



PLANNING DIVISION PLANNING COMMISSION AGENDA

Wednesday, January 28, 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:

- **To be included in the Staff Report:** *Comments must be received **by 12:00 PM** on the **Wednesday the week before the meeting.***
- **To be forwarded to the Commission** (but **not** 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.***

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**
2. **Preliminary Subdivision and Planned Development at Approximately 344 W 400 N** (Public Hearing) – Greg Walker, with WOW Atelier LLC, representing the property owner, is requesting Preliminary Subdivision and Planned Development approval to develop two twin homes on the four lots at the above-listed address. The site is 0.43 acres (18,730 square feet) in size. All four lots propose a primary dwelling with an attached two-car garage, and an accessory dwelling unit above the garage on each lot. The subject property is in the SR-1A (Special Development Pattern Residential) zoning district.
 - A. **Preliminary Subdivision:** Requesting to subdivide the subject property into four lots. **Case Number: PLNPCM2025-00671**

- B. Planned Development:** Lots 2 & 3 will not have public street frontage. Lot 1 will need a modification to the lot width requirement from 25' to 24.5'. **Case Number: PLNPCM2025-00670**

The subject property is located in Council District 3, represented by Chris Wharton. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slc.gov)

REGULAR AGENDA

3. **Rezone for Mansell Manor at Approximately 1726 Jefferson St, 1750 Jefferson Cir, and 1790 S West Temple Street**– The Housing Authority of Salt Lake City is requesting a Zoning Map Amendment for 1726 Jefferson Street and a portion of 1750 Jefferson Cir and 1790 S West Temple St. Currently, the land is used for storage, offices, and housing. The current zoning of the properties is MU-11 (Mixed-Use 11), MU-8 (Mixed-Use 8), and RMF-35 (Moderate Density Multifamily Residential) . The applicant is seeking to rezone the properties to MU-5 (Mixed-Use 5). Although the applicant has requested that the property be rezoned to the MU-5 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. There are currently twenty residential units on the property. The subject property is located within Council District 5, represented by Erika Carlsen. (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slc.gov) **Case Number: PLNPCM2025-00690**
4. **Northwest Community Plan Update** – 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**

WORK SESSIONS

5. **Capitol Hill Community Plan Update** – This work session is intended to provide a briefing and update on the process of updating the Capitol Hill Community Plan, including an overview of the existing conditions for the community and a summary of the public input received so far. The Capitol Hill Community Plan establishes land use and growth-related policies for the area and will be used to help guide zoning,

transportation, housing, and other growth-related decisions. (Staff contact: Brooke Olson at 801-535-7118 or brooke.olson@slc.gov)

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.*