

GEORGE G. SHAW, AICP  
PLANNING DIRECTOR

# SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING DIVISION

ROSS C. "ROCKY" ANDERSON  
MAYOR

DOUGLAS L. WHEELWRIGHT, AICP  
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A. LOUIS ZUNGUZE  
COMMUNITY DEVELOPMENT DIRECTOR

CHERI COFFEY, AICP  
DEPUTY PLANNING DIRECTOR

## MEMORANDUM

**DATE:** December 11, 2007

**TO:** Mayor  
City Council

**FROM:** Cheri Coffey, Deputy Planning Director

**RE:** SUMMARY OF ACTIONS TAKEN BY THE HISTORIC LANDMARK COMMISSION AT THE DECEMBER 5, 2007 MEETING.

The following summary of actions by the Historic Landmark Commission is being provided to you for information purposes only. No action by the Administration or Council is required at this time.

Case No. 470-06-57 Everest Builders Economic Hardship Case— Reconsideration of Decision. This is a reconsideration of the September 5, 2007 Historic Landmark Commission decision regarding a request by Everest Builders, represented by Eric Saxey, for a determination of Economic Hardship. The case relates to the proposed demolition of three contributing structures located at approximately 256 South 700 East, 262-264 South 700 East, and 268 South 700 East in the Central City Historic District. On September 5, 2007, the Historic Landmark Commission passed a motion to overturn the decision of the Economic Review Panel's decision. However, the decision failed to meet the three fourths majority required to reverse the Economic Review Panel's decision that had approved the economic hardship. On September 19, 2007 the Historic Landmark Commission passed a motion to reconsider its September 5, 2007 decision.

**Decision: The Historic Landmark Commission accepted Planning Staff recommendation to:**

- 1. Affirm the Economic Review Panel's decision relating to the white duplex structure (262-264 South 700 East) and the purple house (256 South 700 East) finding that there would be an economic hardship if the applicant were denied demolition approval for these structures; and**
- 2. Reverse the Economic Review Panel's decision relating to the six-plex structure (268 South 700 East) based on the feasibility of Scenario E which includes renovating the six-plex and building new townhouses along 700 East and a portion of Markea Avenue which will provide a reasonable economic return on the property.**
- 3. A demolition permit shall not be issued until a reuse plan has been approved by the Planning Commission and the Historic Landmark Commission.**

**Scenario E: Demolishing the purple house and the white duplex, renovating the six-plex and selling as condominium units, and building thirteen (13) new townhouses.**

**The Historic Landmark Commission transmitted a favorable recommendation to the Planning Commission to approve the modifications to the site requirements relating to setbacks in order to accommodate the site plan of Scenario E in the staff report to be developed on the property.**

**This recommendation was based on the assumption that the proposal will be approved by the Planning Commission as a Planned Development for Scenario E. If the Planning Commission denies the Planned Development request, or if the approval is for something which modifies the general parameters of Scenario E which would not render a reasonable economic return for the applicant, the applicant is invited to return to the Historic Landmark Commission for further consideration.**

**Council District: 4  
Council Member: Nancy Saxton**

cc:

Louis Zunguze, Community Development Director  
George Shaw, Planning Director  
Doug Wheelwright, Deputy Planning Director  
Cheri Coffey, Deputy Planning Director  
Lyn Creswell, Chief Administrative Officer  
Cindy Gust-Jenson, City Council Executive Director  
Janice Jardine, City Council Office  
Orion Goff, Building Services and Licensing Director  
DJ Baxter, Redevelopment Agency Director  
John Naser, Engineering Director  
Kevin Young, Transportation Planning Engineer  
Lynn Pace, Deputy City Attorney  
John Spencer, Property Management  
City Council Liaisons  
Dave Fitzsimmons, Historic Landmark Commission  
Noreen Hied, Historic Landmark Commission  
Pete Ashdown, Historic Landmark Commission  
Paula Carl, Historic Landmark Commission  
Creed Haymond, Historic Landmark Commission  
Esther Hunter, Historic Landmark Commission  
Warren Lloyd, Historic Landmark Commission  
Jessica Norie, Historic Landmark Commission  
Anne Oliver, Historic Landmark Commission  
Frank Algarin, Planning Commission  
Tim Chambless, Planning Commission  
Babs De Lay, Planning Commission  
Robert Forbis, Planning Commission  
Peggy McDonough, Planning Commission  
Susie McHugh, Planning Commission  
Prescott Muir, Planning Commission  
Kathy Scott, Planning Commission

Matthew Wirthlin, Planning Commission  
Mary J. Woodhead, Planning Commission  
Tom Berggren, Board of Adjustment  
Catherine Dunn, Board of Adjustment  
Gary M. Jones, Board of Adjustment  
Michael F. Jones, Board of Adjustment  
Rex Olsen, Board of Adjustment  
Historic Landmark Commission File