

PLNHLC2015-00952, 00953 & 00954 508 SOUTH TEMPLE

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Public Inquiries

Four members of the public have emailed comments expressing concern regarding this proposed development, with three of the correspondents also expressing concerns regarding the proposed apartment building nearby at 454-466 South Temple. A copy of the drawings for the proposed development has been forwarded.

Additionally, one telephone inquiry has been received seeking further information on the proposals, with the current application drawings subsequently forwarded.

Details of this correspondence and telephone call are attached.

Any other correspondence received after the publication of this staff report will be forwarded to the Historic Landmark Commission in advance of the meeting, and will be posted on the webpage for the HLC Meeting Agenda.

Dr Siegfried G. Karsten	- 454-466 South Temple & 508 South Temple Several concerns – see attached (in Staff Report)		3/26/16
Chester Reeves	- 454-466 South Temple & 508 South Temple Several concerns – see attached (in Staff Report)		3/26/16
Benjamin Chung	- 454-466 South Temple & 508 South Temple Several concerns – see attached (in Staff Report)		3/29/16
Richard Strulson	- 508 South Temple Several concerns – see attached (in Staff Report)		3/30/16
Mark Bertelson	- 508 South Temple	3 Emails Phone Calls 2x	4/5/16 4/4/16 4/5/16
Jack Davis	- 454-466 South Temple & 508 South Temple In support of 454/466 ST & of staff recommendation on 508 ST	P/Call	4/5/16
Rick Davis	- 508 South Temple Attorney acting on behalf of Governors Plaza HOA	P/Call with Questions.	4/6/16
Mark Bertelson	- 508 South Temple Concerns on the proposed development		4/7/16
Mark Bertelson	- 508 South Temple Redirected concerns on the proposed development		4/7/16
John Dunn	- 508 South Temple Concerns on the proposed development		4/7/16

From: [SIEGFRIED G](#)
To: [Leith, Carl](#)
Subject: Case No. PLNHLC2016-00166 and Case No. PLNHLC2015-00954
Date: Saturday, March 26, 2016 9:19:05 PM

Dear Messrs. Kitchen and Leith:

We are opposed to the granting of "Certificates of Appropriateness," for the construction of apartment buildings and parking structures at 454-466 E. South Temple (Case # PLNHLC20016-00166 -- 77 units with 125 vehicle parking spaces) **and** at 508 E. South Temple (Case # PLNHLC2015-00954 -- 139 units in a 9 story building, exceeding the current 90 ft building height, with 200 vehicle parking spaces.

The planned construction will adversely affect the character of the South Temple Historic District. The proposed structures would be adjacent to the office and condominium structures at 550-560 E. South Temple, to another apartment building on 500 East, and the Office Tower at the corner of 500 East and 100 South.

The result would be significant increases in traffic congestion at the already busy intersections of E Street and 500 East at South Temple, as well as air and noise pollution, affecting the safety and health of residents and employees.

Your consideration of this matter is greatly appreciated.
Sincerely,

Dr. Siegfried G. Karsten,
Ellen G. Karsten
560 E. South Temple, # 902
Salt Lake City, UT 84102
Tel.: 801-533-9437

From: [Chester](#)
To: [SIEGFRIED G; Leith, Carl](#)
Subject: RE: Case No. PLNHLC2016-00166 and Case No. PLNHLC2015-00954
Date: Saturday, March 26, 2016 10:40:50 PM

Thank you Siegfried for your attention to the aforementioned notice. I agree it is ill advised to allow this project to be approved. The impact to the residents of the community, especially Governors Plaza as it pertains to property values of a development that has been here for 33 plus years would be a travesty. I intend to involve all members of the community in protecting their property values.

From: [SIEGFRIED G](#)
Sent: 3/26/2016 9:19 PM
To: carl.leith@slcgov.com
Subject: Case No. PLNHLC2016-00166 and Case No. PLNHLC2015-00954

Dear Messrs. Kitchen and Leith:

We are opposed to the granting of "Certificates of Appropriateness," for the construction of apartment buildings and parking structures at 454-466 E. South Temple (Case # PLNHLC20016-00166 -- 77 units with 125 vehicle parking spaces) **and** at 508 E. South Temple (Case # PLNHLC2015-00954 -- 139 units in a 9 story building, exceeding the current 90 ft building height, with 200 vehicle parking spaces.

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The result would be significant increases in traffic congestion at the already busy intersections of E Street and 500 East at South Temple, as well as air and noise pollution, affecting the safety and health of residents and employees.

