

**SALT LAKE CITY**  
**HISTORIC LANDMARK COMMISSION**  
**Minutes of the Meeting**  
**Room 326, 451 South State Street**  
**April 3, 2014**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:34:43 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; Commissioners Earle Bevins III, Robert McClintic, David Richardson and Heather Thuet. Commissioner Charles Shepherd, Arla Funk and Thomas Brennan were excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Carl Leith, Senior Planner; Katia Pace, Principal Planner; Michelle Moeller, Senior Secretary and Katie Lewis, Senior City Attorney.

**FIELD TRIP NOTES:**

No field trip was held prior to this meeting.

**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.

[5:34:57 PM](#)

**APPROVAL OF THE MARCH 6, 2014 MINUTES**

**MOTION** [5:36:59 PM](#)

**Commissioner Hart moved to approve the minutes from March 6, 2014, with the amendments. Commissioner Bevins seconded the motion. The motion passed unanimously.**

**REPORT OF THE CHAIR OR VICE CHAIR** [5:37:15 PM](#)

Chairperson Harding stated she had nothing to report.

Vice Chairperson Hart stated she had nothing to report.

**DIRECTOR'S REPORT** [5:37:23 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, asked which Commissioners wanted to attend the Preservation Conference in May. She reviewed the schedule for the conference.

**PUBLIC COMMENTS** [5:38:09 PM](#)

Chairperson Harding opened the Public Comment period for items not on the agenda. Seeing no one in the audience wished to speak; Chairperson Harding closed the Public

Comment period.

**WORK SESSION** [5:38:22 PM](#)

**300 West Median Islands and Intersections Upgrades – The Redevelopment Agency of Salt Lake City (RDA) will present a brief overview of the 300 West Streetscape project. Improvements will include landscaped medians and intersection improvements, including bulb-outs and crosswalk enhancements, between approximately North Temple and 1000 North. The project is located in City Council District 3, represented by Stan Penfold. (Staff contact: Katia Pace (801) 535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com))**

Ms. Katia Pace, Principal Planner, gave an overview of the upgrades (copies are available in the Planning Office). She stated the RDA was looking for direction on the proposal.

Mr. Ben Davis, RDA, reviewed the proposed planting for the area and the other materials that would be used in the project. He discussed the crosswalk improvements and their locations.

The Commission and Staff discussed the following:

- Discussed if the bulb outs reduced the number of traffic lanes.
  - Traffic lanes will remain the same but on street parking will be reduced.
- How the art would be determined.
  - Art in the medians would not be allowed due to UDOT regulations but art elements would be placed in locations outside of the rights-of-way.
- The median between 500 and 600 North will not change due to the left hand turn lane on to the freeway access at 600 North.
- The timeline for the project.
- If the Commission would like to review the final plans or if they would like to delegate approval to Staff.
  - The Commission stated they would like to further review the plans.

[5:49:09 PM](#)

**Avian Health Center at Tracy Aviary – New Construction - A request by Tracy Aviary to construct a new building for the Avian Health Center, to serve as a veterinary clinic and bird quarantine for their facility. Tracy Aviary is located in Liberty Park, a Landmark Site. It is located at approximately 589 East 1300 South. The site is in the OS (Open Space) zoning district, in City Council District 5, represented by Erin Mendenhall. (Staff contact: Katia Pace at (801) 535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com))  
Case number: PLNHL2014-00070**

Commissioner David Richardson stated he participates on a committee at the Aviary related to the facilities. He stated that they are not a decision making or financial board and they have not reviewed the request for this building.

The Commission discussed if Commissioner Richardson could participate in the discussion and decision or if he had a conflict of interest. The Commission determined they did not believe he had a conflict of interest and that he could participate in the review and decision of this project.

Ms. Katia Pace, Principal Planner, reviewed the petition as presented in the Staff Report (located in the Case File). She stated that Staff was recommending that the Historic Landmark Commission approve the petition as presented.

The Commission and Staff discussed the following:

- Email regarding the trees from Lyle Hagen, Urban Forester (located in the case file).

Mr. Matthew Utley, representing the Aviary, said that the proposal will replace a trailer and quarantine area, improving the current facilities and bringing them up to current standards.

#### **PUBLIC HEARING [5:58:33 PM](#)**

Chairperson Harding opened the Public Hearing. Seeing no one in the audience wished to speak to the petition; Chairperson Harding closed the Public Hearing.

#### **DISCUSSION [5:58:49 PM](#)**

The Commission stated and discussed the following:

- The composition of the building was consistent with the existing buildings and appropriate for the facility.

#### **MOTION [5:59:33 PM](#)**

**Commissioner Hart stated regarding PLNHLC2014-00070, based on the analysis and findings of fact in the Staff Report, testimony and plans presented, she moved that the Commission approve the proposed Avian Health Center at Tracy Aviary subject to the conditions listed in the Staff Report. Commissioner McClintic seconded the motion. The motion passed unanimously.**

#### **[6:00:11 PM](#)**

**International Peace Gardens National Register Nomination- The Utah's State Historic Preservation Office is soliciting comments from the Historic Landmark Commission regarding listing the International Peace Gardens, located in Jordan Park, on the National Register of Historic Places. The park is located at approximately 1060 South 900 West and the International Peace Gardens is located on the northwest section of the park. The subject property is within Council District 2, represented by Kyle LaMalfa. (Staff contact: Katia Pace at (801) 535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com))**

Ms. Katia Pace, Principal Planner, reviewed the petition as presented in the Staff Report (located in the Case File). She stated Staff was recommending the Historic Landmark Commission forward a positive recommendation to the State Historic Preservation Review Board.

