



PLANNING DIVISION
PLANNING COMMISSION MINUTES

Wednesday, February 25, 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 Commissioners Amy Barry, Aimee Burrows, Richard Leverett, Lilah Rosenfield, Anna Sullivan, and Michael Vela
Commissioners Absent	None
City Staff in Attendance	Planning Managers Casey Stewart and Kelsey Lindquist, Senior City Attorney Courtney Lords, Principal Planner Noah Elmore, 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.

REPORT OF THE CHAIR & VICE-CHAIR

Nothing was reported.

REPORT OF THE DIRECTOR

Planning Manager Casey Stewart provided updates on:

- City Council Adoptions (December – February)
 - RMF 35 and RMF 45 zoning district text amendments
 - Water conservation addition to Plan Salt Lake
 - Zoning administration text amendment
 - Off street parking manual added to the ordinance
- City Council Briefings
 - Alley and street closure text amendments (scheduled for March)
 - Expiration of land use approvals (scheduled for March 3)
 - Rio Grand master plan and zoning map amendment (scheduled for March 10)
 - Fence height text amendment (scheduled for March 10)
 - Zoning Map Amendment 265 E 100 South
- Pending Planning Commission Scheduling
 - Smith's Ballpark zoning amendments
 - Avenues Community Plan update briefing
 - Expanding Housing Options briefing

OPEN FORUM

Commissioner Burrows asked if a commission request had been assigned a Planning Commission meeting date. The item has not been scheduled.

CONSENT AGENDA

1. Approval of the Minutes for February 11, 2026

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

Result The motion passed

REGULAR AGENDA

2. **Text Amendment to Update Landscaping and Buffers** – Mayor Erin Mendenhall initiated a zoning text amendment to update the Landscaping and Buffers Chapter (21A.48) to clarify language for ease of use, to better align city code with state code, and to allow for artificial turf in some required landscaping areas where it was not previously permitted. (Staff Contact: Noah Elmore at 801 -535-7971 or noah.elmore@slc.gov) **Case Number: PLNPCM2025-00461**

Principal Planner Noah Elmore reviewed the amendment as outlined in the staff report. He stated that staff recommends approval to the City Council.

Public Hearing

Chair Scott opened the public hearing.

There were no comments.

The Chair closed the public hearing.

Executive Session

Commissioners, Staff, and Applicants discussed the following topics:

- Language in the amendment concerning parking lot landscape buffers directly abutting buildings.
- Artificial turf, maintenance and cleanliness
- Alternative landscape options

Motion Commissioner Barry motioned to recommend denial of the text amendment to the City Council
Commissioner Vela seconded the motion.

Vote Yes: Barrett, Barry, Burrows, Leverett, Rosenfield, Scott, Sullivan, Vela
No:

Abstained:

Result The motion passed unanimously

3. **Northwest Plan Update** – Continued from the January 28, 2026, Planning Commission meeting – 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**

Planning Manager Kelsey Lindquist reviewed the plan update as outlined in the staff report and stated that staff recommend forwarding a positive recommendation to City Council.

Public Hearing

Chair Scott opened the public hearing.

Cindy Cromer – Requested consideration of a transfer development rights portion be included in the plan update.

The Chair closed the public hearing.

Executive Session

Commissioners, Staff, and Applicants discussed the following topics:

- Commissioners voiced appreciation for the comprehensive plan, multi-language signage, the support to transition to clean energy sources addition and the affordable housing components.

Motion Commissioner Sullivan motioned to send a positive recommendation to City Council.
Commissioner Vela seconded the motion.

Vote	Yes: Barrett, Barry, Burrows, Leverett, Rosenfield, Scott, Sullivan, Vela No: Abstained:
Result	The motion passed unanimously

The meeting adjourned at approximately 6:31 PM.

RECORDS: For Planning Commission agendas, minutes, staff reports, and YouTube recordings, visit www.slcc.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.