


MEMORANDUM

DATE: May 8, 2009

TO: Mayor
City Council

FROM:  Joel Paterson, Planning Manager, for Wilf Sommerkorn, Planning Director

RE: **RECORD OF DECISION FOR THE HISTORIC LANDMARK COMMISSION MEETING HELD ON WEDNESDAY, MAY 6, 2009.**

The following Record of Decision document 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. Please note that any conditions of approval listed herein are not final until the minutes are ratified at the next meeting of the Historic Landmark Commission.

Petition PLNHL2009-00152 - Reservoir Park, Major Alterations - A request by the Salt Lake City Public Utilities Department for major alterations to the reservoir structure at Reservoir Park located at approximately 1319 East 100 South. Reservoir Park is located in both the South Temple and University Historic Districts. The request is to demolish the tennis court cover and the below-ground portions of the reservoir which are structurally unsound. The applicant proposes to fill and landscape the site. Reservoir Park is zoned OS-Open Space and is located in City Council District 4, represented by Council Member Luke Garrott. (Staff contact: Robin Zeigler, 801-535-7758, robin.zeigler@slcgov.com)

Decision: The Commission approved the request with conditions.

Conditions of Approval:

1. That an attempt is made to avoid removing any trees and a tree only removed upon recommendation of an urban forester;
2. That landscape features be considered that tie the park into one unit;
3. That the applicant involve an urban forester and the Police Department in review of the final design plans; and
4. That the applicant return before the Commission with the final landscape design before surface restoration and landscaping occur.

PLNPCM2009-00170 - Euclid Small Area Plan - The Planning Division seeks input from the Historic Landmark Commission regarding the draft of the Euclid Small Area Plan. The Plan is for the area generally located between North Temple and I-80 from I-15 to the Jordan River. No action is required by Historic Landmark Commission. (Staff contact: Nick Britton, 801-535-6107, nick.britton@slcgov.com)

No action requested or taken.

Petition PLNHLC2009-00046 Larry Bogdanich, New Construction (garage) - A request by Larry Bogdanich, owner, for construction of a detached garage at approximately 361 E. Fourth Avenue in the Avenues Historic District. As part of the request, the applicant is requesting the Historic Landmark Commission modify the maximum height regulation of 9 feet for flat roof accessory structures to allow the garage to be approximately 11 feet at its highest point. The property is zoned SR-1A, Special Development Pattern Residential District and is located in City Council District 3, represented by Council Member Eric Jergensen. (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com)

Decision: The Commission approved the petition in part with conditions.

Conditions of Approval:

1. Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission;
 2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment;
 3. The maximum height does not exceed nine feet (9');
 4. The applicant shall submit plans within 45 days of a Historic Landmark Commission approval, and that the work is completed within 180 days of obtaining permits. Failure to accomplish this condition shall result in the City reinstating enforcement; and
 5. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of the approval.
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Petition PLNHLC2009-00385, Major Alteration - A request by Douglas and Kristin Willmore, represented by AMD Architects, for major alterations to a single family home located at 175 North Virginia Street in the Avenues Historic District. The applicant is proposing to replace windows on the south and front facades and a rear addition above an existing garage. The addition will require an exception to the maximum height limit from 23 feet to 29 feet 5 inches. The property is zoned SR-1A and is located in City Council District 3, represented by Council Member Eric Jergensen. (Staff: Ray Milliner, 801-535-7645, ray.milliner@slcgov.com)

Decision: The Commission approved the request with conditions.

Conditions of Approval:

1. No replacement of original windows on the front or south facades is allowed. The applicant may refurbish these windows, but not replace them.
2. Final design and style of new windows shall be reviewed and approved by planning staff prior to installation. Windows shall match the historic style and design of the original home.
3. All wood siding shall have a smooth finish. No rough cut or faux wood grain imprints shall be permitted.
4. All exterior colors and materials for the addition area shall be designed and constructed to match the existing colors and materials of the home.
5. The maximum height of the primary ridge of the addition shall not exceed 29.5 feet above finished grade (existing grade at the time this application was submitted).
6. The addition must meet all other applicable Zoning Ordinance requirements, including setbacks, maximum footprint and lot coverage. Any request for an exception to these rules shall require additional review and approvals as dictated by the Zoning Ordinance.

cc: David Everitt, Chief of Staff
Cindy Gust-Jenson, City Council Executive Director
Frank Gray, Community and Economic Development Director
Mary De La-Mare Schaefer, Community Development Deputy Director
Bob Farrington, Economic Development Deputy Director
Orion Goff, Building Services and Licensing Director
DJ Baxter, Redevelopment Agency Director
Wilf Sommerkorn, Planning Director
Pat Comarell, Assistant Planning Director
Paul Nielson, Senior City Attorney
Janice Jardine, City Council Office
City Council Liaisons
John Naser, Engineering Director
Kevin Young, Transportation Planning Engineer
Lynn Pace, Deputy City Attorney
John Spencer, Property Management
Historic Landmark Commission Members
Planning Commission Members
Board of Adjustment Members
Planning Staff
Craig Spangenberg, Zoning Enforcement Supervisor
Bill Simms, Enforcement Officer, Council District 4
Lu Calfa, Enforcement Officer, Council District 3
Historic Landmark Commission File