



PLANNING DIVISION
PLANNING COMMISSION AGENDA

Wednesday, September 9, 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 August 26, 2026**
2. **Design Review for Silo Park at Approximately 522 S 400 W** – Jonathan Hardy, representing the property owner, is requesting design review for a two-story retail building at the above-listed address. This building is proposed as part of the larger Silo Park mixed-use development. The request is to modify the provisions for ground floor glass, building entrances, and screening of service areas as required in the MU-11 (Mixed Use 11) zoning district. The intent of the modifications is to orient pedestrian activity to midblock walkways, rather than along arterial streets, and to accommodate the intended use as a music venue. This property is located within City Council District 2, represented by Alejandro Puy. (Staff Contact: Alicia Seeley at 801-535-7922 or alicia.seeley@slc.gov) **Petition Number: PLNPCM2026-00568**

REGULAR AGENDA

3. **Zoning Map Amendment at Approximately 1379 and 1395 W Van Buren and 1384 W Harris** (Not a Public Hearing) – Jonathan Marsh is requesting a Zoning Map Amendment for the above-listed addresses. The applicant requests that the properties be rezoned from R-1/7,000 (single-family residential) to RMF-30 (low-density multifamily) to allow the construction of medium-density, for-sale, affordable housing. The property at 1379 W Van Buren currently contains a single-family home, which is proposed to remain. The Planning Commission reviewed the proposal on July 8, 2026, and tabled its decision to give staff additional time to analyze the applicants' proposed modifications to the staff-recommended conditions of approval. The public hearing is now closed. The property may also be considered for rezoning to another zoning district with similar characteristics. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Ben Buckley at 801-535-7142 or Benjamin.buckley@slc.gov) **Petition Number: PLNPCM2026-00369**
4. **Text Amendment for Expanding Housing Options** – The Salt Lake City Council initiated a citywide Zoning Text Amendment proposing to update the low-density residential districts. This 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. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: Andy Hulka at 801-535-6608 or housingoptions@slc.gov) **Petition Number: PLNPCM2025-01184**

WORK SESSION

5. **Chair and Vice-Chair Elections**

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.