

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
February 5, 2015
City & County Building
451 South State Street, Room 326

1. [Terrace Falls Sun Deck at approximately 171 East Third Ave.](#) – Fernando Silva, a Terrace Falls condominium unit owner, is requesting approval from the City to construct a sun deck on unit 601 on the west end of the building. The Terrace Falls Condominiums is located at the above listed address and is a noncontributing structure in the Avenues Historic District. The subject property is located in the RMF-35 (Moderate Density Multi-family Residential) zoning district in City Council District 3, represented by Stan Penfold. (Staff contact: Katia Pace, (801) 535-6354 or katia.pace@slcgov.com.) Case number PLNHLC2014-00576

Decision: Approved

2. [New Single Family Home at approximately 1160 East 200 South](#) – Jeff Taylor is requesting approval from the City to construct a new single family home at the above address in the University Historic District. The subject property is currently vacant, zoned R-2 (Single- and Two-Family Residential) and is located in City Council District 4, represented by Luke Garrott. This application must be reviewed by the Historic Landmark Commission because it is considered new construction in a local historic district and requires special exception approvals. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com.)
 - a. **New Construction** – In order to build the proposed single-family residence a New Construction application must be approved by the Historic Landmark Commission. Case number PLNHLC2014-00861.
 - b. **Special Exceptions** – In order to build the project mentioned above, special exception approval is required to increase the maximum building coverage from 40% to approximately 49%; reduce the side yard setbacks on the east side from 4' to 2.5' and on the west side from 10' to 7.5' and 5'; and increase the maximum height of a flat roof building along the west side of the house from 20' to 23' at the southwest corner and decreasing in height to 22' at the northwest corner. Case Number PLNHLC2014-00909

Decision: Approved

3. [Trolley Square-New Exterior Signs and Master Sign Plan](#) – A request by Robert Pinion, architect representing Trolley Square Ventures LLC., for new exterior signs at Trolley Square and a Master Sign Plan for the site. The proposal includes a new pole shopping center identification sign with an internally illuminated electronic changeable copy panel, a monument sign, and two flat signs. Construction of new wall is proposed on the south west corner above the loading docks to accommodate one of the proposed flat signs. A Master Sign Plan for the Trolley Square site will also be reviewed and considered for adoption. Trolley Square is an individually listed landmark site on the City Register, and located in the Central City Historic District. The subject property is in the CS (Community Shopping) zoning district and is located in City Council District 4, represented by Luke Garrott. (Staff contact: Amy Thompson, (801) 535-7281, or amy.thompson@slcgov.com) Case number PLNHLC2014-00845, PLNHLC2014-00843

Decision: Master Sign Plan- Approved with Conditions, Exterior Signs- Approved with Conditions

Dated at Salt Lake City, Utah this 6th day of February, 2015

Michelle Moeller, Administrative Secretary