The Commission and Staff discussed the following:

- The City Staff required to care for the garden.
- The purpose of registering the garden on the National Register.
- If the City was open to including the garden on the Local Historic Register. It was noted that the city was considering that possibility, in internal and informal discussions.
- If the National Register status would cause the park to be listed as a National Park.

#### **PUBLIC HEARING [6:11:47 PM](#)**

Chairperson Harding opened the Public Hearing.

Ms. Emolie Kearns asked if the garden was listed on the registry would further development of the garden be allowed.

The Commission explained the reason for listing the garden on the National registry and benefits of the listing.

Chairperson Harding closed the Public Hearing.

#### **DISCUSSION [6:13:11 PM](#)**

The Commission and Staff discussed the next steps for the proposal.

#### **MOTION [6:13:35 PM](#)**

**Commissioner Hart stated regarding the request to nominate the International Peace Gardens to the National Register of Historic Places, she moved that the Historic Landmark Commission forward a positive recommendation to the State Historic Preservation Review Board. Commissioner McClintic seconded the motion. The motion passed unanimously**

#### **[6:14:21 PM](#)**

**Design Guidelines for Historic Apartments and Multi-Family Buildings in Salt Lake City - A petition initiated by Mayor Ralph Becker to create Design Guidelines for Historic Apartment and Multifamily Buildings in Salt Lake City regulated by the H Historic Overlay Zone. The design guidelines will provide design advice to owners and applicants, and serve as a review and decision-making guide for the public, the**

**Commission and Staff. The draft design guidelines are new and will supplement the current design guidelines for residential and commercial historic buildings and signs, reflecting best practice in information, guidance, organization and clarity. The Historic Landmark Commission will hold a Public Hearing, receive public comments, review the draft design guidelines and forward their recommendation to Planning Commission and City Council. (Staff contact: Carl Leith at (801) 535-7758, or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com)) Case number: PLNPCM2012-00870**

Mr. Carl Leith, Senior 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.

The Commission and Staff discussed the following:

- The timeline for the Sustainability portion of the guidelines.
  - Staff stated it would take two to three weeks to produce a rough draft of the sustainability guidelines. He stated there were a number of graphics that to add to making the document relevant.
- Credit for Staff's work on the document should go before the Commissions in the document.
- This was a great document to help with the future infill of the City.

#### **PUBLIC HEARING [6:33:55 PM](#)**

Chairperson Harding opened the Public Hearing.

Ms. Cindy Cromer stated she was thrilled that the guidelines were written in house. She said it was a good idea to leave out the bad examples but some of the photos need to be simplified to reflect the preferred development designs. Ms. Cromer stated more outreach needed to be done to get the larger developer's opinion on the guidelines. She suggested getting a different outlook on how the guidelines would apply to developers. Ms. Cromer stated there were buildings in the University area that were now historic that should be included in the document.

The Commission and Ms. Cromer discussed the timeline for the project and the public outreach that could be done for the project. Ms. Cromer stated Staff could handle the suggestions and move forward prior to the guidelines going to City Council.

Chairperson Harding closed the Public Hearing.

#### **DISCUSSION [6:44:00 PM](#)**

The Commission and Staff discussed the individuals that had participated in the review Committee. The Commission stated it would be beneficial to get comments from

developers. Staff stated a notice could be sent prior to the Planning Commission public hearing still allowing the petition to move forward. They discussed the developers that could be notified of the proposal and solicited for input. The Commission stated the proposal had been in the works for a few years, they appreciated outside comments but it was nearing the end of the process. It was stated that developers had been given the chance to make comments and if additional comments were submitted it could be done so in writing and submitted to Staff directly. The Commission stated the document was more useful when it was in use however, the input from developers may be beneficial to the guidelines as a whole. They did not want to hold the document back while the comments were being submitted. They discussed the proposed addition of diagrams and line drawings and how adding too many could be negative rather than positive.

**MOTION [6:51:04 PM](#)**

**Commissioner Hart stated regarding PLNHL2012-00870, based on the review of the Design Guidelines for Historic Apartment and Multifamily Buildings, including the previous Staff Reports, sub-committee minutes, public testimony and proposed draft document as presented, she moved that the Historic Landmark Commission transmit a favorable recommendation to the Planning Commission to forward a positive recommendation to City Council to adopt the Design Guidelines for Historic Apartment and Multifamily Buildings, she suggested that Staff reach out to developers that have built new apartments and multifamily buildings to get their feedback and input.**

The Commission discussed if reaching out to the development community would hinder the process. They noted that this outreach could occur prior to the Planning Commission review but that the Historic Landmark Commission was ready to move the project forward.

**Commissioner Richardson seconded the motion.**

**Commissioner Hart amended the motion to state the Commission was asking Staff to reach out to developers that had done multiple projects in recent years (five years) to get their feedback and input on the guidelines.**

**Commissioner Richardson seconded the amendment.**

**The motion passed unanimously.**

Ms. Coffey stated Planning had received CLG grant money from the State Preservation Office and one of the uses of the money will be to update the survey of the University Historic District.

**The meeting stood adjourned at [6:53:59 PM](#).**