



PLANNING DIVISION
PLANNING COMMISSION MINUTES

Wednesday, March 11, 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, Richard Leverett,
Lilah Rosenfield, Anna Sullivan, Michael Vela

Commissioners Absent

Aimee Burrows

City Staff in Attendance

Planning Director Nick Norris, Planning Manager
Kelsey Lindquist, Senior City Attorney Katherine
Pasker, Senior Planner Sara Javoronok, Principal
Planner David Stuenzi, Senior Planner Andy
Hulka, Principal Planner Alicia Seeley, 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

Nothing was reported.

OPEN FORUM

The Commissioners and staff discussed the potential for initiating code changes to address off street parking requirements outlined in the recent legislative session's S.B. 242.

CONSENT AGENDA

1. Approval of the Minutes for February 25, 2026

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

REGULAR AGENDA

2. **Ballpark Zoning Map Amendment and Text Amendment**– Mayor Mendenhall has initiated a petition to rezone city-owned properties at approximately 55 W Paxton, 77 W 1300 S, 1355 S West Temple, 1357 S West Temple, and 1356 S Main St from PL (Public Lands) to MU-11 (Mixed Use 11), 1381 S West Temple from PL (Public Lands) and RMF-35 (Moderate Density Residential Multi-Family) to MU-11 (Mixed Use 11) and MU-5 (Mixed Use 5), and 1395 S West Temple, and 1397 S West Temple from RMF-35 (Moderate

Density Residential Multi-Family) to MU-5 (Mixed Use 5). The proposal includes text amendments to the MU-11 standards relating to this site and the removal of the Ballpark sign overlay. The requests are intended to establish zoning regulations that align with the Ballpark NEXT Community Design Plan, which was completed by the Community Reinvestment Agency (CRA) and adopted by the CRA Board. The subject properties are located within Council District 5, represented by Erika Carlsen. (Staff Contact: Sara Javoronok at 801-535-7625 or Sara.Javoronok@slc.gov and David Stuenzi at 801-535-6135 or David.Stuenzi@slc.gov) **Case Number: PLNPCM2025-01089**

Senior Planner Sara Javoronok and Principal Planner David Stuenzi reviewed the amendments as outlined in the staff report and stated staff are recommending a positive recommendation to the City Council.

Community Reinvestment Agency (CRA) Project Manager Makena Hawley, Project Coordinator Hayden Callaway, and Senior Project Manager Wayne Mills presented on the proposal stating the purpose of the request is to implement the Ballpark's NEXT Community Design Plan that was adopted by the CRA Board in December of 2025.

Public Hearing

Chair Scott opened the public hearing.

Amy Hawkins – Chair of the Ballpark Community Council, emphasized the need for public greenspace in the Ballpark community and opposes the rezone.

Missy Greis – Board Member of Ballpark Action Team and owner of Publik Coffee Roasters oppose the rezone and requests consideration to add additional green space.

Fraser Nelson – Ballpark Action Team Board Member and resident of the Ballpark area, opposes the rezone (specifically the construction of a hotel). She asked Commissioners to listen to the residents and the need for more parks and a community library in the space.

Janice Lu – Board Member of the Ballpark Community Council requested the consideration of public open green space and highlighted the community benefits.

Jeff Sandstrom – Board Member of the Ballpark Community Council opposes the rezone and construction of a hotel and requests keeping the stadium intact.

Cindy Cromer – opposes the rezone and prioritizes the public access to green space with requests to daylight the creek, preserve the mountain view and a plan for public safety.

Lauren Bearnson – resident, opposes the rezone and requested prioritizing community safety.

Chair Scott closed the public hearing.

Executive Session

Commissioners, Staff, and Applicants discussed the following topics:

- Heights of proposed buildings, specifically the structures fronting 1300 South and West Temple
- Ongoing ownership of the property by the CRA
- Entertainment venue operations, stage orientation, etc.
- Public access to green space
- Affordable housing
- Proposed requirements to increase green space including green rooftops on planned buildings
- Access from Richards St
- Major changes to the proposed plan will need to be brought back to the CRA Board for approval

Motion	Commissioner Vela motioned to make a positive recommendation to the City Council. Commissioner Barrett seconded the motion.
Vote	Yes: Barrett, Rosenfield, Scott, Sullivan, Vela No: Barry, Leverett Abstained:
Result	The motion passed 5-2

WORK SESSION

3. **Expanding Housing Options** – Planning staff will provide a briefing on Expanding Housing Options, a citywide zoning text amendment affecting low-density neighborhoods. The proposal would add a new section establishing zoning standards for Small Lot Dwellings and make amendments to the R-1, R-2, SR-1, SR-1A, Flag Lot, Definitions, and Table of Uses sections in the zoning ordinance. (Staff contact: Andy Hulka at 801-535-6608 or andy.hulka@slc.gov.) **Case Number: PLNPCM2025-01184**

Senior Planner Andy Hulka and Principal Planner Alicia Seeley provided an overview of the Expanding Housing Options

Staff and Commission discussed:

- Changes to residential zoning rules, creation of new zoning regulations
- Low density zoning districts affected by the change: R-1, R-2, SR-1, and SR-1A
- Modifications would apply to: standard lot dimensions, setbacks, building height, lot coverage allowances, and flag lots
- How the Expanding Housing Options proposal differs from existing policies, like the Affordable Housing Incentives (AHI) and Accessory Dwelling Units (ADUs)
- Public engagement events have been scheduled throughout the months of January – March to obtain feedback from residents, with additional events to be added in the future.

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.