

**AMENDED AGENDA SALT LAKE CITY
HISTORIC LANDMARK COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street
Thursday, July 18, 2013 at 5:45 pm**

FIELD TRIP – Will leave at 4:00 pm from the east entry of the City and County Building
DINNER and Work Session begins at 5:00 pm in Room 126.

The Commission may discuss project updates and other minor administrative matters at this time. This portion of the meeting is open to the public.

Dinner Discussion

1. **Continued Discussion of proposed amendments to Zoning Ordinance provisions regarding the Demolition of Historic Buildings.** Salt Lake City Mayor Ralph Becker requesting that the City adopt new regulations that will clarify how proposed demolitions of landmark sites and contributing buildings will be evaluated and the process for approving or denying a demolition request. This proposal will generally affect section 21A.34.020 of the Zoning Ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. If adopted, the proposed changes would apply to all City designated Landmark Sites and contributing buildings in local historic districts. (Staff contact: Janice Lew at 801-535-7625 or janice.lew@slcgov.com). File number: PLNPCM2009-00014
2. **Utah Heritage Foundation Preservation Conference review and comments**

ADMINISTRATIVE BUSINESS begins at 5:45 pm in Room 326.

1. **Report of the Chair and Vice Chair**
2. **Director's Report**
3. **Approval of the Minutes from June 6, 2013 and June 13, 2013** (Design Review training)
4. **Public Comments** – The Commission will hear any comments from the public not pertaining to items listed on the agenda.

PUBLIC HEARINGS

1. **Publik on Three and G Major Alteration at approximately 502 – 518 East Third Avenue** - Warren Lloyd of Lloyd Architects is requesting approval from the City for an addition to an existing commercial business at the above listed addresses. The existing building contained a former restaurant use that is now vacant. The properties are zoned CN (Neighborhood Commercial) and RMF-35 (Moderate Density Multi-family Residential) and located within the Avenues Historic District. This type of application must be reviewed as a Major Alteration in a local historic district. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com. Case number PLNHLC2013-00335).
2. **The Taylor Addition at approximately 546 Wall Street** - David Richardson, representing property owner David Taylor, is request approval from the City to construct an addition to the rear of the home at the above listed address. Currently, the land is used residentially and the property is zoned SR-1A (Special Development Pattern Residential District). This type of project must be reviewed as a Major Alteration in a local historic district. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com. Case number PLNHLC2013-00157).
3. **Tracy Aviary Turkey Vulture and Hawk Exhibit at approximately 589 East 1300 South (Liberty Park)** - The Tracy Aviary, Represented by Matthew Utley, is requesting approval from the City to build a 677 square foot exhibit that will house turkey vultures and hawks. The structure will be constructed primarily from wooden posts and wire mesh coated with plastic. The exhibit will be located near the existing Wetland Experience at Tracy Aviary. The property is zoned OS (Open Space). This type of project must be reviewed as New Construction in a local historic district. 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). Case number PLNHLC2013-00411).

4. **The 200 Apartments at approximately 206 North 200 West** - Matt Musgrave is requesting approval from the City to demolish an existing noncontributory building and develop 2 four-unit apartment buildings which will be 30 feet high with 16 parking spaces at the above listed address. Currently the existing building is vacant and zoned CN (Neighborhood Commercial). This type of project must be reviewed as a Demolition of a non-contributing building, a Special Exception for additional building height, and New Construction in a local historic district. The subject property is within Council District 3, represented by Stan Penfold (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com).
 - a. **SPECIAL EXCEPTION FOR ADDITIONAL BUILDING HEIGHT** - In order to build the project noted above, a Special Exception for additional height is required. The maximum height allowed in the Neighborhood Commercial (CN) zone is 25 feet. The proposed buildings measure 30 feet from established grade. This would allow the petitioner to reach desired ceiling heights and accommodate parking within the buildings. Case number PLNHLC2013-00240.
 - b. **MINOR ALTERATION** - In order to build the project noted above, a certificate of appropriateness for the demolition of a non-contributory building is necessary in order to demolish the existing building to make way for the proposed buildings. Case number PLNHLC2013-00241.
 - c. **NEW CONSTRUCTION** - In order to build the project noted above, the petitioner will need a Certificate of Appropriateness for New Construction in a Historic District is required. The proposed buildings must be reviewed and approved for compliance with all applicable design standards listed in the Salt Lake City Zoning Ordinance. Case number PLNHLC2013-00239.

Work Session

5. **Liberty Park Pump House at approximately 600 East 900 South (Liberty Park)** - The Salt Lake City Parks Division, Represented by Troy Baker is requesting approval from the City to build a shelter for a pump system that will deliver irrigation water to Liberty Park. The building would be located on the Northwest corner of the existing Liberty Park Lake. The property is zoned OS (Open Space). This type of project must be reviewed as New Construction in a local historic district. 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. Case number PLNHLC2013-00453

The next regular meeting of the Commission is scheduled for Thursday, August 1, 2013.

Appeal Of Historic Landmark Commission Decision: The applicant, any owner of abutting property or of property located within the same H historic preservation overlay district, any recognized or registered organization pursuant to title 2, chapter 2.62 of this code, the Utah State Historical Society or the Utah Heritage Foundation, aggrieved by the Historic Landmark Commission's decision, may object to the decision by filing a written appeal with the appeals hearing officer within ten (10) calendar days following the date on which a record of decision is issued.

*Files for agenda items are available in the Planning Division Offices, Room 406 of the City and County Building. **Please contact the staff planner for more information.** Visit the Historic Landmark Commission's website <http://www.slcgov.com/planning/planning-historic-landmark-commission-hlc> to obtain 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.*

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance of the hearing in order to attend. Accommodations may include alternate formats, interpreters and other auxiliary aids. This is an accessible facility. For questions, requests or additional information, please contact the Salt Lake City Planning Office at: 801-535-7757/TDD 801-535-6220.