

SALT LAKE CITY PLANNING COMMISSION
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, August 27, 2025

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 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

Present for the Planning Commission meeting were; Chair Aimee Burrows, Vice-Chair Landon Kraczek, Commissioners; Amy Barry, Mike Christensen, Richard Leverett, Jeff Barrett, Mike Vela, Lila Rosenfield, and Brian Scott.

Staff members present at the meeting were: Planning Director Nick Norris, Deputy Director Michaela Bell, Senior City Attorney Courtney Lords, Planning Manager Amy Thompson, Principal Planner Rylee Hall, and Office Facilitator Aubrey Clark.

Chair Aimee Burrows called the meeting to order.

Commission secretary Aubrey Clark called the roll.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair reported that McCall Christensen has resigned her position with the Commission. She also reported that the Planning Division is recruiting for Districts 1 and two. She reminded the commission that there would be Chair and Vice Chair votes on the first September meeting.

REPORT OF THE DIRECTOR

The Director had nothing to report.

OPEN FORUM

Chair Burrows discussed motion procedures and where to find them in the policies and procedures. Commissioner Rosenfield recommended a video on YouTube for commission continued education.

CONSENT AGENDA

1. Approval of the Meeting Minutes for August 13, 2025

Motion

Commissioner Barry motion to approve the meeting minutes.

Commissioner Vela seconded the motion.

Vote

- **Yes: Kraczek, Barry, Christensen, Scott, Leverett, Rosenfield, Vela, Burrows**
- **No:**
- **Abstain: Barrett**

The motion passed.

REGULAR AGENDA

2. **Plan amendment for Water conservation and Land Use Planning** – Mayor Mendenhall initiated a Plan Amendment to Plan Salt Lake, to formally integrate the City's land use plans with the City's 2022 Water Master Plan. This proposal updates the City's General Plan to comply with Utah State Code 10-9a-403, which mandates the inclusion of a water element in Plan Salt Lake by December 31, 2025. The Planning Commission is required to provide a recommendation to the City Council, who makes the final decision on this amendment. This proposal is citywide. (Staff Contact: Michaela Bell at 385-214-5311 or michaela.bell@slc.gov) **Case Number: PLNPCM2025-00481**

Deputy Director Michaela Bell and Laura Briefer reviewed the proposal. The Deputy Director stated that Staff recommends forwarding a recommendation of approval to City Council.

The Chair opened the public hearing.

Public Hearing

Cindy Cromer – Would like to see more added about the Great Salt Lake, more about gray water, more attention to the diversity available in turf grasses, and recognition that reduction in gallons per capita would be a good option.

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

Executive Session

The Commission and Staff discussed:

- The public comments made
- The draft Water Conservation Plan
- Middle housing
- Greater density

Motion 1

Commissioner Rosenfield motioned to forward a recommendation of approval to City Council with additional recommendation to continue to evaluate per capita use impacts of middle housing. Commissioner Christensen seconded the motion.

Vote

Yes: Rosenfield, Kraczek, Barrett, Christensen

No: Vela, Barry, Scott, Leverett, Burrows

The motion failed.

Motion 2

Mike Christensen motioned to forward a recommendation of approval to City Council.

Commissioner Rosenfield seconded the motion.

Vote

Yes: Rosenfield, Kraczek, Barrett, Christensen, Vela, Barry, Scott, Leverett, Burrows

No:

The motion passed.

3. **Text Amendment Clarifying the Expiration of Land Use Approvals Citywide** - Mayor Erin Mendenhall has initiated a zoning text amendment to update the requirements for determining when a land use approval expires. The current requirements only require a building permit to be submitted within one year of the original date of approval. However, not all land use applications require a building permit. This proposal will add obtaining a business license for approvals that do not require a building permit, submitting a final subdivision plat, or finalizing a development agreement within one

year as methods to prevent an approval from expiring. If an approval does expire, a new land use application would be required. This proposal affects sections of Title 20 Subdivisions and Title 21A Zoning that identify approval processes for specific land use applications. Related provision of Title 20 or 21A may also be amended as part of this proposal. (Staff Contact: Nick Norris at 801-535-6173 or nick.norris@slc.gov) **Case number PLNPCM2025-00554**

Director Nick Norris reviewed the proposal. He stated that Staff recommends forwarding a recommendation of approval to City Council.

Public Hearing

Cindy Cromer – Feels properties should be in compliance with City code before an extension is granted.

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

Executive Session

The Commission and Staff discussed:

- Whether properties should be in compliance with city code before requesting extensions
- Adding community benefits
- Conditional uses
- Single one year time extensions

Motion

Commissioner Vela motioned to forward a recommendation of approval to City Council. Commissioner Kraczek seconded the motion.

Vote

Yes: Vela, Barry, Barrett, Kraczek, Leverett, Rosenfield, Christensen, Scott, Burrows

No:

The motion passed.

WORK SESSION

4. **Avenues Plan Update** - Planning Staff will provide a briefing on the process to update the Avenues Community Plan, including an overview of the exiting conditions report for the Avenues neighborhood and a summary of the public input received so far. The Avenues Community is in the northeastern area of the city, situated between City Creek to the west, University of Utah and East Bench to the east, and Downtown and Central City to the south. The Avenues Community Plan establishes the land use and growth-related policies for the area and will be used to guide zoning, transportation, housing, and similar decisions. (Staff Contact: Rylee Hall at 801-535-6308 or rylee.hall@slc.gov)

Planning Manager Amy Thompson and Principal Planner Rylee Hall reviewed the proposed changes to the plan.

The Commission and Staff discussed:

- The age of the existing plan
- Wildfire risk in the upper Avenues
- Boundaries of the Community Plan areas
- Designated bike routes
- Mix of uses in the Avenues

- Frequent Service Network

The meeting adjourned at approximately 6:53 pm

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at 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.