

**AMENDED SALT LAKE CITY
HISTORIC LANDMARK COMMISSION
MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Thursday, January 16, 2014 at 5:30 pm**

FIELD TRIP - Will leave at 4:00 p.m. from the east entry of the City and County Building.

DINNER 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.

ADMINISTRATIVE BUSINESS - Begins at 5:30 pm

1. **Report of the Chair and Vice Chair**
2. **Director's Report**
3. **Approval of the Minutes from December 5, 2013**
4. **Public Comments** - The Commission will hear any comments from the public not pertaining to items listed on the agenda.

WORK SESSION

5. **"Profits through Preservation - The Economic Impact of Historic Preservation in Utah"**
Kirk Huffaker, Executive Director of Utah Heritage Foundation, will review the key findings of the Utah statewide study carried out by a team lead by Washington DC-based Place Economics.
6. **Design Guidelines for Apartments and Multi-Family Buildings in Salt Lake City - Draft 1** The Historic Landmark Commission will review the first complete draft of the Design Guidelines for Apartments and Multi-Family Buildings in Salt Lake City. (Staff contact: Carl Leith at (801) 535-7758, or carl.leith@slcgov.com) Case number: PLNPCM2012-00870

PUBLIC HEARINGS

7. **Smith's Monument Sign at approximately 402 6th Avenue** - Smith's Grocery Store represented by Richard Forsyth, is requesting Historic Landmark Commission approval to modify an existing monument sign facing E Street at the above listed address. The proposal would convert the sign from externally illuminated to internally illuminated. The property owner is requesting changes to the size or shape of the sign are proposed. The property owner is requesting changes to the size or shape of the sign (business). This type of project must be reviewed for a Certificate of Appropriateness for construction in a Historic District. The subject property is within Council District 3, represented by Stan Penfold (Staff contact: (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com.) Case number: PLNHLC2013-00558

- 8. Ownsbey Residence at approximately 88 N. 'T' Street** - Tom Jakob is requesting approval to construct a single-family residence at the above listed address. Currently the land is vacant and the property is zoned SR-1A (Special Development Pattern Residential District). This type of project must be reviewed as New Construction in a local historic district and Special Exceptions for a reduced rear yard setback and building coverage. The subject property is within Council District 3, represented by Stan Penfold (Staff contact: Janice Lew at (801) 535-7626 or janice.lew@slcgov.com).
- a. **NEW CONSTRUCTION** - In order to build the project noted above, a Certificate of Appropriateness for New Construction in a historic district is required. The proposed building must be reviewed and approved for compliance with all applicable design standards listed in the Salt Lake City Zoning Ordinance. Case number: PLNHLC2013-00933.
 - b. **SPECIAL EXCEPTION FOR A REDUCED REAR YARD SETBACK** - In order to build the project noted above, a Special Exception for a reduced rear yard setback is required. The setback required is approximately 29 feet. The proposed building measures 1 foot from the rear property line. This would allow the applicant to attach the parking accommodations. Case number PLNHLC2013-00934.
 - c. **SPECIAL EXCEPTION FOR ADDITIONAL BUILDING COVERAGE** - In order to build the project noted above, a Special Exception for additional building coverage is required. The maximum building coverage in the SR-1A zone is 40% of the lot area. The proposed building coverage is approximately 51%. This would allow the applicant to provide parking within the building. Case number PLNHLC2013-00934.

The next regular meeting of the Commission is scheduled for Thursday, February 6, 2014.

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.