PLANNING DIVISION

PLANNING COMMISSION MEETING MINUTES

Wednesday, October 28, 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 Aimee Burrows, Landon Kraczek, Richard Leverett, Benjamin Raskin, Lilah Rosenfield, Anna Sullivan
Commissioners Absent	Jeffrey Barrett
City Staff in Attendance	Planning Managers Kelsey Lindquist and Casey Stewart, Senior City Attorney Katherine Pasker, Urban Designer Amanda Roman, Senior Planner Aaron Barlow, Principal Planners Seth Rios and David Stuenzi, and Administrative Assistant Vanessa Nelson

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

Roll called by Commission Secretary Vanessa Nelson.

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REPORT OF THE CHAIR & VICE-CHAIR

Chair Scott welcomed District 2 Commissioner Landon Kracek to the Salt Lake City Planning Commission.

REPORT OF THE DIRECTOR

Nothing was reported.

OPEN FORUM

Commissioner Rosenfield asked staff to clarify whether the proposed text amendment for Expanding Housing Options (EHO) would come back to the Planning Commission if modifications were needed. The text amendment will not come back, the item is now with the Salt Lake City Council.

CONSENT AGENDA

1. Approval of the Minutes for September 23, 2026

   Commissioner Burrows moved to approve the minutes, no second was made.

Motion 1	Commissioner Rosenfield motioned to move item #2 Conditional Use and & Design Review to the regular agenda. Commissioner Burrows seconded the motion.
Vote	Yes: Burrows, Leverett, Raskin, Rosenfield, Scott, Sullivan No: Abstained:
Result	The motion passed. Item #2 was moved to the regular agenda

Motion 2	Commissioner Burrows motioned to approve the minutes. Commissioner Sullivan seconded the motion.
Vote	Yes: Burrows, Leverett, Raskin, Scott, Sullivan No:

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	Abstained: Rosenfield
Result	The motion passed.

REGULAR AGENDA

2. Conditional Use & Design Review at Approximately 424 S Redwood Rd – Joanna Graham, an engineer with Kimley-Horn, requests Conditional Use and Design Review approval for a QuikTrip Gas Station at the above listed address.

   A. Conditional Use: Requesting approval to allow a gas station in the MU-5 zone. Petition Number: PLNPCM2026-00591

   B. Design Review: Requesting modifications to ground-floor glass and building entrance requirements. These modifications are intended to provide privacy and security for back-of-house, employee-only operational areas. Petition Number: PLNPCM2026-00681

   The site is on a split zoned parcel in the MU-5 and M-1 Zoning Districts and is currently a used car dealership. This property is located within City Council District 2, represented by Alejandro Puy. (Staff Contact: David Stuenzi at 801-535-6135 or david.stuenzi@slc.gov)

   Principal Planner David Stuenzi reviewed the proposal as outlined in the staff report and stated that staff are recommending approval with modifications. Braxton Key representing the applicant, QuikTrip Corporation, was available to answer commission questions.

   Public Hearing

   Chair Scott opened the public hearing for public comments, none were made, and the hearing was closed.

   Executive Session

   Commissioner, Staff and Applicant discussed the following topics:

   - The location primarily serves as an automobile fueling station, not a semi-truck fuel center
   - There are 20 proposed fueling positions with 10 terminals
   - QuikTrip is focused on convenience store sales, with 20% of revenue coming from fuel sales

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- The building's design points customers to the main entrance
- The Westside Master Plan's identified commercial nodes
- A UDOT traffic impact study did not identify any adverse effects
- Department review comments from Transportation and if any concerns were identified

Conditional Use Motion	Commissioner Leverett motioned to approve the Conditional Use. Commissioner Sullivan seconded the motion.
Vote	Yes: Burrows, Kraczek, Leverett, Raskin, Scott, Sullivan No: Rosenfield Abstained:
Result	The motion passed 6-1
Design Review Motion	Commissioner Burrows motioned to approve the Design Review. Commissioner Leverett seconded the motion.
Vote	Yes: Burrows, Kraczek, Leverett, Raskin, Sullivan No: Rosenfield, Scott Abstained:
Result	The motion passed 5-2

WORK SESSIONS

3. Conditional Use & Design Review for Intermountain Health Hospital at Approximately 45 E 800 S – Intermountain Health, represented by Shaun Salazar, HDR, requests Conditional Use and Design Review approval for a new hospital campus. The campus includes 4 buildings: a 10-story inpatient hospital (221'), a 7-story Medical Office Building (146'), a Central Utility Plant, and a 7-story (88'), 505-stall parking structure with ground floor retail. Under a 2024 Development Agreement (DA), the project is permitted increased building lengths, modified ground-floor uses, and must include 1 acre of open space, midblock walkways, and a food truck court.

