



PLANNING DIVISION
PLANNING COMMISSION AGENDA

Wednesday, August 12, 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 July 8, 2026**

REGULAR AGENDA

2. **Conditional Use & Planned Development at Approximately 2200 S Highland Dr** – Cazes Martin of Engine 8 Architecture, on behalf of the developer, Gardner Group, is requesting Conditional Use and Planned Development approval for a mixed-use building at the above-listed address. The proposed mixed-use building is 16-stories with approximately 195 residential units and 9,000 sq ft of commercial space.
 - A. **Conditional Use:** Requesting to allow a financial institution with drive-through facility. **Petition Number: PLNPCM2026-00255**

B. Planned Development: Requesting modifications to the required open space for the mixed-use building. **Petition Number: PLNPCM2026-00161**

The property is in the MU-11 (Mixed-Use 11) zoning district and located within Council District 7, represented by Sarah Young. (Staff Contacts: Sara Javoronok at 801-535-7625 or sara.javoronok@slc.gov, and Noah Elmore at 801-535-7971 or noah.elmore@slc.gov)

3. **Rezone & General Plan Amendments at Approximately 567 E Warnock Ave** - Jillian Genessy with Altus Development Group, representing the property owner, is requesting approval for a Zoning Map Amendment and General Plan Amendment with the intent to develop up to 4 attached townhouse units within a single building at the above-listed address.

A. Zoning Map Amendment: Requesting to rezone the property from R-1/7,000 (Single-Family Residential) to RMF-35 (Moderate Density Multi-Family Residential). Consideration may be given to another district with similar characteristics. **Petition Number: PLNPCM2026-00187**

B. General Plan Amendment: Requesting to amend the site's land use designation in the Sugar House Community Plan's Future Land Use Map from Low Density Residential to Medium Density Residential. **Petition Number: PLNPCM2026-00209**

The subject property is located within Council District 7, represented by Sarah Young. (Staff Contacts: Aaron Barlow at 801-535-6182 or aaron.barlow@slc.gov, and Jenna Benson at 801-535-7740 or jenna.benson@slc.gov)

4. **Avenues Community Plan** - Mayor Mendenhall has initiated a petition to complete a comprehensive update to the Avenues Community Plan. The Avenues Community Plan is a land use plan for the Avenues community, located in the northeastern part of the city, between City Creek to the west, University of Utah to the east, Downtown and Central City to the south, and the city's northern border. The Avenues Community Plan was originally adopted in 1987. The updated plan will provide guidance on existing and anticipated development in the neighborhood for the next 15 years. The Avenues Community is located in Council District 3, represented by Chris Wharton. (Staff Contact: Rylee Hall at 801-535-6308 or rylee.hall@slc.gov) **Petition Number: PLNPCM2026-00200**

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.