

# HISTORIC LANDMARK COMMISSION STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

Salt Lake City Boundary Adjustment  
Map Amendment  
Petition PLNPCM2009-00021 – City-wide  
February 4, 2008

**Applicant:** Planning Commission

**Staff:** Robin Zeigler 535-7758  
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**Master Plan Designation:**  
City-wide

**Council District:** City-wide

**Applicable Land Use Regulations:**

*Review Standards:* 21A.50.050  
Standards for General Amendments

**Notification**

- Notice mailed on January 20,  
2009

**Attachments:**

- Proposed Map Amendments
- Department Comments
- Public Comments

## ***REQUEST***

The Planning Commission is requesting a reconsideration of the boundaries of the historic districts to provide for clarity.

## ***STAFF RECOMMENDATION***

Based on the comments, analysis and findings of fact listed in the staff report, Planning Staff recommends the Historic Landmark Commission transmit a favorable recommendation to the Planning Commission for a recommendation to the City Council to adopt the proposed map amendments.

## ***Background/ Project Description***

The City adopted a comprehensive Zoning Ordinance in April 1995. At that time, it was understood that adjustments to the Zoning Ordinance would be necessary once it had been implemented, and people had an opportunity to work with it.

When the historic districts were formed the legal descriptions did not follow lot lines but instead laid lines a certain number of feet from the central line of the street. The result is that many lots are bisected by the historic district boundary, which could mean that part of a building or property is in a district and part is not or that part of a property is in one district and part is in another. For clarification purposes, the Historic Landmark Commission would like to have all boundary lines follow lot lines.

In addition, when the South Temple historic district was formed it cut a mid-block street, Haxton Place, in two. As a result, four properties that face this street were excluded from the historic district. To assure the preservation of this portion of the district, the Historic Landmark Commission proposed to change the boundaries to include the entirety of this dead end street. The properties that would be affected by this change are 31, 32, 33 and 34 Haxton Place. Please see map below.

## ***Comments***

### **Public Comments**

An Open House was held on August 28, 2008. Notice of the Open House was sent to Community Council chairs and those whose names are on the Planning Divisions List serve. Notice was also posted on the City's website and in a newsletter sent to all owners of property with local historic designation. Please see attachment C.

### **City Department Comments:**

Staff sent information regarding the proposed text changes to applicable City Departments. Department responses are included in Attachment B. No issues or concerns were raised through department review of the proposed text amendments.

## ***21A.50.050 Standards for general amendments***

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the city council should consider the following factors:

### **A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City;**

**Analysis:** The community master plans land use policies generally state that historic structures and neighborhoods should be preserved.

The map amendment, with the exception of 31, 32, 33 and 34 Haxton Place does not add or remove properties from the established historic districts but provides clarification that each property is included in the district in whole, rather than part. The addition of the Haxton Place properties is consistent with this standard since it is the goal of master plans to preserve historic structures and this alteration will allow for the preservation of the entire area of Haxton Place rather than just half the street.

**Finding:** The proposed map amendment provide additional refinement of the zoning regulations of the City's code by providing corrections, clarification and consistency within existing regulations. The proposed alterations are consistent with the City's land use policies.

**B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property;**

**Analysis:** The proposed amendment will not require alterations to the existing character of the established districts.

**Finding:** The proposed map amendment does not require changes to the existing development in the City and therefore meets this standard.

**C. The extent to which the proposed amendment will adversely affect adjacent properties;**

**Analysis:** The proposed amendment will not require alterations to the existing character of the established districts.

**Finding:** The proposed map amendment does not require changes and therefore will not affect adjacent properties.

**D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and**

**Analysis:** The proposed text amendments do not specifically relate, nor impact provisions of any adopted overlay zone.

**Finding:** The proposed text amendments are consistent with the provisions of all applicable overlay zoning districts that may impose additional standards.

