

**SALT LAKE CITY PLANNING COMMISSION**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, July 23, 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](http://www.youtube.com/slclivemeetings)

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

Staff members present at the meeting were: Planning Manager Casey Stewart, Planning Manager Kristina Gilmore, Senior City Attorney Courtney Lords, Principal Planner Andy Hulka, Senior Planner Eric Daems, Principal Planner Olivia Cvetko, Associate Planner Noah Elmore, and Administrative Assistant Danette Larsen

Commission Chair Aimee Burrows, called the meeting to order.

Commission Secretary Danette Larsen called the roll.

**REPORT OF THE CHAIR AND VICE CHAIR**

Nothing to report

**REPORT OF THE DIRECTOR**

Planning manager Casey Stewart provided an update regarding written comments submitted to the Commission.

**OPEN FORUM**

Commissioner Vela suggested that his fellow commissioners review the Strong Towns 101 course as part of their yearly training requirements.

**CONSENT AGENDA**

1. **Design Review for Indie Station Apartments at approximately 60 N 600 W** - Diego Carroll, on behalf of the property owner, is requesting approval for a Design Review to develop a multifamily building with 94 studio apartments and no off-street parking for the following properties: 60, 64, 68, and 72 N 600 W. Currently, the land is used for single-family homes, and the property is zoned GMU Gateway Mixed Use. The applicant is requesting Design Review for reduced height of 43' (minimum of 75' in GMU Zone) and a ground floor height of 11' (16' is required). The subject property is within Council District 3, represented by Chris Wharton. (Staff Contact: Cassie Younger at 801-535-6211 or [cassie.younger@slc.gov](mailto:cassie.younger@slc.gov)) **Case Number: PLNPCM2025-00366**
2. ~~**POSPONED Design Review Modifications for Lotus Alchemy at approximately 48 W 700 S**~~ Lotus Alchemy LLC is seeking a modification to the approved Design Review for the Lotus Alchemy, which received approval from the Planning Commission on August 24, 2022, and a subsequent

~~modification approval on June 12, 2024. The new modification request involves minor changes to the building's exterior, including changes to architectural details and exterior building materials. These changes must be reviewed by the Planning Commission, as only minor modifications can be approved administratively. The property is located in the D-2 zoning district and is within Council District 4, represented by Eva Lopez-Chavez. (Staff Contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com) **Case Number: PLNPCM2022-00422**~~

### **3. Approval of the Meeting minutes for July 9, 2025**

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 to approve consent agenda.

Commissioner Rosenfield seconded the motion

#### **Vote**

- **Yes:** Christensen, Scott, Leverett, Barrett, Rosenfield, Christensen, Vela, Barry (minutes)
- **No:** Barry (Design Review)
- **Abstain:**

**The motion passed seven to one.**

The commission discussed Consent Agenda procedure.

## **REGULAR AGENDA**

### **4. Design Review, Planned Development, and Preliminary Plat at approximately 910 E 400 S -**

Jarod Hall, representing the property owner, is requesting Design Review, Planned Development and Preliminary Subdivision Plat approval to develop three buildings containing 20 for-sale townhome units with in-unit parking at the above listed address. Currently the land is used for an unoccupied Restaurant and zoned TSA-UN-T (Transit Station Area Urban Neighborhood Transition Zone).

**A. Design Review:** Requesting approval of a TSA development with a score of 124 points or less, exemption from the Ground Floor Use Requirement on 400 S, reduction in required ground floor glazing from 45% to 21%, partial relief from the entrance feature requirements along 900 E, and exemption from the entrance requirement every 40' for the north side of Building 1 along 400 S.

**Case Number: PLNPCM2025-00454**

**B. Planned Development:** Requesting a side setback reduction from 45' to 5' for building 2, a side setback reduction from 32' to 5' and rear setback reduction from 32' to 17' for building 3, a 6' tall fence in a portion of the front yard, and lots without public street frontage. **Case Number: PLNPCM2025-00455**

**C. Preliminary Subdivision:** Requesting a preliminary plat to create lots without public street frontage. **Case Number: PLNSUB2025-00453**

The subject property is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Olivia Cvetko at 801-535-7285 or [olivia.cvetko@slcgov.com](mailto:olivia.cvetko@slcgov.com))

Principal Planner Olivia Cvetko reviewed the proposal. She stated that staff recommend approval with conditions listed in the staff report.

Commissioners and Staff discussed:

- Firetruck accessibility for building 3, which staff clarified would have sprinklers install to mitigate risk.
- ADA accessibility of the buildings, which staff clarified as not ADA accessible.

