

SALT LAKE CITY
HISTORIC LANDMARK COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Thursday, February 5, 2015 at 5:30 pm

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

DINNER – Will be served to the Historic Landmark Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building.

HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

Approval of the Minutes from January 15, 2015

Report of the Chair and Vice Chair

Director's Report

Public Comments – The Commission will hear public comments not pertaining to items listed on the agenda.

Public Hearing(s)

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
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
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

The next regular meeting of the Commission is scheduled for Thursday, March 5, 2015.

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-meetings> 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.*

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.