to develop a three-story mixed-use building with 16 residential units and approximately 2,750 square feet of ground floor commercial space at the above listed address. Currently the property is used as a donut shop, and the property is zoned MU-2 (Mixed Use 2). The subject property is within Council District 1, represented by Victoria Petro (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slc.gov) Petition Number: PLNPCM2026-00539

REGULAR AGENDA

3. Zoning Map Amendment at Approximately 1469 W California Ave – Drake Powell, on behalf of the property owners, is requesting approval for a Zoning Map Amendment for the property located at the above listed address. The proposal is for the property to be rezoned from the R-1/7,000 (Single-Family Residential) to the FB-UN1 (Form Based Urban-Neighborhood 1) zoning district. The FB-UN1 zone would allow for additional housing types than are permitted in the R-1/7,000 zone, such as two-family homes and single-family attached dwellings with a maximum height of 30 feet. Although specific plans have not been provided at this stage, the applicant intends to construct family-sized, for-sale housing on the lot. Currently the land is vacant. Although the applicant has requested that the property be rezoned to the FB-UN1 zone, 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: Eric Daems at 801-535-7236 or eric.daems@slc.gov) Petition Number: PLNPCM2026-00385
4. Zoning Map Amendment for Lamplighter Square & Lamplighter Townhomes at Approximately 1629 S Foothill Drive & 2493 E 1700 S – Jon Galbraith, AIA, Principal at Element Design Collective, on behalf of property owner TP Lamplighter LC, is seeking approval to amend the zoning map from MU-2 (Mixed Use) and R-1/7,000 (Single-Family Residential) to MU-3 (Mixed Use 3).
 - A. Zoning Map Amendment: Seeking approval to amend 1629 S Foothill Dr (MU-2), 2475 E 1700 S. (MU-2) 2489 E 1700 S (R-1-7000) to MU-3 (Mixed Use 3). Petition Number: PLNPCM2026-00546
 - B. Zoning Map Amendment: Seeking approval to amend 2493 E 1700 S (R-1-7000) to MU-3 (Mixed Use 3). Petition Number: PLNPCM2026-00547If approved, the applicant intends to develop the site with retail, commercial, and professional office space, 14 for-rent townhomes, and 5 for-sale townhomes. Although the applicant has requested rezoning to the MU-3 zone, consideration may be given to rezoning the properties to another zoning district with similar characteristics. This request also includes removing the city as a party from the Lamplighter Square CC&Rs, dated July 3, 2000, which include 1615 S Foothill Drive, 1609 S Foothill Drive, and 1629 S Foothill Drive. The subject properties are located within Council District 6, represented by Dan Dugan. (Staff Contact: Meagan Booth at 801-535-7213 or Meagan.booth@slc.gov)
5. Text Amendment for Expanding Housing Options - This is a continuation of a public hearing. 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

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.