

**Date:** December 2, 2010

**To:** Mayor  
City Council

**From:** Joel Paterson, Planning Manager



**Re:** Record of Decision for the Historic Landmark Commission Meeting held  
Wednesday, December 1, 2010

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.

**Yalecrest Local Historic District Designation – (Unfinished Business) this item was continued on October 20, 2010.** A request by the Yalecrest Yes Heritage Preservation Committee to have the Salt Lake City Historic Landmark Commission consider the designation of a local historic district within the Yalecrest neighborhood which is located generally between 800 South/Sunnyside Avenue and 1300 South, from 1300 East to 1900 East. At the public hearing on October 20, 2010, the Historic Landmark Commission indicated their intent to submit an application for a Zoning Map amendment to establish an H Historic Preservation Overlay district for all or part of the Yalecrest neighborhood. On November 3, 2010, the Historic Landmark Commission will further consider forwarding an application and will consider forwarding recommendations regarding potential boundaries for the local historic district to the Planning Commission and the City Council. The area is located in City Council District 5 represented by Jill Remington Love and District 6 represented by JT Martin. (Staff contact: Carl Leith, (801) 535-7758, [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com).)

**Council Districts: 5 and 6**

**Decision: The Commission recalled the third motion from the November 3, 2010 hearing on this item and made additional findings to support the motion in regards to their recommendation to the Planning Commission and City Council. These findings are included in the adopted minutes from November 3, 2010 on page 15 and are part of the public record. The original decision of the Commission to forward a positive recommendation on the application stands.**

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**PLNHLC2010-00267 – Keyes Fence & Retaining Wall** – a request by Brett Keyes for a Certificate of Appropriateness to retroactively approve the fence and retaining wall installed in the front yard of the property located at approximately 233 4th Avenue in the Avenues Historic District. The property is located in the SR-1A, Special Development Pattern Residential Zoning District in Council District 3, represented by Council Member Stan Penfold. (Staff Contact: Michael Maloy at (801) 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) .)

**Council District: 3**

**Decision: The Commission approved the request with conditions.**

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**PLNHLC2010-00567 – Larson Fence** – a request by Shane Larson for a Certificate of Appropriateness to retroactively approve the fence installed located at approximately 391 North Wall Street in the Capitol Hill Historic District. The applicant is seeking retroactive approval for a portion of the fence already built and approval to continue to building the fence along the property line. The subject property is located in an SR-1A (Special Development Pattern Residential) zoning district in Council District 3, represented by Council Member Stan Penfold. (Staff contact: Maryann Pickering at (801) 535-7660 or [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)).

**Council District: 3**

**Decision: The Commission denied the request.**

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**PLNHLC2010-00678 – King Garage** – a request by Robert King, represented by Tom Buese, to allow additional building and wall height for an accessory structure on the property located at approximately 711 North 200 West in the Capitol Hill Historic District. The proposed overall height of the accessory structure is 16 feet and 11 inches with a wall height of 10 feet. The maximum allowed overall height is 14 feet and the maximum wall height allowed is 9 feet. The property is zoned SR-1A, Special Development Pattern Residential District in City Council District 3, represented by Council Member Stan Penfold. (Staff contact: Maryann Pickering at (801) 535-7660 or [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)).

**Council District: 3**

**Decision: The Commission approved the request.**

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**PLNHLC2010-00611 – Shop n Go Indian Groceries** – a request by Neah Parmar, represented by John Hubyeh of Intermountain Signs for approval of an internally illuminated awning sign for a new grocery store business located at approximately 577 East 300 South in the Central City Historic District. The subject property is located in an RMF-35 (Moderate Density Multi-Family District) zoning district in Council District 4, represented by Council Member Luke Garrott. (Staff contact: Maryann Pickering at (801) 535-7660 or [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)).

**Council District: 4**

**Decision: The Commission approved the request.**

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**PLNHLC2010-00645 – Tracy Aviary Owl Forest** – a request by The Friends of Tracy Aviary for a Major Alteration to construct an "owl forest" on the Aviary grounds. The Aviary is generally located at approximately 589 East 1300 South within Liberty Park. The subject property is zoned OS (Open Space) and is located in City Council District 5, represented by Council Member Jill Remington Love. (Staff contact: Ray Milliner at (801) 535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).

**Council District: 5**

**Decision: The Commission approved the request with the conditions noted in the staff report.**

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Historic Landmark Commission Record of Decision December 1, 2010

cc: Wilf Sommerkorn, Planning Director  
Cheri Coffey, Assistant Planning Director  
Frank Gray, Community and Economic Development Director  
Mary De La-Mare Schaefer, Community Development Deputy Director  
Bob Farrington, Economic Development Deputy Director  
David Everitt, Chief of Staff  
Paul Nielson, Senior City Attorney  
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  
Historic Landmark Commissioners  
Planning Staff