PLANNING DIVISION

PLANNING COMMISSION MEETING MINUTES

Wednesday, September 23, 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, Commissioners Amy Barry, Aimee Burrows, Richard Leverett, Anna Sullivan
Commissioners Absent	Vice Chair Jeffrey Barrett and Commissioner Lilah Rosenfield
City Staff in Attendance	Planning Director Nick Norris, Planning Deputy Michaela Bell, Senior City Attorney Courtney Lords, Senior Planner Cassie Younger, Senior Planner Eric Daems, Senior Planner Andy Hulka, Principal Planner Meagan Booth, Principal Planner Benjamin Buckley, Principal Planner Alicia Seeley, Office Facilitator Aubrey Clark

The meeting was called to order by Chair Brian Scott at approximately 5:30 PM.

Roll called by Commission Secretary Aubrey Clark.

REPORT OF THE CHAIR & VICE-CHAIR

The Chair had nothing to report.

REPORT OF THE DIRECTOR

Planning Director Nick Norris gave update on petitions that were before City Council saying that the max daily water usage text amendment was adopted. He also share that City Council had had briefings on community correction facilities set to go through and other small text amendments.

OPEN FORUM

Commissioners Burrows asked about digital signs, whether animations are allowed and if the sign regulation are enforceable. Nick Norris shared that a text amendment was presented a few years ago to City Council, but it has not been defined or adopted.

Commissioner Burrows also asked about the requirement to preserve trees in projects that the commission has approved. Staff clarified that the urban forester has authority under city code to approve or remove trees. They noted that a tree may have been removed if an assessment found it unhealthy or otherwise detrimental but stated that staff would be happy to look into specific properties if the commissioner had further concerns.

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

   Public Hearing

   Chair Brian Scott opened the public hearing.

   Seeing that no one wished to speak, the Chair closed the public hearing.

Motion	Commissioner Sullivan motioned to approve the Consent Agenda. Commissioner Raskin seconded the motion.
Vote	Yes: Burrows, Leverett, Sullivan, Raskin, Scott No: Abstained:
Result	The motion passed.

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

   Senior Planner Eric Daems reviewed the petition and stated the staff recommends the Commission forward a recommendation of approval to City Council with the conditions listed in the staff report.

   The Commission asked clarifying questions regarding:

   - Maximum number of units allowed in a row house
   - Whether a crosswalk would be added and whether it could be added to a development agreement

   The applicant, Drake Powell, stated that the Powell Group largely supports the conditions that staff is recommending, but stated that some would largely affect the feasibility of the project. He asked the commission strike condition 1.B, 1F and 1G. He shared that he felt condition 1.B could make it impossible to get financing to build the units in the current market. He also asked that condition 1.F and 1.G be struck from the

recommendation because the property does not have a tenant and would unduly penalize the builder.

Public Hearing

The Chair opened the public hearing.

- Jennifer Madrigal – Glendale Community Council – Stated that the community council felt that more information was needed before they could support the rezone. She also shared requirements that the community council would like to see as part of the proposal.

Seeing that no one else wished to speak the chair closed the public hearing.

The applicant addressed parking stall and ADA compliance.

Executive Session

Commissioner, Staff and Applicant(s) discussed the following topics:

- Owner occupancy
- Community density
- Need for ADA units
- Whether the proposal is family friendly
- The conditions the applicant are requesting be removed and whose purview that falls under

Motion	Commissioner Burrows motioned to recommend City Council approve the petition with the additional recommendation to reduce condition B. Commissioner Sullivan seconded the motion.
Vote	Yes: Raskin, Sullivan, Burrows, Leverett, Scott No: Abstained:
Result	The motion passed.

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: PLNPCM2026-00547

If 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)

Principal Planner Meagan Booth reviewed the proposal. She stated that staff recommends forwarding a recommendation of approval with the conditions listed in the staff report.

The Commission asked clarifying questions regarding:

- Affordability requirement time limit

The applicants, Thomas Noriega and Jon Galbraith, shared that they engaged the community members to come up with the final iteration of the proposal.

Public Hearing

The Chair opened the public hearing.

- Matt Browning – shared concerns about the sightlines into neighboring properties.

Seeing that no one else wished to speak, the Chair closed the public hearing.

The applicants addressed concerns about the sightlines saying their project will sit far away and substantially below the neighbor's grade. They shared a slide that showed the grade.

