

**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION
Minutes of the Meeting
Room 326, 451 South State Street
June 5, 2014**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:35:33 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; Commissioners Thomas Brennan, Arla Funk, Robert McClintic, David Richardson, Charles Shepherd and Heather Thuet. Commissioner Vice Chairperson Polly Hart and Commissioner Earle Bevins III were excused.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Manager; Joel Paterson, Zoning Administrator; Michael Maloy, Principal Planner; Michelle Moeller, Senior Secretary and Paul Nielson, Senior City Attorney.

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.

APPROVAL OF THE MAY 1, 2014 MINUTES [5:35:45 PM](#)

MOTION [5:35:59 PM](#)

Commissioner McClintic moved to approve the minutes from May 1, 2014. Commissioner Thuet seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:36:14 PM](#)

Chairperson Harding stated she had nothing to report.

DIRECTOR'S REPORT [5:36:20 PM](#)

Ms. Michaela Oktay, Planning Manager, stated the July meeting will be on the seventeenth. She reviewed the Commissioners whose terms expired in July and the possible new Commissioner that would be appointed in July. Ms. Oktay reported on the historic districts that would be presented to the City Council on June 10th for acceptance. She reviewed the administratively approved Special Exception and asked the Commission if they had any questions or comments regarding the approval.

Commissioner Funk asked Staff to discuss the cell tower on Arlington Condos that was being approved through the Planning Commission and not the Historic Landmark Commission.

Ms. Oktay stated the cell antennae had currently been pulled from the Planning Commission agenda.

PUBLIC COMMENTS [5:39:06 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.

DISCUSSION [5:39:30 PM](#)

[Downtown Master Plan](#) – As part of the planning process for the Downtown Master Plan, planning staff will brief the Planning Commission on the status of the project. Planning Staff will be reviewing various sections of the Draft Plan with the Commission. (Staff contact: Nick Norris at (801) 535-6173 or nick.norris@slcgov.com)

Mr. Michael Maloy, Principal Planner, reviewed the master plan as presented (located in the case file). He asked the Commission for further input, comments or corrections regarding the plan.

The Commission and Staff discussed the following:

- If any Historic Preservation concerns had been identified in the research.
 - Staff stated explained the findings regarding older buildings and stated new Historic Districts had not been identified.
- Staff should study the edges of the area where older residential properties should be saved or converted to commercial buildings. These buildings should be preserved and protected.
 - Staff stated that could be added. He encouraged the Commission to make comments on where such information would fit in the plan and to forward any comments to Staff.
- The Commission stated a block level survey should be considered.
 - Staff stated a deeper knowledge indentifying the key points that would advance the goals of both the Commission and Public needed to be researched and included in the plan.
- The Commission stated they would forward their comments and suggestions to Staff.

PUBLIC HEARINGS [6:00:22 PM](#)

Chairperson Harding reviewed the standards for approval and asked the Public to keep their comments to those key points.

[Harvard Park Local Historic District Designation](#) – Kelly Marinan is requesting that the City designate a new local historic district for the Harvard Park Subdivision which includes all of the properties located on Harvard Avenue between 1700 East and 1800 East. If the proposed local historic district is approved, the Salt Lake City Zoning Map will be amended to include the Historic Preservation Overlay Zoning District for the properties located in the Harvard Park Subdivision. The proposed local historic district regulations can be found in section 21A.34.020. of the Zoning Ordinance

http://www.sterlingcodifiers.com/codebook/index.php?book_id=672%20). Any

owner of real property that is proposed to be located within the new local historic district may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Historic Landmark Commission. All written objections will be forwarded to the City Council. The proposed local historic district is located in City Council District 6, represented by Charlie Luke. (Staff contact: Joel Paterson at (801) 535-6141 or joel.paterson@slcgov.com.) Case number PLNHLC2013-00816

Mr. Joel Paterson, Planning Programs Coordinator, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission forward a favorable recommendation to the City Council regarding the request.

The Commission and Staff discussed the following:

- The properties that need status changes and why.
- The standards for reviewing conforming and non-conforming structures.
- The tax credits for contributing and non-contributing structures.
- The benefits of having this historic district versus leaving it as it was, since the new listing would not change the tax credits.

Ms. Kelly Marinan, Applicant, discussed the reason for requesting the historic district. She requested that the Commission become the applicant for the petition. Ms. Marinan reviewed the issues with the revolving home owners or developers coming into the area and changing or demolishing the homes. She stated something needed to be done to protect the homes and the character of the neighborhood.

PUBLIC HEARING [6:20:27 PM](#)

Chairperson Harding opened the Public Hearing.

The following individuals spoke to the petition: Mr. Todd Tanner, Ms. Lordes Cook, Ms. Karen Morgan and Ms. Kelly Wright.

The following comments were made:

- The historic district research was interesting but some of the structures are overrated and in need of status changes.
- Some of the homes are being remodeled, have had features removed or are being changed to non-contributing structures.
- The percentage of contributing to non-contributing is much lower than what was presented. Mr Paterson noted that the Planning Staff reviewed the contributing status of each building within the proposed historic district with the State Historic Preservation Office. The Planing Staff is recommending that the Commission accept amendments to the contributing status of several homes in the proposed district and that with the proposed changes approximately 82% of the homes in Harvard Park would be rated as contributing buildings

- If the mailed notice gave the option to opt out of the district which did not reflect the process that the State and City agreed on. Ms. Oktay clarified that the state language was mandatory and confusing and that it should not be interpreted to mean that one can opt out of the district. Staff clarified that all comments get forwarded to the City Council.
- It was important to the community and the home owners to have their homes preserved for years to come.
- The historic neighborhoods are disappearing and the remaining ones need to be protected.
- The subject houses are in good repair and those that are in need of repair could easily be fixed.
- There are a lot of ways to modify the homes and have them remain compatible/ contributing.
- The reason for the district would be to protect the homes in the area not just the ones listed on the national registry.
- The process to approve a Historic District is intense and lengthy.
- Area clearly met the designation criteria and what was in the preservation plan.

Ms. Oktay reviewed the state code noticing standards for Map Amendments and the language that was required to be included on the notice.

Chairperson Harding closed the Public Hearing.

The Commission and Staff discussed the following:

- The next steps for the petition.
- The public support ballot and how it would be used in the City Council's decision. After tallying the ballots submitted, the City will calculate the percentage of property owners voting in favor and against the proposed local historic district designation. The level of support will be forwarded onto City Council.
- The standards for review that the Planning Commission would use.
 - Zoning Map Amendment Standards.
- If the Planning Commission's decision was included in the information sent to the City Council.
 - Yes both the Historic Landmark Commission and the Planning Commission recommendations would be included in the information.

MOTION [6:37:10 PM](#)

Commissioner Funk stated regarding PLNHLC2013-00816, based on the findings listed in the Staff Report, testimony and information presented, she moved to forward a recommendation to the City Council to designate a new local historic district for the Harvard Park subdivision. Commissioner McClintic seconded the motion. The motion passed unanimously.

Staff stated recommendations for conforming and non-conforming status changes could be addressed at a later date after further review.

The meeting adjourned at [6:39:16 PM](#).