

**SALT LAKE CITY PLANNING COMMISSION**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, August 13, 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, Vice-Chair Landon Kraczek, Commissioners; Amy Barry, Mike Christensen, Richard Leverett, Mike Vela, Lila Rosenfield, and Brian Scott. Commissioner Jeff Barrett was absent from the meeting. Commissioner McCall Christensen is on leave.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager John Anderson, Senior City Attorney Paul Nielson, Planning Manager Krissy Gilmore, Senior Planner Diana Martinez, Associate Planner Jason Berntson, 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 and the Vice Chair had nothing to report.

**REPORT OF THE DIRECTOR**

Planning Director Nick Norris reported that Zoning Administrator Mayara Lima was leaving the City and Daniel Echeverria will be taking that role. He also reported on items that would be coming before the commission in the next few months.

**OPEN FORUM**

There was no discussion.

**CONSENT AGENDA**

1. **Design Review Modifications for Lotus Alchemy at approximately 48 W 700 S (Public Hearing)** - Lotus Alchemy LLC is seeking a modification to the approved Design Review for the Lotus Alchemy apartments located at the above-stated address, 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 architectural detailing and building material changes. 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](mailto:Kristina.Gilmore@slcgov.com)). **Case Number: PLNPCM2022-00442**
2. **Approval of the Meeting Minutes for July 23, 2025**

The Chair opened the public hearing.

### **Public Hearing**

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

### **Motion**

Commissioner Lilah motioned to move PLNPCM2022-00442 to the regular agenda.  
Commissioner Barry seconded the motion.

### **Vote**

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

**The motion passed.**

### **Motion**

Commissioner Christensen motioned to approve the meeting minutes for July 23, 2025.  
Commissioner Vela seconded the motion.

### **Vote**

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

**The motion passed.**

The Chair moved the Lotus Alchemy item to the Regular Agenda.

## **REGULAR AGENDA**

### **Design Review Modifications for Lotus Alchemy at approximately 48 W 700 S - Case Number: PLNPCM2022-00442**

Planning Manager Krissy Gilmore reviewed the proposed modifications. She stated that Staff recommends approval of the petition.

The applicant Andrea Palmer shared their finance closing date was close and said that they were looking to save cost while not compromising the overall product. Mr. Hughes shared background of the Lotus company.

Commission, Staff, and Applicant discussed:

- Interior height of storefronts
- Ground floor glass
- Balcony changes

The Chair reopened the public hearing.

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

### **Executive Session**

Commission discussed:

- Reduction in glass
- Balconies
- Window replacements

#### **Motion**

Commissioner Kraczek motioned to approve the Design Review as recommended by staff.  
Commissioner Mike Vela seconded the motion.

#### **Vote**

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

**The motion passed.**

Commissioner Mike Christensen addressed the commission, stating that he publicly made comments regarding the aesthetics of the proposed parking garage at the Delta Center. He stated that he did not feel that he needed to recuse himself but left it up to his fellow commissioners to decide. The Chair deferred to legal for clarification on process.

There was discussion among the Commission and Counsel regarding Commissioner Christensen's comments.

#### **Motion**

Commissioner Kraczek motioned to require Commissioner Christensen to recuse himself from the application before them.  
Commissioner Barry seconded.

#### **Vote**

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

**The motion passed.**

Commissioner Christensen left the meeting.

3. **Zoning Amendment for a Master Development Agreement for Jazz Arena Parking Garage at approximately 301 W South Temple** - Jazz Arena Investors LLC is requesting approval of a Zoning Amendment regarding a Master Development Agreement for the construction of the Jazz Arena Parking Garage at the above listed address. The subject property is approximately 9.1 acres and is in the D-4 (Downtown Secondary Central Business) District and the Localized Alternative Sign Overlay District. The proposal includes the construction of a 7-story parking garage with approximately 452 parking stalls at the southwest corner of the site which is intended to provide parking for patrons of the Delta Center Arena, to create an enhanced user experience, and improve the functionality of the site. Through the zoning amendment process the applicant is requesting approval of the development agreement associated with the project which establishes specific rules for constructing the parking garage at the Delta Center Arena. If approved, the proposed development agreement could supersede several of the City's rules and regulations therefore, the proposal is subject to zoning amendment approval. The property is within Council District 4, represented by Eva Lopez Chavez. (Staff contact: Brooke Olson at 801-535-7118 or brooke.olson@slc.gov). **Case number PLNPCM2025-00619**

Planning Manager John Anderson, filling in for Senior Planner Brooke Olson, reviewed the proposal. He stated that Staff recommends forwarding a recommendation of approval to City Council with the conditions listed in the Staff Report.

The applicants Jim Olson president of the Utah Jazz, Addie McNamara, Nick Rousier, Bruce Baird, Saeed Bonyadi were present. Jim Olson spoke on the proposal. The applicants shared examples of the proposed mesh.

The Commission, Staff, and Applicants discussed:

- Max drive approach
- Patron entry
- Perforate mesh vs safety screening
- Landscape retaining wall
- Traffic patterns and management
- Railway operations
- Current patron parking
- Seating capacity of the Delta Center
- Options available to the applicants should the development agreement not be approved

The Chair opened the public hearing.

