

**Salt Lake City Planning Division**  
**Record of Decisions by the Historic Landmark Commission**  
**December 3, 2015**  
**City & County Building**  
**451 South State Street, Room 326**

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1. **New Apartment Building at approximately 454-466 E. South Temple** - Chris Huntsman, CRSA, on behalf of owner Garbett Homes, is requesting a Certificate of Appropriateness from the City to construct a new apartment building at the southwest corner of 500 East and E. South Temple. The property is currently vacant. The proposed development would be approximately six stories and include 5,000 SF of commercial space, 176 apartment units and provision for parking 226 vehicles. The site is zoned R-MU (Residential / Mixed Use) and is located in the South Temple Local Historic District and City Council District 4, represented by Luke Garrott. (Staff contact: Carl Leith, (801) 535-7758 or [carl.leith@slcgov.com](mailto:carl.leith@slcgov.com).)
- a. New Construction - In order to build the proposed apartment building a Certificate of Appropriateness for the building must be approved by the Historic Landmark Commission. Case Number PLNHLC2015-00930.
  - b. Special Exception Approval - In order to construct the proposed development, special exception approval is sought for an encroachment of 20 feet into the required rear yard setback on the west side of the development to accommodate part of the building, two stair ways and an ADA ramp that are greater than 4 feet in height. In conjunction to the encroachment, the applicant is seeking a special exception for approximately 6 feet 8 inches in additional building height for a portion of the west elevation and a portion of the south elevation at the southwest corner of the site. A grade change greater than four feet is also requested in order to accommodate the parking access ramp. Case Number PLNHLC2015-00931

**Decision: Tabled to a future meeting.**

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2. **Warehouse National Historic District Expansion** - Salt Lake City has engaged Sherri Murray Ellis, Certus Environmental Solutions, LLC, to evaluate buildings in the study area, and prepare a National Register nomination that would expand the existing boundary of the Warehouse National Historic District. The Historic Landmark Commission will review the National Register nomination and forward a recommendation to the Utah State Board of History. The proposed expanded boundary is roughly bound by 50 South, West Temple/300 West, 1000 South, and Interstate 15 (I-15) and is located in City Council District 4, represented by Luke Garrott. (Staff contact: Amy Thompson at (801) 535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com).)

**Decision: A positive recommendation to the Board of State History**

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3. **University Historic District Reconnaissance Level Survey (RLS) Update** - Salt Lake City has engaged Beatrice Lufkin to update the survey of existing buildings within the University Local Historic District. The Historic Landmark Commission will consider the survey updates, findings and consider accepting the final report of the survey. The district is roughly bound by South Temple, 500 South, 1100 East to 1300 East and is located in City Council District 4, represented by Luke Garrott. (Staff contact: Lex Traughber at (801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com).)

**Decision: Tabled to a future meeting**

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4. **Fine Tuning of Local Historic District (LHD) Designation Process** - Mayor Ralph Becker requests a text amendment in order to fine tune and clarify regulations regarding the designation of local historic districts in Salt Lake City. Changes proposed are intended to clarify language and to make the designation process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The changes would apply citywide. Staff contact is Lex Traughber at (801)535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com).) Case number PLNPCM2015-00149

**Decision: A positive recommendation to the City Council**

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Dated at Salt Lake City, Utah this 3rd day of December, 2015  
Michelle Moeller, Administrative Secretary