

**AGENDA FOR THE SALT LAKE CITY
HISTORIC LANDMARK COMMISSION MEETING
In Room 315 of the City & County Building at 451 South State Street
Wednesday, February 3, 2010 at 5:45 p.m.**

4:00 FIELD TRIP

5:00 Briefing/Dinner

Dinner will be served to the Historic Landmark Commission and staff at 5:00 P.M. in Room 126. The Historic Landmark Commission will discuss historic district designation priorities and HLC Policies and Procedures, their priorities, and other items related to how they conduct their business. Also, an update of Certified Local Government grant proposal will be discussed. The Commission may also discuss project updates and minor administrative matters. If discussions extend past the time allotment, they may be continued after the meeting. This portion of the meeting is open to the public for observation.

5:45 HISTORIC LANDMARK COMMISSION MEETING

APPROVAL OF MINUTES from October 7, 2009 and December 2, 2009

REPORT OF THE CHAIR AND VICE CHAIR

COMMENTS TO THE COMMISSION

Comments will be taken on any item not scheduled, as well as on any other issues affecting the historic districts and historic preservation in Salt Lake City. (Comments will be limited to two minutes).

BRIEFING:

Petition PLNPCM2009-00510 North Temple Boulevard Station Area Plans. An amendment to the West Salt Lake and Northwest Community Master Plans regarding station area plans along the Airport Light Rail Line. Planning Staff will review the major components of the Plan with the Historic Landmark Commission. Copies of the plan are available on the project website at www.northtempleboulevard.com. (Staff: Nick Norris at 801-535-6173 or nick.norris@slcgov.com)

PUBLIC HEARINGS

New Business

1. **PLNHLC 2009-01346 Eastside Apartments** - A request by PEG Development for New Construction located at approximately 556 East 300 South. The subject property is located in an RMF-35 (Moderate Density Multi-Family Residential), RO (Residential Office) and RMU (Residential Mixed-Use) zoning districts, all proposed to be rezoned to RMU, in Council District 4, represented by Luke Garrott. (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)
2. **PLNHLC2009-01421 – Williams New Construction** – A request by Jake Williams for New Construction located at approximately 669 N. Wall Street. The proposed project involves construction of a new single-family residence with a detached garage. As part of the request, the applicant is requesting the Historic Landmark Commission modify the maximum height and wall height regulations to allow the garage to be approximately 17 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 Stan Penfold. (Staff contact: Janice Lew, 535-7625, janice.lew@slcgov.com)

3. **PLNHLC2009-00939 Brossard Major Alteration** – A request by Robert Brossard, to reconstruct a historic home that was damaged by fire. The home is located at approximately 470 6th Avenue in the Avenues Historic District. As part of this petition, the applicant is requesting approval of additional roof and wall height for the second floor. The zoning district allows a maximum height of 23 feet for pitched roof structures and 16 feet for walls; the proposed home has a roof height of approximately 26 feet six inches and a wall height of approximately 20 feet. The property is located in the SR-1A (Special Development Pattern Residential) zoning district in City Council District 4, represented by Stan Penfold. (Staff contact: Ray Milliner at 901-535-7645 or ray.milliner@slcgov.com)

4. **PLNHLC2009-01416, PLNHLC2009-01417, PLNHLC2009-01418 Fence Replacement**– Minor Alteration – A request by Pearl Simmons, Larry Hancock, and Melvin Kuhn, the property owners at 257, 251 and 245 Quince Street, to replace their existing backyard fences with a trex fence. The property is zoned SR-1A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Council Member Stan Penfold. (Staff contact: Ray Milliner at 901-535-7645 or ray.milliner@slcgov.com)

5. **PLNHLC2009-01402 273 North East Capitol Street New Construction** – A request by Bryson Garbett, to build a three car detached garage with living space above it. The garage would be located approximately 273 North East Capitol Street in the Capitol Hill Historic District. As part of this petition, the applicant is requesting approval of additional roof height for the second floor. The zoning district allows a maximum height of 17 feet measured to the midpoint of the roof for pitched roof structures; the proposed home has a roof height of approximately 21 feet. The property is located in the RMF-35 zoning district in City Council District 4, represented by Stan Penfold. (Staff contact: Ray Milliner at 901-535-7645 or ray.milliner@slcgov.com)

Visit the Historic Landmark Commission's website at <http://www.slcgov.com/boards/HLC/hlc-agen.htm> for copies of the Historic Landmark Commission's agendas, staff reports, and minutes. Staff reports will be posted by the end of the business day on the Friday prior to the meeting and minutes will be posted by the end of the business day two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.

- The Agenda will be taken in the order as published.
- Use cards if you want to address Commission in hearings.
- Decisions of the HLC can be appealed. Contact planning staff regarding this process.

NOTE: Please turn off cellular phones during the meeting. We comply with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Historic Landmark Commission secretary at 535-6189 regarding this agenda or ADA accommodations; TDD 535-6220.

On Thursday January 21, 2010, I personally posted copies of the foregoing notice within the City and County Building at 451 South State Street at the following locations: Planning Division, Room 406; City Council Bulletin Board, Room 315; and the Community Affairs Bulletin Board, outside Room 306. A copy of the agenda has also been faxed/e-mailed to all Salt Lake City Public Libraries for posting and to the Salt Lake Tribune and Deseret News.

Signed: _____
Angela Hasenberg, Senior Secretary

STATE OF UTAH)
 SS
 COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN to before me this 21 day of January 2010.

NOTARY PUBLIC residing in Salt Lake County, Utah