

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, April 23, 2025**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:45 p.m. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting and not a verbatim transcript. A video recording of the meeting is available at [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)

Present for the Planning Commission meeting were: Acting Chair Bree Scheer, Commissioners Amy Barry, Mike Christensen, Richard Leverett, and Brian Scott. Commissioners Landon Kraczek and Aimee Burrows were absent from the meeting. Commissioner McCall Christensen is on leave.

Staff members present at the meeting were: Director Nick Norris, Planning Manager Amy Thompson, Senior City Attorney Courtney Lords, Senior City Attorney Paul Nielson, Principal Planner Brooke Olson, and Administrative Assistant Bonnie Whaley.

Commissioner Bree Scheer is the acting chair.

**REPORT OF THE CHAIR AND VICE CHAIR**

The Chair had nothing to report.

**REPORT OF THE DIRECTOR**

The Director had nothing to report.

**OPEN FORUM**

No one wished to speak.

**CONSENT AGENDA**

1. **Planned Development Sunrise Metro & Atkinson Stack at Approximately 580 S 500 W** - Liza Hart of Giv Group, representing the property owner, is requesting approval for a Planned Development to develop a 6 story addition to the existing permanent supportive multifamily residential development, Sunrise Metro at the above listed address. The existing development and proposed addition will consist of a total of 218 deeply affordable dwelling units with rents between 25-30% of the area median income (AMI). The subject site is approximately 2.7 acres and is in the CG General Commercial Zone. The property is within Council District 2, represented by Alejandro Puy (Staff contact: Brooke Olson at 801-535-7118 or [brooke.olson@slc.gov](mailto:brooke.olson@slc.gov)) **Case Number: PLNPCM2024-01254**
2. **Approval of the Meeting Minutes for April 9, 2025.**

The Chair opened the public hearing.

Seeing that no one wished to speak, the chair closed the public hearing.

**Motion**

Commissioner Christensen motioned to approve the consent agenda. Commission Scott seconded the motion.

**Vote:**

- **Yes:** Leverett, Scott, Christensen, Scheer, Barry yes to meeting minutes
- **No:** Barry no to Planned Development Sunrise Metro & Atkinson Stack at Approximately 580 S 500 W

The motion passed four to one.

## **REGULAR AGENDA**

3. **Zoning Text Amendment for Changes to Adaptive Reuse/Building Preservation Incentives Related to Admin Design Review** - Mayor Erin Mendenhall has initiated a Zoning Text Amendment to make changes to Chapter 21A.52 of the zoning ordinance related to Building Preservation Incentives/Adaptive Reuse. Specifically, this zoning amendment focuses on the following: expanding the scope of modifications that can be reviewed administratively through Design Review, makes clarifying changes regarding design standards for new construction and adds in the ability for applicants to request a one-year time extension of a preliminary approval. Related provisions of Title 21A-Zoning may be amended as part of this petition. The changes would apply citywide. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slc.gov) **Case Number: PLNPCM2025-00039**

Planning Manager Amy Thompson reviewed the proposal as outlined in the staff report. She stated that staff recommends forwarding a recommendation of approval to City Council.

Commissioners and staff discussed the process of public comments, public notices and the short timeline provided to Community Councils for administrative approvals.

The Chair opened the public hearing.

### **Public Hearing**

- Cindy Cromer – concerned about projects stalling, impact of extensions being granted, adaptive reuse security and neighborhood experience.

Seeing that no one else wished to speak, the chair closed the public hearing.

### **Motion**

Commissioner Christensen motioned “Based on the information presented and discussion, I move that the Commission recommends that the city council adopt this request.”

Commissioner Scott seconded the motion.

### **Vote:**

- **Yes:** Scheer, Barry, Christensen, Leverett, Scott

The motion passed.

4. **Zoning Text Amendment for Public Hearing Requirements for Appeals and Variances-** A Zoning Text Amendment initiated by Mayor Erin Mendenhall that would remove the public hearing requirements for appeals of land use decisions and applications for variances. This petition is necessary because the Utah Legislature passed a bill (HB 368) that prohibits cities from holding public hearings for appeals or variances. This state law goes into effect on May 7, 2025 and the city is required to follow the state law starting on that date. The proposal will still require a public meeting with public notice 12 days in advance of the meeting. Written evidence may be submitted

during the 12 day notice period. This change impacts all administrative land use decisions and applications for variances. (Staff Contact: Nick Norris, Planning Director, at 801-535-6173 or [nick.norris@slc.gov](mailto:nick.norris@slc.gov)). **Case Number: PLNPCM2025-00327**

Planning Director Nick Norris reviewed the proposal as outlined in the staff report. He stated that staff recommends forwarding a recommendation of approval to City Council.

The Chair opened the public hearing.

### **Public Hearing**

Seeing that no one wished to speak the chair closed the public hearing.

### **Motion**

Commissioner Christensen motioned “Based on the information presented and discussion, I move that the Commission recommends that the city council adopt this request.”

Commissioner Scott seconded the motion.

### **Vote:**

- **Yes:** Scheer, Barry, Christensen, Leverett, Scott

**The motion passed.**

## **BRIEFING**

5. **Growing Water Smart Project Briefing** - The Planning Division will provide a briefing to the commission on the state requirements to incorporate water and land use planning into the city's general plan. The city must update the general plan by December 31, 2025 to be in compliance with Utah Code. (Staff Contact: Nick Norris, Planning Director, at 801-535-6173 or [nick.norris@slc.gov](mailto:nick.norris@slc.gov))

Planning Director Nick Norris gave a brief to the Commissioners on the Growing Water Smart Project. The staff and the commission discussed providing a residential breakdown of water usage for projects, low water landscaping incentives, development restrictions and evaluations of development size.

Meeting ended at approximately 6:42 PM.

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.*