

**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION  
Minutes of the Meeting  
Room 326, 451 South State Street  
October 3, 2013**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:52:44 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Sheleigh Harding; Vice Chairperson Polly Hart, Earle Bevins III, Thomas Brennan, Arla Funk, Robert McClintic, and Heather Thuet. Commissioner Charles Shepherd was excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Molly Robinson, Urban Designer; Ray Milliner, Principal Planner; Michelle Moeller, Senior Secretary and Paul Neilson, City Attorney.

**FIELD TRIP NOTES:**

A field trip was held prior to the work session. Historic Landmark Commissioners present were: Earle Bevins, Robert McClintic, Sheleigh Harding, and Polly Hart. Staff members in attendance were Cheri Coffey and Ray Milliner.

The following locations were visited:

**Tracy Aviary**- The Commission toured the Tracy Aviary

**DINNER**

Dinner was served to the Commission and Staff at 5:00 p.m. in room 126 of the Salt Lake City and County Building. A briefing on the Tax Credit Programs was given by Mr. Nelson Knight- SHPO.

**WORK SESSION [5:53:04 PM](#)**

**[Downtown Master Plan](#) - As part of the planning process for the Downtown Master Plan, planning staff will brief the Historic Landmarks Commission on the status of the project. Staff will report on the public engagement process, state of the draft vision statement and principles, and upcoming opportunities for public involvement. (Staff contact: Molly Robinson at (801) 535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com))**

Ms. Molly Robinson, reviewed the Master Plan for Downtown and the timeline for the

project as outlined in the memo dated September 24, 2013. She asked the Commission for comments and questions.

The Commission and Staff discussed twenty four hour transportation to the airport via Trax. They discussed block sale and what was being proposed to help break the blocks down to smaller blocks and the fact that the scales of the blocks are character defining features. The Commission and Staff discussed the plans to break up lots around the Rio Grande. They discussed the pedestrian and bicycle amenities in the plan and if there would be a recreation plan and outdoor areas for pets. The Commissioners stated they liked the direction of the Master Plan and the public outreach being done.

**REPORT OF THE CHAIR OR VICE CHAIR [6:04:58 PM](#)**

Chairperson Harding stated she had nothing to report at this time

Vice Chairperson Hart reported on the tour of the Central City historic district to clarify the contributing and non-contributing buildings listed in the proposed survey. She stated the issues have now been resolved.

**REPORT OF THE DIRECTOR [6:05:47 PM](#)**

Ms. Cheri Coffey, Assistant Planning Manager, reported on the children's play area at Liberty Park and how the Parks Department would like to develop the area. She reported on the application for a new Historic District along Harvard Ave.

**APPROVAL OF THE September 5, 2013 MINUTES [6:07:30 PM](#)**

**MOTION [6:07:35 PM](#)**

**Commissioner Hart moved to approve the minutes of September 5, 2013. Commissioner Thuet seconded the motion. The motion passed unanimously.**

**PUBLIC COMMENTS [6:07:54 PM](#)**

Chairperson Harding opened the Public Comment period, seeing no one wished to speak, Chairperson Harding closed the Public Comment period.

**PUBLIC HEARINGS [6:08:05 PM](#)**

**[Tracy Aviary Macaw and King Vulture Exhibit at approximately 589 East 1300 South](#)**  
- The Tracy Aviary, Represented by Friends of Tracy Aviary, is requesting approval from the City to build an exhibit that will house Macaws and King Vultures. The structure will be constructed primarily from reclaimed wood, stone, corrugated metal and wire mesh coated with plastic. The exhibit will be located near the amphitheater at Tracy Aviary which is currently under construction. The property is

**zoned OS (Open Space). This type of project must be reviewed as New Construction at a Landmark Site (Liberty Park). The subject property is within Council District 5, represented by Jill Remington Love (Staff contact: Ray Milliner at (801) 535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)). Case number PLNHLC2013- 00785).**

Mr. Ray Milliner, Principal Planner, reviewed the petition as presented in the Staff Report (located in the Case File). He stated Staff was recommending the Historic Landmark Commission approve the petition as presented.

Mr. Paul Spence, Architect, reviewed the context of the project and the importance of completing all of the projects for the Aviary. He discussed the original Master Plan for the Aviary, the proposed changes to the plan to improve the Aviary and allow the mature trees to be kept in the Park.

The Commissioners stated they were impressed with the completed projects and look forward to seeing the proposed building.

**PUBLIC HEARING [6:14:17 PM](#)**

Chairperson Harding opened the Public Hearing.

Ms. Cindy Cromer stated the conditions of approval in the Staff Report were articulated perfectly. She stated regarding condition five, it is important to ensure the approved plan is what is actually constructed and make the Architect or Applicant responsible to ensure this happens. Ms. Cromer stated the issue of streetscape was addressed appropriately in the Staff Report and any modifications to the Aviary should address the existing historic buildings, to protect and not detract from them.

Chairperson Harding closed the Public Hearing.

**DISCUSSION [6:17:39 PM](#)**

The Commission asked if condition five could be a mandatory condition for all plans. Staff explained there may be small modifications that Applicants need to make and the City did not want to prohibit those. The Commission would like condition five to be part of the approval process. Staff stated the condition could be added and include language to allow small changes.

**MOTION [6:19:20 PM](#)**

**Commissioner Hart stated regarding PLNHLC2013-00785, based on the analysis and findings of fact in this Staff Report, testimony and plans presented, I move that the Historic Landmark Commission approve the proposed Macaw and King Vulture exhibit at Tracy Aviary subject to the conditions of approval listed in the Staff Report. Commissioner Brennan seconded the motion. The motion passed unanimously.**

**The meeting stood adjourned at [6:20:13 PM](#)**