

**SALT LAKE CITY HISTORIC LANDMARK COMMISSION  
REQUEST BY THE SALT LAKE CITY REDEVELOPMENT AGENCY FOR  
APPROVAL OF A LANDSCAPING PLAN AS AN INTERIM REUSE  
748-50 N. 300 WEST IN THE CAPITOL HILL HISTORIC DISTRICT  
CASE NO. 003-06  
WEDNESDAY, FEBRUARY 1, 2006**

**OVERVIEW & BACKGROUND**

The City Redevelopment Agency (RDA) is requesting approval of a landscaping plan as an interim re-use for a duplex, located at 748-50 N. 300 West, that the Historic Landmark Commission (HLC) approved for demolition at its meeting on January 4, 2006. The duplex is adjacent to two properties that were demolished in 2005: the former Dan Morrison Meat Pie Factory (261 W. Reed Avenue – known as the “Factory” in this report) and the building known as the “Hawaiian House” (754 N. 300 W.) The HLC voted to approve a similar landscaping plan for these two sites on September 1, 2004.

The duplex is zoned MU ---Mixed Use Zoning District, the purpose of which *“is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment.”*<sup>1</sup>

Once the HLC approves a landscaping plan for the site, the demolition of the duplex can proceed.



**PROPOSAL**

The RDA is proposing to hydroseed the entire property with drought tolerant native grasses. New trees are proposed for the park strip. Aside from the hydroseed, the RDA is not proposing other vegetation on the site because they will market the property for redevelopment use. The landscaping is an interim use only. The plans call for the grass to be maintained at 18” maximum

<sup>1</sup> Salt Lake City Zoning Ordinance, Section 21A.32.130.A

height, but the RDA has agreed with the Planning Division staff that the grass should be maintained no higher than 6 inches. This will prevent the landscaping from becoming unsightly and becoming a nuisance. The landscaped area will have to be irrigated.

## ANALYSIS

### REQUIREMENTS OF THE ZONING ORDINANCE

Section 21A.34.020(P) of the Salt Lake City Zoning Ordinance *Review of Post-Demolition Plan for New Construction or Landscape Plan and Bond Requirements for Approved Certificate of Appropriateness for Demolition* requires HLC to approve new construction or a landscape plan for a vacant site before a demolition plan can be approved. The following section adds that:

*If the post-demolition plan is to landscape the site, a bond shall be required to ensure the completion of the landscape plan approved by the historic landmark commission. The design standards and guidelines for the landscape plan are provided in Part IV, Chapter 21A.48, Landscaping and Buffers, Section 21A.48.050.*

*1. The bond shall be issued in a form approved by the city attorney. The bond shall be in an amount determined by the zoning administrator and shall be sufficient to cover the estimated cost, to (1) restore the grade as required by Title 18 of the Salt Lake City Code; (2) install an automatic sprinkling system; and (3) revegetate and landscape as per the approved plan.*

*2. The bond shall require installation of landscaping and sprinklers within six months, unless the owner has obtained a building permit and commenced construction of a building or structure on the site.*

**DISCUSSION:** The Zoning Ordinance does not specify what portion of a lot must be landscaped following the demolition of structures. However, City Policy suggests that in commercially zoned areas the required setbacks be landscaped and in residentially zoned areas the entire lot must be landscaped. A request for waiver of this requirement for unusual or special circumstances may be obtained from the City Housing Advisory and Appeals Board.

The subject property is zoned Mixed-Use (MU), the purpose of which is to encourage a mix of compatible residential and commercial uses. The submitted landscaping plan (Exhibit 1) includes a sprinkling system and planting areas and is in accordance with the requirements of 21A.34.020.P and 21A.48.050 of the Salt Lake City Code. As a point of clarification for the sake of consistency, although the Planning Staff recommended allowing applicants to landscape only the width of the setback for properties in a residential zone in two previous cases (Case No. 018-04 – Juel Apartment site, and Case No. 019-04 – Commercial Node/Arctic Court site), the Planning Division Staff views this case differently, as it did for the proposed post-demolition landscaping plan for the adjacent properties. The site is much smaller, and more manageable for irrigation and maintenance. The neighborhood east of the subject property is densely developed and residents are living in close proximity to this property. Thus, the Planning Division Staff has determined it is in the best interest of the neighborhood to require the entire parcel to be landscaped.

**FINDING:** The Planning Division Staff finds that the applicant meets the policy of the City for post-demolition landscaping, and that furthermore, requiring landscaping of the entire site is warranted because of the proximity of the site to nearby residential uses and the dense development of the neighborhood to the north.

## **RECOMMENDATION**

Staff recommends that the HLC accept the proposed landscaping plan as submitted by the RDA, subject to the RDA posting a bond ensuring completion of the plan, as required by the ordinance. This concept complies with all city requirements, which are intended to protect adjoining properties from adverse impacts of a vacant lot. Furthermore, staff recommends that the HLC allow the staff to review the final plans, which must specify that the grass will be maintained at no higher than 6 inches.

Elizabeth Giraud, AICP  
Senior Planner

**Exhibit 1**  
**Site/Landscaping Plan**