



PLANNING DIVISION
PLANNING COMMISSION
MEETING MINUTES

Wednesday, August 12, 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 Aimee Burrows, Richard Leverett, Lilah Rosenfield, Anna Sullivan
Commissioners Absent	Jeffrey Barrett
City Staff in Attendance	Planning Director Nick Norris, Planning Manager Amy Thompson, Senior City Attorney Katherine Pasker, Senior Planner Aaron Barlow, Sara Javoronok, Principal Planner Noah Elmore, Associate Planner Jenna Benson and Administrative Assistant Vanessa Nelson

The meeting was called to order by Chair 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

Nothing was reported.

CONSENT AGENDA

1. Approval of the Minutes for July 8, 2026

Motion	Commissioner Burrows motioned to approve the minutes. Commissioner Sullivan seconded the motion.
Vote	Yes: Burrows, Rosenfield, Scott, Sullivan No: Abstained:
Result	The motion passed.

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. 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)

- 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

Senior Planner Sara Javoronok reviewed the proposal as outlined in the staff report and stated that staff are recommending approval of the proposal with modifications.

The applicant Gardner Group’s Max Mueller and Engine 8 Architecture’s Cazes Martin and Mari Hansen gave a presentation on the proposal.

Public Hearing

Chair Scott opened the public hearing.

- Lynn Schwarz – spoke in opposition of the proposal.
- Judi Short – Sugar House Community Council spoke in opposition, specifically the affordable housing components, the connection of Parley’s trail and the number of short-term rental units.

There were no other comments, the Chair closed the public hearing.

Executive Session

Commissioner, Staff and Applicants discussed the following topics

- Ordinance allowing Sugar House Business District Drive-thru
- Affordable Housing Incentives Administrative Design Review process
- Unobstructed open space

1 st Motion	Commissioner Burrows motioned to approve the condition use petition, no second was made.
Result	The motion failed.
2 nd Motion	Commissioner Rosenfield made a motion to deny the conditional use petition, no second was made.

Result	The motion failed.
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3 rd Conditional Use Motion	Commissioner Burrows motioned to approve. Commissioner Leverett seconded the motion.
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Vote	Yes: Burrows, Leverett, Scott, Sullivan No: Rosenfield Abstained:
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Result	The motion passed 4-1
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Planned Development Motion	Commissioner Burrows made a motion to approve the Planned Development and deny the open space modification from 10% to 2% which would have allowed the additional height. Commissioner Sullivan seconded the motion.
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Vote	Yes: Burrows, Rosenfield, Scott, Sullivan No: Leverett Abstained:
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Result	The motion passed 4-1
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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)

Senior Planner Aaron Barlow and Associate Planner Jenna Benson reviewed both amendment requests as outlined in the staff report.

The applicant, Woodland Commons Townhomes Development's Jill Genessey gave a presentation on the neighboring development and plans for the additional building and open space.

Public Hearing

Chair Scott opened the public hearing. There were no comments, the public hearing was closed.

Executive Session

Commissioner, Staff and Applicants discussed the following topics:

- Community open space will be accessible for public use

Zoning Map Amendment Motion	Commissioner Burrows motioned to recommend the City Council approve the proposal. Commissioner Sullivan seconded the motion.
Vote	Yes: Burrows, Leverett, Rosenfield, Scott, Sullivan No: Abstained:
Result	The motion passed

General Plan Amendment Motion	Commissioner Burrows motioned to recommend the City Council approve the proposal. Commissioner Rosenfield seconded the motion.
Vote	Yes: Burrows, Leverett, Rosenfield, Scott, Sullivan

	No: Abstained:
Result	The motion passed

Chair Scott called a five-minute recess. The meeting resumed at 6:57pm.

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: Amy Thompson at 801-535-7281 or amy.thompson@slc.gov) Petition Number: PLNPCM2026-00200

Planning Manager Amy Thompson reviewed the Avenues Community Plan as outlined in the staff report. Amy addressed requests made at the work session of this plan including the Historic Landmark Commission's recommendation, revisions, a second public hearing be held, and the Planning Commission's recommendations.

Public Hearing

Chair Scott opened the public hearing.

Jim Jenkin – Greater Avenues Community Council spoke in support of the overall plan and requested the commission to recommend denial of the Administrative Approval of new construction in historic district for structures provided the structure is not visible from the street.

No other comments were heard; the public hearing was closed.

Executive Session

Commissioner, Staff discussed the following topics:

- Administrative Review in the preservation section of the plan

Motion	Commissioner Burrows made a motion to recommend the City Council adopt the Avenues Community Plan. Commissioner Rosenfield seconded the motion.
Vote	Yes: Burrows, Leverett, Rosenfield, Scott, Sullivan No: Abstained:
Result	The motion passed

The meeting adjourned at approximately 7:16 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.

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.