

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
Thursday, October 6, 2011
City & County Building
451 South State Street, Room 326

1. **PLNHLC2011-00503 Avenues Parking Structure Replacement** – A request by Zion's Bank Corp for design approval of a new parking structure located at approximately 378 First Avenue, to replace the existing one on site. The subject property is located in the RMF-35 (Residential Multi-Family) zone and is located in Council District 3, represented by Stan Penfold. (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com).

Decision: Approved with Conditions

2. **PLNHLC2011-00417 Smith's #94 Fuel Center** – A request by Jeff Randall of Great Basin Engineering South for construction of a new Smith's fuel center located at approximately 479 South 600 East. The subject property is located in a CS (Community Shopping District) zoning district, the Central City Historic District and is located in Council District 4, represented by Luke Garrott. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.)

Decision: Sent to Architectural Subcommittee, to be reheard at the November 3, 2011 Historic Landmark Commission meeting

3. **PLNHLC2011-00390 Revised 876 E 4th Avenue Certificate of Appropriateness for Major Alterations** – A request by James Carroll, Architect, for major alterations to a single family residence located at approximately 876 East 4th Avenue, Salt Lake City. The request is for the approval of a revised design for an addition to the rear of the property, increasing the current roof height to the rear to create accommodation on two levels. An earlier design for this addition received conditional approval from the Historic Landmark Commission on 8/4/11. The property is located in the Avenues Historic District and the SR-1A (Special Development Pattern Residential) zoning district, in City Council District 3, represented by Stan Penfold. (Staff contact: Carl Leith, 801-535-7758, carl.leith@slcgov.com)

Decision: Approved

4. **PLNPCM2010-00470: Fine Tuning Historic Preservation Program**- A request by Salt Lake City Mayor Ralph Becker to improve the clarity of the language relating to the Historic Overlay Ordinance. In addition the Petition will codify the Historic Landmark Commission "Policy Document," revise requirements of the members of the Historic Landmark Commission, increase the term limits of members, and grant the Historic Landmark Commission authority to approve signs, modify bulk and lot regulations of the underlying zoning where it is found that conforming to the underlying zoning would not be compatible with the historic district. It will also address several minor fine tuning text amendments in various sections of Title 21 that reference the historic overlay. Related provisions of Title 21A-Zoning may also be amended as part of this petition; the changes would apply citywide if adopted by the City Council. (Staff contact: Michaela Oktay at (801)535-6003 or michaela.oktay@slc.gov.com.)

Forwarded to the Planning Commission with a favorable recommendation with suggested changes

5. **PLNPCM2011-00473 Conservation Districts** – A request by Mayor Ralph Becker to analyze the appropriateness of creating a provision for conservation districts. The proposed ordinance would include a framework and process for creating conservation districts. It would not actually create a district. If adopted, neighborhoods would be able to go through a process for creating a district. The ability to create conservation districts would apply citywide. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.)

Tabled for further discussion and modification

Dated at Salt Lake City, Utah this 7th day of October 2011.
Michelle Moeller, Historic Landmark Commission Senior Secretary