Your consideration of this matter is greatly appreciated.
Sincerely,

Dr. Siegfried G. Karsten,
Ellen G. Karsten
560 E. South Temple, # 902
Salt Lake City, UT 84102
Tel.: 801-533-9437

From: [John Davis](#)
To: [Leith, Carl](#)
Subject: Comments Re PLNHLC2015-00952 New Construction
Date: Wednesday, April 06, 2016 10:07:30 PM

Carl,

Thank you for taking the time to speak with me regarding the above-identified project. As we discussed, I have carefully considered the proposed design, and believe that it is generally responsive to the Design Standards for New Construction in Historic Districts, subject to the conditions recommended by Planning Staff in the Staff Report - specifically that the height of the building is reduce to not exceed the RO maximum high of 90 ft. While 90 ft is quite tall for any historic district - particularly South Temple - this specific location would seem to be the only location in the district appropriate for this scale given its proximity to the Dan Jones building and Governor's Plaza..

Thank you for your efforts on behalf of the historical resources of Salt Lake City.

Regards,

Jack Davis

NOTE OF TELEPHONE CONVERSATION - 3/28/16

Call from Scott Mayeda, General Counsel, Sinclair Oil Corporation

- Seeking information on proposed apartment building at 508 South Temple. Certificate of Appropriateness Applications:
 - PLNHLC2015-00952 Demolition
 - PLNHLC2015-00953 New Construction
 - PLNHLC2015-00954 Special ExceptionsScheduled for review by the Historic Landmark Commission at their meeting on April 7, 2016.

- General background information sought on how the proposals relate to the retained building on the site and the extent and location of the proposed parking structure and new apartment tower.
- Current application drawings forwarded subsequently to Mr. Mayeda for information.

From: [John Dunn](#)
To: [Leith, Carl](#)
Subject: Salt Lake City Historic Landmark Commission – New Apartment Building and Parking Structure at 508 East South Temple
Date: Thursday, April 07, 2016 12:14:47 PM

Dear Mr Leith,

Prior to purchasing a condominium at Governors Plaza, 560 East South Temple, my wife and I were concerned about the height of future buildings adjacent to Governors Plaza. Our real estate agent researched the zoning restrictions and informed us of the Historic Landmark Commission height limitations. Based on that understanding we purchased the condominium. The special exception proposed to the height limitations would adversely affect people who relied on the commission's published restrictions. It would also devalue the Historic Landmark Commission's integrity if could not be relied on to adhere to its published documents.

Please reject the request for a Special Exception for the 508 East South Temple Structure.

John and Eileen Dunn

560 East South Temple #805

Salt Lake City, Utah 84102

801-364-2149

From: [Mark Bertelson](#)
To: [Leith, Carl](#)
Cc: [chester reeves](#); [Kitchen, Derek](#)
Subject: Re: New Appartment Building at 508 E South Temple
Date: Thursday, April 07, 2016 1:48:47 PM

Dear Mr. Leith,

I improperly addressed this letter to Mr. Kitchen. I meant to address it to you. I would also add that the architectural style of this building clashes with the surrounding buildings. If it was meant to stand out, it should not.

Thank you
Mark Bertelson

On Thursday, April 7, 2016, Mark Bertelson <mbertelson@gmail.com> wrote:
Dear Mr. Kitchen,

Please forward these comments about the subject project to the Salt Lake City Historic Landmark Commission.

The existing tall buildings at this corner are attractive and contribute to the flavor and attractiveness of the neighborhood.

This building blocks view of these buildings and generally diminishes the attractiveness of the area.

It is not appropriately scaled and compatible with the neighborhood as required in 21A.24.180. As well as the reasons stated above it is not compatible with the quality of life for the people in Governors Plaza whose views are ruined. As well as not seeing the panorama to the west they are looking at this building from 43 feet away. Statement 6 in the Planning

Divisions staff report of April 7, 2106 which asserts that property owners views are not blocked except at lower levels balconies is patently false. The views are blocked at most levels and throughout homes. Using the existing footprint at essentially ground level to justify decreaseing the setback at appartment level is not appropriate or fair for having this building so close to people who look at it from their homes.

I believe that 21A.24.180D.2 was written in error. This increases the height allowance of buildings in an RO district from 60 to 90 feet if an abuting district has a higher height allowance. The height allowance of the neighboring R-MU district is 75 feet. It seems very strange to me that the height requirement is raised above that of the neighboring district. Up to 90 feet if the abuting district has a height requirement of 90 feet or more makes sense. The staff member who wrote this rule should be consulted.

Thank you,

Mark Bertelson
1007 Governors Plaza
801-898-6349
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From: [Mark Bertelson](#)
To: [Leith, Carl](#)
Cc: [chester reeves](#); [Kitchen, Derek](#)
Subject: New Appartment Building at 508 E South Temple
Date: Thursday, April 07, 2016 12:32:07 PM

Dear Mr. Kitchen,

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Thank you,

Mark Bertelson
1007 Governors Plaza
801-898-6349