Applicants Jared Hall/Architect and Stephen Alfandre/Ownership Group addressed the questions raised stating that 3-story townhomes exempt from ADA requirements. They said that they are trying to provide a project that the market wants.

The Chair opened the public hearing.

### **Public Hearing**

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

### **Executive Session**

The Commission, Staff, and the Applicants discussed:

- Stoop and awning requirements.
- The rear yard setback for building 3 and the required 10' landscape buffer.
- The 6' wall on 400 South.
- Ownership of the properties to the east of the proposed project.
- The nearest single-family home being 60' away.
- Using the property to the east as a staging area.
- UTA's notification of the proposed project.
- Permeability of the proposed project.
- Fencing along the south property line.
- The spacing of the fencing and the front doors of building three.
- Removal of the fencing between building 1 and building two.
- Clarification on the alleyway to the south being a public right of way.
- The feasibility of adding a side door to the garage on building one along the 400 South frontage.
- Concerns over visitor parking.
- Concerns over a taller fencing and reduction of ground floor use in a TSA zone.
- Concerns about traffic and supports a taller fence for added protection.
- Whether coordination was necessary with UDOT regarding the 400 South sidewalk.
- Concerns over the number of exceptions requested for the proposed project.

Commissioner Rosenfield suggested conditions she would like to see added: swapping the location of the pedestrian access and the vehicle access, shortening the fence to 5' maximum on the south property line, and placing a door entering the garage for unit A on building one.

The commission and staff discussed which conditions would need to be assigned to certain motions. There was discussion on curb cut.

### **Design Review Motion**

Commissioner Barry motioned to approve the design review with the following conditions: 1) the lighting and signage plan shall be submitted for review at the building permit phase. 2) the pedestrian and vehicle access along 900 East be transposed to allow for continuous pedestrian access flow into the site.

Commissioner Christensen Seconded the motion.

### **Design Review Substitute Motion**

Commissioner Rosenfield motioned to approve the design review as recommended by staff with the following conditions: 1) The lighting and signage plan shall be submitted for review at the building permit phase. 2) The pedestrian access and vehicle access on 900 East must be inverted so that there's a continuous flow between the sidewalk and building three. 3) A doorway needs to be added to the 400 South facing side of unit A to access the garage of that unit.

**No one seconded the substitute motion. The motion failed.**

### **Original Design Review Motion Vote**

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

**The motion passed six to two.**

### **Planned Development Motion**

Commissioner Barry motioned to approve Planned Development as recommended by staff with the following conditions: 1) the applicant shall submit a cost estimate and associated documentation assuring shared infrastructure maintenance and compliance. 2) If the fence along 400 South reaches 6' it must include see-through features otherwise it needs to be reduced to 4 feet only. Commissioner Christensen seconded the motion.

There was discussion among the commission regarding the proposed fencing.

### **Vote**

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

**The motion passed seven to one.**

### **Preliminary Subdivision Motion**

Commissioner Christensen motioned to approve Preliminary Subdivision Plat as recommended by staff with the following conditions: 1) The applicant shall submit a final plat for review within 18 months. Commissioner Rosenfield Seconded.

### **Vote**

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

**The motion passed.**

5. **Planned Development & Preliminary Subdivision for Carrigan View Phase 2 at approximately 1820, 1822, and 1995 S Lakeline Dr, 1937 and 1939 S Scenic Dr and 2992 E Carrigan Canyon Dr** - Adam Turville, property owner, is requesting Planned Development and Preliminary Subdivision approval. The proposal is for a 5-lot residential subdivision and the dedication of open space land for conservation, trail preservation, and future trailhead development.
- A. Planned Development:** Requesting approval for 4 residential lots that do not front on a public street. Lot 3 is 50' wide at the front yard setback where 100' would be required, and the private road, Carrigan Rim Court, would include construction across manmade slopes that exceed 30%.  
**Case number: PLNPCM2024-01459**

**B. Preliminary Subdivision:** Preliminary Subdivision approval is required to establish boundaries for the residential lots, open space, and private road, and to establish easements through the property. **Case number: PLNSUB2024-01444**

This project is located in District 6, represented by Dan Dugan. (Staff Contact: Eric Daems at 801-535-7236 or [eric.daems@slc.gov](mailto:eric.daems@slc.gov))

Senior Planner Eric Daems reviewed the proposal. He stated that Staff recommends approval with the conditions listed in the staff report.