Executive Session

Commissioner, Staff and Applicant(s) discussed the following topics:

- The existing CC&R, whose purview it falls under, and how it is applied
- The pending credit union near the proposal
- Possible changes to the proposed development after a rezone is approved

- The building height limits for the MU-3 zone
- The proposed community benefit
- The traffic circulation
- The previous housing on the site
- Tenant displacement
- The location of the for-sale units, for rent units, and community spaces in the proposal

Motion	Commissioner Sullivan motioned to recommend the City Council adopt the petition as recommended by staff. Commissioner Leverett seconded the motion.
Vote	Yes: Burrows, Leverett, Sullivan, Raskin, Scott No: Abstained:
Result	The motion passed.

The chair called for a 5-minute break at 6:49 PM. The meeting was reconvened at 6:55 PM.

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

City Planners Ben Buckley, Alicia Seeley, and Andy Hulka reviewed the proposal and presented some alternatives to the current draft based on comments that the Planners received.

Public Hearing

The Chair opened the public hearing.

- Dan Carvajal – Liberty Wells resident supported expanding housing options, noting that duplexes and fourplexes already exist throughout the neighborhood and are part of its established character. They argued that allowing more of these housing types would help neighborhoods grow, welcome new residents, and enrich the community while preserving its existing character.

- Jeffery Stevens – In opposition of the proposal saying that small dwelling land use should be eliminated and feels a one-size-fits-all approach is the wrong way too go. He also shared concerns about water use and rapid development.
- Jarod Hall – strongly supported expanding housing options, noting that neighborhoods with diverse housing types feel more vibrant and offer a better mixed urban environment. He argued that increasing housing density would help create more lively, connected neighborhoods compared with areas dominated by single-family homes.
- Breanne Clement – D7 resident in support of expanded housing options but shared concerns about making the zoning change citywide and would like to see a piloting of the more significant changes and measure outcomes.
- Joan Sharp – says her neighborhood is already full of dense housing. She is concerned that the proposal has no safety in place for existing duplexes and triplexes. She also shared concerns about implementation of the proposal citywide.
- Jessica Kjar – spoke on behalf of a coalition of 17 organizations representing housing, construction, business, disability services, and open space preservation, all of which support expanding housing options in Salt Lake City. She urged the commission to recognize this broad, cross-sector support and advance the proposal as a practical response to housing affordability challenges.
- Kristina Robb – Chair of East Liberty Park Community Council – stated that she is a renter, expressed support for increased housing density but emphasized the need to ensure affordability and consider a pilot project to evaluate its impact. She urged the commission to preserve front-yard setbacks to maintain neighborhood character and criticized planners for not adequately engaging with the community on this concern.
- Timothy James Jackson II - A District 4 resident and Wasatch Advocates for Livable Communities intern supported expanding housing options, arguing that allowing duplexes, triplexes, and small-lot homes would help address affordability and meet Salt Lake City's future housing needs. They emphasized that the proposal supports the city's goals of sustainability, inclusivity, and welcoming residents across income levels and life stages.
- Kayla Harris – An economist and District 5 resident argued that the proposed housing ordinance is unlikely to attract large institutional investors because duplexes and fourplexes are financially unattractive to them, and the proposal includes design and ownership safeguards to limit investor consolidation. She noted that additional protections, such as owner-occupancy requirements or first-look programs, could be considered but may increase costs, complicate enforcement, and disadvantage smaller builders.
- Janet Hemming - opposed expanding housing options, arguing it would primarily produce rental units rather than affordable homeownership opportunities for families, with no guarantees of affordability or owner occupancy. She advocated building starter homes on vacant or surplus public land instead of established neighborhoods, citing concerns about demolishing existing homes, limited yard space, reduced setbacks, and potential damage to street-tree canopies.
- Esther Hunter – Chair of the East Central Community Council – In strong support of the proposal and said that East Central already has high population density and a

wide variety of housing types, which contribute to its vibrant, walkable community, and proposed three refinements to the ordinance. First, they recommended stronger incentives to preserve existing naturally occurring affordable housing while allowing additional development, second, using average front-yard setbacks along each block face to maintain neighborhood character, and third, prioritizing safe existing driveways or alleys for flag-lot access to protect trees and greenery.

