PLANNING DIVISION

PLANNING COMMISSION AGENDA

Wednesday, December 9, 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 November 18, 2026

REGULAR AGENDA

2. Smith Entertainment Group Development Agreement – Smith Entertainment Group submitted a zoning amendment to establish a development agreement that would apply to the Delta Center property and the majority of the block east of the Delta Center, bounded by 300 West, 200 West, South Temple, and 100 South. The development agreement does not apply to any privately owned land on the block. The proposed development agreement allowances are grouped into the following requests:

Lot and Bulk

- Modify front and corner side yard provisions;
- Modify the required stepback for buildings over 200';

Design Standards and Design Review

- Modify design standards related to ground floor use, building entrances, glass percentage requirements and maximum building length;
- Modifies the design review process for buildings between 200 and 350 ft. tall;
- Establish design guidelines to guide the future development of new buildings on the Salt Palace Block;

Transportation

- Modify parking requirements related to loading and unloading facilities, driveway standards, electric vehicle parking requirements, and bicycling parking;
- Modify the applicable street typology for 200 West after the demolition of the Salt Palace to include a curbless street;

Street Trees

- Modify street tree locations along 200 West and 300 West;
- Flexibility to cut, remove or add street trees;

Signs

- Establish regulations for specific sign types, sign sizes, digital signs, and illumination allowances within the specific properties;

Subdivision

- Allow technical modifications to subdivision standards and construction related standards that address utilities, infrastructure and street typologies;

General

- Other smaller, technical modifications that are related to the above items; and
- Process requirements related to the administration of the development agreement if the agreement were to be approved by the City Council.

This development agreement is one of the requirements identified in the Participation Agreement between the city and Smith Entertainment Group that was finalized in 2024. The proposed development agreement would only apply to the specified properties in the included map and would not result in any changes to the D-4 zoning related regulations that generally apply to all property in the zoning district. The proposal also includes modifications to public utility requirements; and other technical standards not found in the Title 20 Subdivisions or in Title 21A Zoning. The subject properties are located in the D-4 Zoning District and within Council District 4, represented by Council Member Napier-Pearce. (Staff Contact: Nick Norris at 801-535-6173 or nick.norris@slc.gov) Petition Number: PLNPCM2026-00887

3. Planned Development Amendments – Mayor Erin Mendenhall has initiated a petition to amend Section 21A.55 of Salt Lake City's Zoning Ordinance (and other related parts of the code, if necessary) to update the procedures and requirements for Planned Development (PD) petitions. These amendments are intended to align these applications with recently adopted city plans and policies; streamline approval for small-scale projects; clarify how the PD process interacts with other petitions, such as Zoning Incentives; embed community benefit and tenant displacement policies into the process; and encourage creative solutions that promote higher-quality development. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slc.gov) Petition Number: PLNPCM2026-00611

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.