The Commission asked clarifying questions regarding:

- 30% slope exception the applicant is requesting,
- the road location,
- buildable areas,
- fencing,
- easements,
- trail materials,
- whether Salt Lake City will purchase lot 6,
- open space,
- street specifications,
- the current zoning,
- what the project could look like if the commission denied the proposal,
- access to the lots if the proposal was denied,
- lot 3 flag lot.

Applicant Adam Turville provided an overview of his proposed project.

The Commission and Applicant discussed:

- Ownership of a property adjacent to the applicant's property.

The Chair opened the public hearing.

### **Public Hearing**

Jeremy Burgosh - Expressed concern about community impact if the sale of open space does not proceed. He also disputed the 30% slopes being manmade.

Elizabeth Barrows – Expressed the private landowners were part of the discussion when the trail was created. Expressed desire to see the trail amenities expanded. She wants to see the road be firesafe and wants to see the amenities be recorded.

Dan Chase - Mentioned the Bonneville trail line does not traverse the parcel above Lakeline Drive as depicted on 3D rendering.

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

Clarifying questions regarding the sale of privately owned open space, the identification and mapping of the man-made slopes, and the Bonneville Shoreline trail were discussed with the commission, staff, and the applicant.

### **Executive Session**

The Commission and Staff discussed:

- Options for the private street to be made public.
- Filing of easements and associated code.
- How the sale of land already designated as open space influences the proposal and other options to Salt Lake City purchasing the property.

### **Planned Development Motion**

Commissioner Christensen motioned to approve the Planned Development as recommended by staff.

Commissioner Vela seconded the motion.

### **Vote**

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

**The motion passed unanimously.**

### **Preliminary Subdivision Motion**

Commissioner Christensen motioned to approve the Preliminary Subdivision as recommended by staff.

Commissioner Vela seconded the motion.

### **Vote**

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

**The motion passed unanimously**

The Chair called for a break at 7:26.

The meeting was reconvened at 7:32 pm.

6. **Local Landmark Site Designation for Sampson and Altadena Apartments at Approximately 276 E 300 S and 310 S 300 E** – The Sampson-Altadena Condominiums Homeowner Association has submitted a petition to designate the Sampson and Altadena Apartments as a local landmark site. The site consists of two buildings on one lot, Sampson Apartments and Altadena Apartments. The request is before the Planning Commission because the local historic district designation process requires the Commission to hold a public hearing and forward a recommendation to the City Council, which has final decision-making authority on this type of request. The subject property is within Council District 4, represented by Council Member Eva Lopez Chavez. (Staff Contact: Noah Elmore at 801-535-7971 or noah.elmore@slc.gov) **Case Number: PLNHLC2025-00357**

Associate Planner Noah Elmore reviewed the proposal. He stated that Staff recommends forwarding a recommendation of approval to City Council.

Applicants Lauren Funtanilla and Annie Ruth Isaacson reviewed their proposal.

Two dioramas of site were presented to the Commission.

The Chair opened the public hearing

### **Public Hearing**

Justin Connie – Spoke in support of the proposal.

Travis Starley – Representing Central City Neighborhood Council – Spoke in support of the proposal.

Alex Harmery – Resident of the Altadena, spoke in support of the proposal.

Cindy Cromer - Reflected on her 50-year connection with the Sampson Altadena Apartments. Praised the stewardship of both the original owners and current condominium owners for preserving the buildings.

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

### **Executive Session**

The commission had no comments.

### **Motion**

Commissioner Vela has motioned that the Commission forward a recommendation of approval of Landmark Site Designation to City Council.

Commissioner Barry seconded the motion.

### **Vote**

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

**The motion passed unanimously.**

7. **Street Vacation Requests at approximately 6500 W I-80 Eastbound Freeway** - Salt Lake Garfield & Western Railway, the property owner, is requesting approval to vacate several remnant portions of right-of-way that cross the property at the above-listed address. The subject property is zoned M-1 (Light Manufacturing), and is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slc.gov) **Case Number: PLNPCM2025-00432**

Principal Planner Andy Hulka reviewed the proposal. He stated that staff recommends the commission forward a recommendation of approval to City Council with the conditions listed in the Staff Report.

The applicant Ashley Peck was available for questions.

The Chair opened the public hearing.

### **Public Hearing**

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

### **Executive Session:**

- Potential conflicts with the Mountain View Corridor.
- Sale of the vacated land.

### **Street Vacation Motion**

Commissioner Christensen motioned that the Commission forward a recommendation of approval to City Council with the conditions listed in the Staff Report.

Commissioner Vela seconded the motion.

### **Vote**

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

**The motion passed seven to one.**

Meeting adjourned at approximately 8:05 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.