PLANNING DIVISION

# PLANNING COMMISSION AMENDED AGENDA

Wednesday, October 28, 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 23, 2026

2. Conditional Use & Design Review at Approximately 424 S Redwood Rd (Public Hearing) – 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)

## 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.

   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 represented by Jennifer Napier-Pearce. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slc.gov)

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

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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.