### **Public Hearing**

Andrew Fleishman – Minister at the Japanese Church of Christ shared concerned about pilons being driven, asking for a construction schedule so as not to disrupt church services.

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

### **Executive Session**

Commission and Staff discussed:

- Parking concerns
- Traffic concerns
- Permitted uses for the location
- Ground floor use
- Landscaping buffer

Transportation Director Jon Larsen was in attendance and addressed the Commissions concern regarding traffic.

### **Motion**

Commissioner Rosenfield motioned to forward a recommendation of denial to the City Council for the following reasons: It is necessary to maintain the existing standards for ground floor use, there is ongoing concern about traffic management, and it is desired that the applicants re-evaluate some of the decisions they have made surrounding this particular design.

Commissioner Scott seconded the motion.

There was discussion between the commission and staff regarding the process for recommending denial and whether standards need to be cited.

### **Motion Rescinded**

Commissioner Rosenfield rescinded her motion pending identification of specific standards to apply to the denial.

Commissioner Kraczek recommended adding additional conditions to the motion asking for a better pedestrian experience.

#### **Motion 2**

Commissioner Rosenfield motioned to forward a recommendation of denial to City Council for the following reasons: It does not comply with the key consideration found in the Staff Report. Commissioner Scott seconded the motion.

#### **Vote**

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

**The motion failed.**

#### **Motion 3**

Commissioner Mike Vela motioned to forward a recommendation of approval to City Council as recommended by staff and added that he recommends the applicant work with staff to increase the landscape buffer.

Commissioner Kraczek seconded the motion.

Commissioner Kraczek offered a friendly amendment to add substantial bike parking, the number to be determined by staff, be added as a recommendation.

Commissioner Vela approved the friendly amendment.

#### **Vote**

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

**The motion passed with 5 yeses and 2 nos.**

The Chair called for a break at 7:35pm. The meeting was reconvened at 7:41pm.

Commission Christensen rejoined the meeting.

- 4. Text Amendment Regarding Fence Height for M-1 Zoning District** - The Planning Commission has initiated a Zoning Text Amendment to amend the zoning ordinance to increase the height of front yard fences, between the front lot line and the primary façade of the principal structure, from the required four feet to a maximum of six feet in all M-1 (Light Manufacturing) and M-1A (Northpoint Light Industrial) zoning districts city-wide. (Staff Contact: Diana Martinez at 801-535-7215 or [diana.martinez@slc.gov](mailto:diana.martinez@slc.gov), and Jason Berntson at 801-535-6247 or [jason.berntson@slc.gov](mailto:jason.berntson@slc.gov)) **Case Number: PLNPCM2025-00138**

Senior Planner Diana Martinez and Associate Planner Jason Berntson reviewed their proposal. They stated that Staff recommends forwarding a recommendation of approval to City Council.

The Commission and Staff discussed:

- Max height
- E-I zoning district
- International Center
- Site distance regulations
- Interface between M-1 and residential

The Chair opened the public hearing.

### **Public Hearing**

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

### **Executive Session**

Commission and Staff discussed:

- Concerns over M-1 abutting residential zones
- Whether to add an amendment to have a max 4-foot fence when abutting a residential neighborhood
- Fence transparency
- Barbed and razor wire
- The pedestrian experience

### **Motion**

Commissioner Kraczek motioned to forward a recommendation of approval to City Council with the recommendation that areas that are abutting or across the street from a residential or mixed-use zone have no higher than a 4-foot fence.

Commissioner Christensen seconded the motion

Commissioner Barry offered a friendly amendment to include any zone that allows residential use.

Commissioner Kraczek approved of the friendly amendment.

There were questions and clarification regarding barbed wire discussed among the Commission and Staff.

### **Vote**

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

The motion passed with 5 yeses and 3 nos.

5. **Text Amendment Regarding Fence and Hedge Heights Citywide** - City Council has initiated a Text Amendment to sections of Title 21A.40.120 "Regulation of Fences, Walls and Hedges". The City Council has requested that the Planning staff research and draft an ordinance Text Amendment to update the Salt Lake City Code regarding the height and location of fences, walls, and hedges, in accordance with the defined clear view standards. (Staff Contact: Diana Martinez at 801-535-7215 or [diana.martinez@slc.gov](mailto:diana.martinez@slc.gov), and Jason Berntson at 801-535-6247 or [jason.berntson@slc.gov](mailto:jason.berntson@slc.gov)) **Case Number: PLNPCM2025-00045**

Associate Planner Jason Berntson reviewed the petition. 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 else wished to speak, the chair closed the public hearing.

### **Executive Session**

The Commission and Staff discussed:

- Backyard fence increase
- Hedge height
- Sight distance triangles
- Maintenance of hedges
- Park strips
- Permit requirements
- Fencing standard changes

### **Motion**

Commissioner Rosenfield motioned to forward a recommendation of approval to City Council with the recommendation that height fences in rear yards stay at a max of 6 feet.

Commissioner Christensen seconded the motion.

### **Vote**

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

**The motion passed with 5 yeses and 3 nos.**

The meeting adjourned at approximately 8:29 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.