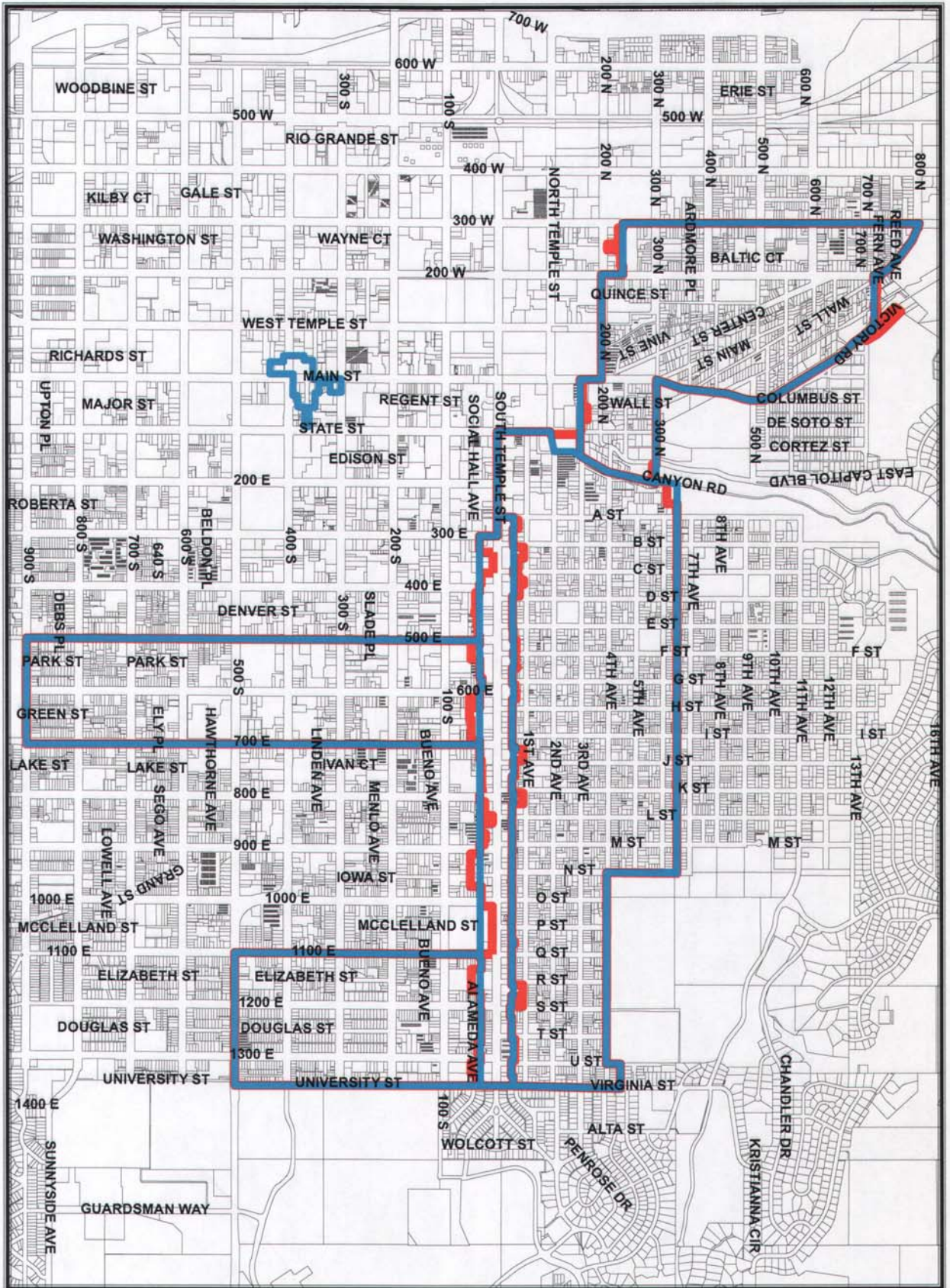
**E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.**

