



PLANNING DIVISION
PLANNING COMMISSION MINUTES

Wednesday, January 14, 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, Vice Chair Jeffrey Barrett, and Commissioners Amy Barry, Aimee Burrows, Richard Leverett, Lilah Rosenfield, Michael Vela
Commissioners Absent	None
City Staff in Attendance	Planning Manager John Anderson, Planning Manager Casey Stewart, Senior City Attorney Katherine Pasker, Principal Planner Rylee Hall, Principal Planner Olivia Cvetko, Senior Planner Eric Daems, Principal Planner Ben Buckley, Senior Planner Cassie Younger, Office Facilitator Aubrey Clark, Administrative Assistant Vanessa Nelson

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

Nothing to report.

REPORT OF THE DIRECTOR

Nothing to report.

OPEN FORUM

Commissioner Rosenfeld made a statement regarding federal enforcement agencies, proposing a zoning amendment and wanting clarity on the Planning Commission petition initiation process. Planning Manager Anderson clarified that the Commission could initiate petitions, however the item needs to be noticed and put on a future agenda prior to commission consideration.

Commissioner Burrows complemented the updates to the online agenda and report formatting.

CONSENT AGENDA

1. Approval of the Minutes for December 14, 2025

Conditional Use for Paris Social Club at Approximately 910 W 1000 N - (Public Hearing) – Guillermo Morales is requesting conditional use approval to expand an existing bar at the above-listed address. Currently, the bar occupies one unit in a building with several commercially leased units. The applicant is proposing to expand the interior space occupied by the bar from 2,198 SF to 6,603 SF. Conditional use expansions of more than 25% of the occupied area must be reviewed as a new conditional use request. No additions to the building or modifications to the exterior of the site are proposed. The subject property is in the MU-3 Mixed Use zoning district and is located within Council District 1, represented by Victoria Petro. (Staff Contact: Rylee Hall at 801-535-6308 or rylee.hall@slc.gov) **Case Number: PLNPCM2025-01034**

Public Hearing

The Chair opened a Public Hearing.

- Victor Lozano – supports expanding the social bar.
- Jessica Esparza – supports expanding the Paris Social Bar.

Chair Scott closed the public hearing.

Motion 1	Commissioner Barry motioned to move item 2 to the Regular Agenda Commissioner Rosenfield seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Leverett, Rosenfield, Scott, Vela No: Abstained:
Result	The motion passed. Item was moved to Regular Agenda
Motion 2	Commissioner Burrows motioned to approve minutes. Commissioner Barry seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Leverett, Rosenfield, Scott, No: Abstained: Vela
Result	The motion passed

REGULAR AGENDA

2. Conditional Use for Paris Social Club at Approximately 910 W 1000 N – continued

Commissioner Amy Barry asked what conditions were added to the original conditional use request for this bar in regards to trash clean up and noise mitigation. Planner Rylee Hall stated the conditions that were implemented limited the size of the bar to 2,198 SF and required the applicant to record with the City the submitted Security and Operations Plan. Both conditions have been complied with. The updated Security and Operations Plan that was submitted for this application addresses noise limitations the bar will abide by and includes a trash management plan.

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

3. **Zoning Map Amendment at Approximately 1073 S Navajo St** – Mark Overdevest is requesting approval for a Zoning Map Amendment at the above-listed address from the R-1-5000 (Single Family Residential) District to the RMF-30 (Low Density Multi-Family Residential) District to allow for the construction of additional homes on the 0.49-acre lot. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Olivia Cvetko at 801-535-7285 or olivia.cvetko@slcgov.com) **Case Number: PLNPCM2025-01015**

Olivia Cvetko reviewed the proposal as outlined in the staff report. She stated that Staff recommends forwarding a recommendation of approval to City Council.

The applicant did not have a presentation or comments.

Commissioners Rosenfield and Barrett asked clarifying questions about the project.

Public Hearing

Chair Brian Scott opened the public hearing.

Leo Montoya – opposed the proposal due to parking and density impacts.

Max Montoya – opposed the proposal stating safety concerns for pedestrians and crowding.

Elene Devoe – asked multiple questions regarding the size of the units and how they would be listed for sale.

No one else wished to speak, the Chair closed the public hearing.

Executive Session

The applicant Mark Overdevest reviewed the intent for the project.

Commissioners, Staff, and Applicants discussed the following topics:

- Housing unit types allowed in RMF-30
- Parking requirements for each type of unit
- A recommendation to Council with changes

- Ownership opportunities of the proposed units

Motion	Commissioner Rosenfield motioned to forward a recommendation of approval to City Council. Commissioner Barrett seconded the motion. Commissioner Barry Offered a substitute motion to forward a recommendation of denial to City Council. The substitute motion did not receive a second. Commissioner Burrows offered a friendly amendment to the motion; constructed units over four should be for sale. Commissioner Rosenfield approved the amendment.
Vote	Yes: Barrett, Burrows, Leverett, Rosenfield, Scott, Vela No: Barry Abstained:
Result	The motion passed 6-1

A brief recess was taken from 6:30 to 6:41pm

4. **Zoning Map & General Plan Amendment at Approximately 2669 W 3300 N** – Scott Bates, representing the Clark & Christine Ivory Foundation, is requesting a General Plan and Zoning Map Amendment for the above-listed address. The site is 80 acres in size. Future development has not been envisioned at this time but would be consistent in scale and design of nearby light-industrial development.
 - A. **General Plan Amendment:** Requesting to amend the Northpoint Small Area Plan's land use map from natural open space and wetlands to light-industrial. **Case Number: PLNPCM2025-00614**
 - B. **Zoning Map Amendment:** The applicant is proposing to rezone the property from AG-2 (Agricultural) to M-1A (Northpoint Light-Industrial). **Case Number: PLNPCM2025-00613**

The subject property is located within Council District 1, represented by Victoria Petro. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slc.gov)
 Eric Daemes reviewed the proposal as outlined in the staff report. He stated that Staff recommends forwarding a recommendation of approval to City Council.