- Lauren Cole - policy manager with Wasatch Advocates for Livable Communities, compared housing to musical chairs, arguing that expanding housing options increases supply, helps lower rents, and ensures people with fewer resources are not left behind. She explained that allowing smaller, more affordable housing types can gradually increase development and slow price growth, citing examples from Austin, Minneapolis, and Houston, and concluded that Salt Lake City's neighborhoods will change.
- Turner Bitton - founding executive director of Wasatch Advocates for Livable Communities, explained that his experience on the Glendale Community Council and concerns about the housing crisis motivated his support for expanding housing options, arguing that previous zoning reforms have not caused rapid, uncontrolled neighborhood change and that high development costs will limit the pace of new construction. He cited a commissioned poll showing broad, cross-demographic support for the proposal and emphasized that it offers housing opportunities for people at every stage of life, including older adults, young people, and growing families.
- Steven Jackson - a Yalecrest resident and home builder, supported the expanding housing options proposal, citing concerns about the shrinking middle class and housing affordability, noting that a 2025 University of Utah Kem C. Gardner Policy Institute study found only 26% of homes sold statewide were affordable to households earning the median area income and just 5% were affordable to median-income renters. He emphasized that the proposal does not mandate demolition or property sales but gives owners more flexibility to help address the housing crisis, adding that Salt Lake City's residential zoning historically allowed housing types such as duplexes and triplexes.
- Matthew Morris - an earth scientist and District 2 homeowner, supported the expanding housing options proposal as a water conservation and environmental policy, arguing that smaller lots reduce household water demand and that infill development protects undeveloped, agricultural, and watershed lands from urban sprawl. Citing Durham, North Carolina, as an example where smaller-lot homes integrated into existing neighborhoods without widespread demolition, he urged the commission to view the proposal as both a housing affordability measure and an act of environmental stewardship.
- Landon Kraczek – supported the expanding housing options proposal, citing a Ken Gardner Institute finding that 91% of Utahns cannot afford a median-priced home and research suggesting that more people living near their workplaces could reduce traffic congestion and carbon emissions. Drawing on personal experiences with artists and friends struggling with housing costs despite earning relatively good incomes, he argued that the proposal would allow residents to live with more space and independence while remaining in the neighborhoods they value.

- Matt Sadauckas - a Ballpark resident and beneficiary of infill housing, cited the Gardner Institute study to emphasize that both single-family homes and rentals are unaffordable, supporting the expanding housing options proposal without ownership restrictions to provide flexibility for renters and families. He noted that increased apartment supply has helped lower rents and argued that the proposal would restore historically common housing types that contribute to neighborhood character, concluding that affordability requires building more homes.
- Mellisa Clyne - opposed the expanding housing options proposal, arguing that small-lot development may produce affordable homes in lower-cost neighborhoods but would more often incentivize profitable rentals across the city, leading developers to prioritize rental housing. Drawing on her 20-year career as executive director of the National Association of Industrial and Office Properties and her experience living near rental properties in Sugar House, she warned that the proposal could negatively affect neighborhoods through increased rental density and on-street parking congestion.
- Judy Ballantyne – (comment read into record by the Chair) – "I wish to support the position of Jeffrey Stevens and Benjamin Buckley that these small lot dwellings should be for-sale only to make housing affordable for families.
- Clarence "Eddie" Ericson - discussed his concerns about rising rents, which he attributed to the Olympics, and called for updating home insurance valuation limits before proposing water solutions such as mountain reservoirs and desalinating ocean water. He also raised concerns about toxic waste at the former Bennett Paint site, lead pollution from fireworks, and vehicle emissions, suggesting exhaust filters and vacuum systems along freeways to improve air quality.

  Seeing that no one else wished to speak, the Chair closed the public hearing and invited staff back to the podium.

Executive Session

Commissioner, Staff and Applicant(s) discussed the following topics:

- Parking options
- Owner occupancy and rental units
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Motion	Commissioner Sullivan motioned to forward a recommendation that City Council adopt the petition with the additional recommendation that one unit per development be owner occupied. There was not a second for the motion.
Result	The motion failed.

Motion	Commissioner Burrows motioned to recommend that City Council approve the petition as recommended by staff. Commissioner Raskin seconded the motion.
Vote	Yes: Sullivan, Leverett, Burrows, Raskin, Scott. No: Abstained:
Result	The motion passed.

The meeting adjourned at approximately 8:06 PM.

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