



PLANNING DIVISION
PLANNING COMMISSION MINUTES

Wednesday, January 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 Amy Barry, Richard Leverett, Lilah Rosenfield, Michael Vela
Commissioners Absent	Vice Chair Jeffrey Barrett, Commissioner Aimee Burrows
City Staff in Attendance	Planning Manager Kelsey Lindquist, Planning Manager Amy Thompson, Senior City Attorney Courtney Lords, Senior Planner Diana Martinez, Senior Planner Cassie Younger, Senior Planner Brooke Olson, Office Facilitator Aubrey Clark

The meeting was called to order at approximately 5:30 PM.

Roll called by Commission Secretary Aubrey Clark.

REPORT OF THE CHAIR & VICE-CHAIR

Nothing to report.

REPORT OF THE DIRECTOR

Planning Manager Kelsey Lindquist provided a reminder of the rules of decorum.

OPEN FORUM

Commissioner Rosenfield made a motion to request the commission request Planning staff research a zoning amendment that would prohibit both public and private construction or use of facilities for immigration detention and enforcement. Commissioner Barry seconded the motion. Commissioners Barry and Rosenfield voted yes. Commissioners Vela and Scott noted no. The motion did not pass.

CONSENT AGENDA

1. **Approval of the Minutes for January 14, 2026**
2. **Preliminary Subdivision and Planned Development at Approximately 344 W 400 N** (Public Hearing) – Greg Walker, with WOW Atelier LLC, representing the property owner, is requesting Preliminary Subdivision and Planned Development approval to develop two twin homes on the four lots at the above-listed address. The site is 0.43 acres (18,730 square feet) in size. All four lots propose a primary dwelling with an attached two-car garage, and an accessory dwelling unit above the garage on each lot. The subject property is in the SR-1A (Special Development Pattern Residential) zoning district.
 - A. **Preliminary Subdivision:** Requesting to subdivide the subject property into four lots. **Case Number: PLNPCM2025-00671**
 - B. **Planned Development:** Lots 2 & 3 will not have public street frontage. Lot 1 will need a modification to the lot width requirement from 25' to 24.5'. **Case Number: PLNPCM2025-00670**

The subject property is located in Council District 3, represented by Chris Wharton. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slc.gov)

Public Hearing

Chair Scott opened the public hearing.

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

Motion	Commissioner Barry motioned to approve the Consent Agenda. Commissioner Rosenfield seconded the motion.
Vote	Yes: Barry, Rosenfield, Vela, Scott No: Abstained:
Result	The motion passed.

REGULAR AGENDA

3. **Rezone for Mansell Manor at Approximately 1726 Jefferson St, 1750 Jefferson Cir, and 1790 S West Temple Street**– The Housing Authority of Salt Lake City is requesting a Zoning Map Amendment for 1726 Jefferson Street and a portion of 1750 Jefferson Cir and 1790 S West Temple St. Currently, the land is used for storage, offices, and housing. The current zoning of the properties is MU-11 (Mixed-Use 11), MU-8 (Mixed-Use 8), and RMF-35 (Moderate Density Multifamily Residential). The applicant is seeking to rezone the properties to MU-5 (Mixed-Use 5). Although the applicant has requested that the property be rezoned to the MU-5 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. There are currently twenty residential units on the property. The subject property is located within Council District 5, represented by Erika Carlsen. (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slc.gov) **Case Number: PLNPCM2025-00690**

Senior Planner Cassie Younger presented the request. She stated that Staff recommends forwarding a recommendation of approval to City Council.

Commissioner Vela about the number of units and bedrooms within those units.

Siah Siabi, representative for the Housing Authority, spoke on the ability of the rezone to make the property developable.

Public Hearing

The chair opened the public hearing.

Commissioner Richard Levertt joined the meeting.

Amy J Hawkins – Ballpark Community Council Chair – said that some neighbors were concerned about the increased density. She also spoke about the need for green space to be added to the neighborhood. She stated that a lot consolidation makes sense.

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

Executive Session

Commissioners, Staff, and Applicants discussed the following topics:

- Downzoning vs upzoned typologies
- Tenant relocation assistance
- Zoning continuity
- The selection of MU5 for the rezone vs other options
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Motion	Commissioner Rosenfield motioned forward a recommendation that City Council adopt the request but with the additional recommendation that MU8 be considered instead of MU5. Commissioner Barry seconded the motion.
Vote	Yes: Barry, Leverett, Rosenfield No: Vela, Scott Abstained:
Result	The motion passed 3 to 2

4. **Northwest Community Plan Update** – Mayor Mendenhall has initiated a petition to complete a comprehensive update to the Northwest Community Plan. The Northwest Community Plan is a land use plan for the land that is generally located between I-15 and the Salt Lake International Airport, with the city boundary to the north and I-80 to the south. The Northwest Community Plan was originally adopted in 1992. The updated plan will provide guidance on existing and anticipated development in the Rose Park, Fairpark, Jordan Meadows, Poplar Grove, and Westpointe neighborhoods, for the next 15 years. The plan also includes the North Temple Station Area Plans for the four TRAX Stations within the Plan area. The Northwest Community is located in Council Districts 1 and 2, represented by Victoria Petro and Alejandro Puy. (Staff Contact: Cassie Younger at 801-535-6211 or at cassie.younger@slc.gov) **Case Number PLNPCM2025-00773**

Senior Planner Cassie Younger and Planning Manager Kelsey Lindquist reviewed the proposal.

Public Hearing

The Chair opened the public hearing.

- Soren Simonson – Stated that he felt the Northpoint community area should be included in the Northwest Plan.
- Kurt Fisher – Asked for clarifications on existing and proposed housing.

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

Planning Manager Kelsey Lindquist responded to some of Kurt Fischer’s comments. She stated that they would run analysis to compare the existing zoning with Future Land Use Designations.

Executive Session

The Commission and Staff discussed:

- The Northpoint small area plan’s exclusion from the Northwest Plan
- The interaction between the North Point and Northwest Plan
- The walkability between the Northwest area and other neighborhoods and communities
- Inclusivity for outreach
- Industrial uses within the district
- Billboards

Motion	Commissioner Barry motioned to table with the public hearing to remain open. Commissioner Leverett seconded the motion.
Vote	Yes: Barry, Leverett, Rosenfield, Vela, Scott No: Abstained:
Result	The motion passed unanimously

WORK SESSIONS

5. **Capitol Hill Community Plan Update** – This work session is intended to provide a briefing and update on the process of updating the Capitol Hill Community Plan, including an overview of the existing conditions for the community and a summary of the public input received so far. The Capitol Hill Community Plan establishes land use and growth-related policies for the area and will be used to help guide zoning, transportation, housing, and other growth-related decisions. (Staff contact: Brooke Olson at 801-535-7118 or brooke.olson@slc.gov)

Planning Manager Amy Thompson and Senior Planner Brooke Olson provided an overview of the update proposal, reviewed highlights of the existing conditions report, and went over how the community could be involved in the process.

Staff and the Commission discussed:

- Connection study
- Public engagement
- Issue identification
- Targeted outreach for the Guadeloupe area
- Renter engagement
- Traffic patterns
- Transit frequency numbers
- Fossil fuel facilities
- Need for parks to be highlighted in the area
- Accessibility

The meeting adjourned at approximately 7:10 PM.

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.