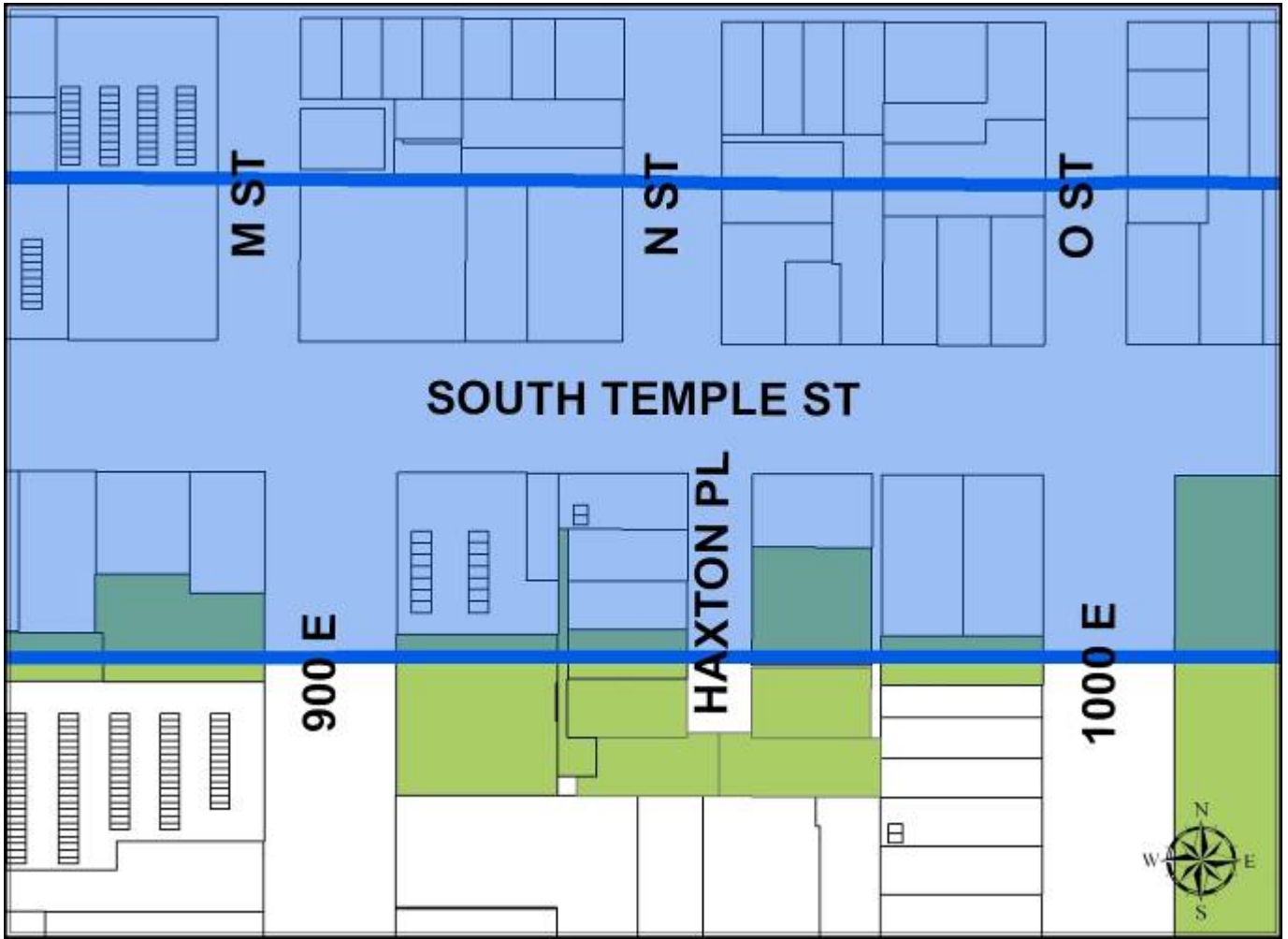
**Analysis:** The proposed map amendment does not relate to provisions governing public facilities and services.

**Finding:** The proposed map amendment should not impact the adequacy of public facilities and/or services.

***Exhibit A***  
***Proposed Map Amendment***

Existing Historic District Boundary Lines  
Proposed Historic District Boundary Lines





Close up view of a section of the South Temple district showing the addition of Haxton Place Properties. The blue section reflects the current district boundary and the green shows the lots or portions of lots that would be included within the existing district.

***Exhibit B***  
***Department Comments***

**Comments from Larry Hardman, Permits**

January 5, 2009

This sounds like a great idea. After reviewing this proposal, our office has no comments.

**Comments from Justin, Stoker, Public Utilities**

January 8, 2009

The Department of Public Utilities has no comment regarding the adjustments proposed to the historical district boundaries.



***Exhibit C***  
***Public Comments***

## **Written Public Comments from Open House**

A long overdue project. Also clarify these boundaries with Landmark Sites. Note these changes with county recorder's office. (Currently properties within districts have notice recorded on title—need to make sure this list is accurate.) Also remove Newhouse Hotel site from Exchange Place. Building demolished subsequent to demolition or add other properties on block.

Strong agreement. This is the method by which properties should be included in the districts in order to include the entire historic district boundary.

## **Phone Comments from Haxton Place Property Owners**

Since there were only four property owners whose whole properties would be included as a result of this map amendment and none attended the open house, staff called each owner to explain the project and answer questions.

Peter Goldman, 32 Haxton Place

Supports the change. Thought it was already designated and followed the design guidelines several years ago when the property was restored.

Eugenia Riet, 35 Haxton Place

Supports the change. Thought it was already designated and followed the design guidelines several years ago when the property was restored.

Jennifer Thorley, 31 Haxton Place

Supports the change.

Scott and Peggy Hansen, 34 Haxton Place

Supports the change. Thought it was already designated and followed the design guidelines several years ago when the property was restored.