

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
DEPUTY PLANNING DIRECTOR

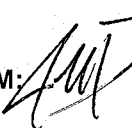
A. LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

CHERI COFFEY, AICP
DEPUTY PLANNING DIRECTOR

MEMORANDUM

DATE: January 9, 2008

TO: Mayor
City Council

FROM:  Joel Paterson, Planning Programs Supervisor

RE: SUMMARY OF ACTIONS TAKEN BY THE HISTORIC LANDMARK COMMISSION AT THE January 2, 2008 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.

Petition No. 470-07-38 Green Office Major Alteration/Minor Construction. A request by Mathias Kellmer for minor alterations to a non-contributing structure located at approximately 182 South 600 East in the Central City Historic District. The proposal includes the installation of solar panels on the south elevation of the building and awning on the east elevation of the building. The property is located in an RMF-45 Moderate/ High Density Multi Family Residential Zoning District. (Staff Nick Norris at 535-6173 or nick.norris@slcgov.com)

Council District: 4
Council Member: Luke Garrott
Decision: Tabled until after the applicant meets with the Historic Landmark Commission's Architectural Committee.

Petition No. 470-07-39 Toth Major Alteration/Minor Construction. A request by Bob Toth for major alterations to a contributing structure located at approximately 167 North "O" Street in the Avenues Historic District. The proposal includes adding a second story to the rear of the existing structure. The property is located in the SR1-A Special Development Pattern Zoning District. (Staff Nick Norris at 535-6173 or nick.norris@slcgov.com)

Council District: 3
Council Member: Eric Jergensen
Decision: Tabled until after the applicant meets with the Historic Landmark Commission's Architectural Committee.

Petition 470-07-23, Capitol View Planned Development. A request by Jeremy Jones for approval of new construction located at approximately 690 North West Capitol Street in the Capitol Hill Historic District consisting of seventeen (17) new single-family dwelling units. This project also requests that the Historic Landmark Commission consider approving, for specific homes, building heights in excess of the twenty-three (23) foot maximum building height regulation of the base zoning district. The subject property is zoned SR-1A (Special Development Pattern Residential District).

Council District: 3
Council Member: Eric Jergensen
Decision:

The Historic Landmark Commission adopted a motion to accept the staff recommendation to approve the proposed Capitol View Planned Development subject to the following conditions:

1. Proposed building heights shall confirm to the plans for each unit, with the exception that the maximum height of each structure shall be no more than 27' 4", the block face average along West Capitol Street.
2. The unit style of each plan shall conform to the attached preliminary development site plan, with the exception of lot 4, which shall include a D2 unit.
3. Request that the applicant return to the Historic Landmark Commission with final building materials and finish materials.

Furthermore, the Historic Landmark Commission strongly recommends that the developer further increase the variety of structures 1, 2, 3, 4, and 5, to reduce the mass, perhaps by lowering the roof height of the structures below the allowed 27' 4" height, or to by some other means, to further reduce the mass of the structure to relieve the burden on West Capitol Street.

cc:

Mary De La-Mare Schaefer, Acting 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
Pete Ashdown, Historic Landmark Commission
Paula Carl, Historic Landmark Commission
Noreen Hammond-Heid, Historic Landmark Commission
Creed Haymond, 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