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A. Conditional Use: Hospitals, Ambulance Services, and Heliports are conditional uses in the D-1 zone, requiring Planning Commission approval to operate. Petition Number: PLNPCM2026-00683

B. Design Review: Requesting relief from additional D-1 design standards that were not within the DA. Requesting approval for buildings over 200' in height and increased setbacks to accommodate public plazas and additional modifications to address glass percentages, durable materials, blank walls, service area screening, onsite parking structure standards, and public improvements. Other requests may arise during the review process. Petition Number: PLNPCM2026-00748

The property is zoned D-1 (Central Business District) and is located within Council District 4, represented by Jennifer Napier-Pearce. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slc.gov)

Urban Designer Amanda Roman and Principal Planner Seth Rios presented the proposed Conditional Use and Design Review for the Intermountain Hospital as outlined in the staff report.

Eric Meub, HDR Design Director, Heather Wall, President and CEO of LDS Hospital and Shaun Salazar, Project Manager gave a presentation highlighting the projects: site & stacking, visual tour, development agreement and design standards.

Commissioners, Staff and Applicants discussed the following topics:

- The project 2022-2026 history and the adopted Development Agreement (DA)
- Noise from emergency power sources, which are regulated by the Federal Government
- Active uses and how they meet the DA requirements and intent of negotiations
- Public and patron security and safety, specifically that security measures limit the ability to provide the active ground floor uses listed in the DA and the reason for having only two street facing building entrances
- Size comparison to the Avenues LDS hospital, patient numbers are expected to be similar
- Ground floor access to the pharmacy and restrooms. Staff requested for the restrooms to be located closer to the food truck court to better align with the DA requirement to provide publicly accessible restrooms
- Public and patron security and safety were the cited reason for requiring people to enter through security into the main hospital building to use restrooms
- Long term open space plans (second phase 10-15 years out)
- Layout of patient rooms, private restrooms, and nurse station configurations
- City policy regarding right-of-way encroachments
- Impacts of removing the two proposed ROW encroachments on the site design and programming
- Durable material requirements and proposed Design Standard modifications

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- Concerns on the proposed amount of nondurable building materials, specifically the EIFS (exterior insulation and finish system) being the primary building material

The Chair called a 10-minute break

4. Planned Development Text Amendment – Mayor Erin Mendenhall has initiated a petition to amend Section 21A.55 of Salt Lake City's Zoning Ordinance, and related parts of the code, if necessary, to update the procedures and requirements for Planned Development petitions. The amendments would clarify how the Planned Development process interacts with other petitions, such as Zoning Incentives, streamline approvals for small-scale projects, and build community benefit and tenant displacement policies into the process. The Planned Development process was originally designed to encourage creative, innovative projects that support city goals and address community issues, and this proposal seeks to preserve that intent while giving applicants new tools and ensuring that proposals provide a community benefit. If approved, the updates would create two tiers of planned development review, require a community benefit for major planned developments, create a process for transferring unused building height within a planned development, and require tenant protections and replacement of demolished housing. This briefing is intended to introduce the proposed amendments to the Commission and gather feedback in advance of a future public hearing. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) Petition Number: PLNPCM2026-00611

   Senior Planner Aaron Barlow presented the proposed text amendments as outlined in the staff report, highlighting the purpose of the work session; background and project goals, proposal summary, clarifying questions, and policy questions.

   Commissioners and Staff discussed the following topics:

   - Clarifying specific language in the transfers of building heights and spaces
   - Differences in major and minor planned development standards
   - Exempting tenant displacement and unit replacement requirements for projects demolishing an owner-occupied single- or two-family house
   - Whether the current planned development process requires tenant relocation and unit replacement

Straw polls were taken from commissioners on the following policy questions:

- 12-day notices for minor plan developments?
- Minor plan developments include all mixed-use districts? Or only in MU-2 and MU-3 districts?

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- Is the proposed 10,000-square-foot minimum area appropriate for Minor Planned Developments?

- What should be the minimum requirement for an affordable housing community benefit?

The meeting adjourned at approximately 9:16PM.

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