The applicant Scott Bates reviewed their intent for the project.

Public Hearing

Chair Scott opened the public hearing.

- Soren Simonsen – Director of the Jordan River Commission distributed a three-page handout to Commissioners opposing the proposed amendments
 - Lauren Martins – asked the Commissioners to ask the neighbors of the property for their views on the proposal.
 - Tim Rule – Chair read the comment card to oppose.
 - Roberta Fletcher – Chair read comment card to oppose.
 - Heather Dove – board member of Great Salt Lake Audubon rejected the proposal.
 - Alma Mendoza – supported the amendments.
 - Brian Moench – president of the Utah Physicians for a Healthy Environment opposed the proposal.
 - Joshua Taylor – opposed the proposal.
 - Joan Gregory – opposed the proposal.
 - Deeda Seed – works with the Center for Biological Diversity, opposed the proposal.
 - Quinn McQueen – opposed the proposal.
 - Lauren Griffeth – opposed the proposal.
 - Katie Pappas – opposed the proposal
 - Allison Musser – property owner across the street, opposed the proposal and called attention to a neighborhood petition with over 900 signatures supporting the opposition. She asked the Commissioners to reference the current general plan and deny the petition.
 - Evan Sugden – a local biologist called to preserve the Great Salt Lake and deny the petition.
 - Cindy Cromer – opposed the proposal, shared with Commissioners that the transfer of development rights could be used to support the Planning Commission.
 - Richard Mingo – retiree from the U.S. Department of the Interior opposes the proposal.
 - Amelia England – opposes the proposal.
 - Ian Napper – Chair Scott read comment card in opposition of proposal.
- The Chair closed the public hearing.

Executive Session

Commissioners, Staff, and Applicants discussed the following topics:

- Clarification that the Wetlands delineation report was not submitted (in time) for review by staff.
- The existing, in-construction and planned buildings around the 80-acre property.

General Plan Amendment Motion	Commissioner Rosenfield motioned to forward a recommendation of denial to City Council Commissioner Burrows seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Leverett, Rosenfield, Scott, Vela No: Abstained:
Result	The motion passed unanimously.

- Zoning Map Amendment

Zoning Map Amendment Motion	Commissioner Rosenfeld motioned to forward a recommendation of denial to City Council. Commissioner Burrows seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Leverett, Rosenfield, Scott, Vela No: Abstained:
Result	The motion passed unanimously.

The Chair called for a five-minute break

- 5. Partial Street Vacation at Approximately 2191 S 2000 E** - Vince and Janice Rampton, adjacent property owners, are requesting approval for a partial Street Vacation near the above-listed address. The requested area is located to southeast of their property along Wilmington Avenue and is approximately 775sqft in area. The property is considered public right-of-way as it is located between the sidewalk and the southern property line and is owned by Salt Lake City. If the partial street closure is approved, the right-of-way would then be sold to the petitioners at fair market value unless the applicant and City Council agree to public improvements in lieu of a cash payment. The subject property is located within Council District 7, represented by Sarah Young. (Staff Contact: Ben Buckley at 801-535-7142 or benjamin.buckley@slc.gov) **Case Number: PLNPCM2025-00990**

Principal Planner Ben Buckley reviewed the proposal as outlined in the staff report. He stated that staff recommend forwarding a recommendation of approval to City Council.

The applicants discussed the reason for their proposal.

The Commission and staff discussed:

- Standards of evaluation
- Street or Alley Vacation fees
- The total area of the vacation
- What area was to be vacated

Public Hearing

Chair Scott opened the public hearing.

- Soren Simonsen – neighbor of the Rampton’s spoke in support of the proposal.
- The Chair closed the public hearing.

Executive Session

Commissioners, Staff, and Applicants discussed the following topics:

- Types of improvements considered as payment

Motion	Commissioner Barry recommended forwarding a recommendation of approval to City Council. Commissioner Barrett seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Leverett, Rosenfield, Scott, Vela No: Abstained:
Result	The motion passed unanimously

6. **Partial Street Vacation at Approximately 2040 W Fortune Rd** - Thatcher Company Inc, is requesting to vacate a portion of Fortune Road, from approximately 2040 Fortune Road to the intersection at Wallace Road. Thatcher Company owns all land adjacent to the proposed street vacation. If the street vacation is approved, the right-of-way would then be sold to the petitioners at fair market value. This section of street is located in District 2, represented by Alejandro Puy. (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slc.gov) **Case Number: PLNPCM2025-00864**

Cassie Younger reviewed the proposal as outlined in the staff report and stated that Staff recommends forwarding a recommendation for approval to City Council.

The applicants did not have comments or a presentation to share.

The Commission and Staff discussed:

- Conditions to purchase at fair market value
- What the zoning will be when the parcels are consolidated

Public Hearing

Chair Scott opened the public hearing.

No one wished to speak, the Chair closed the public hearing.

Executive Session

Commissioners, Staff, and Applicants discussed the following topics:

- Acknowledgment of the firemen's Knox box

Motion	Commissioner Barry motioned to forward a recommendation for approval to City Council. Commissioner Vela seconded the motion.
Vote	Yes: Barrett, Barry, Burrows, Leverett, Scott, Vela No: Rosenfield Abstained:
Result	The motion passed 6 -1

The meeting adjourned at approximately 8:20 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.