

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

451 South State Street

Thursday, October 6, 2016 at 5:30 pm

(The order of the items may change at the Commission's discretion.)

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 September 1, 2016

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.

1. **Fix the Bricks Program** - Salt Lake City is working with the Federal Emergency Management Agency to help provide financial assistance for owners of property to seismically upgrade their homes. The Commission will be presented with an overview of the program and be asked to delegate approval authority to the Planning Staff for certain types of appropriate exterior seismic upgrades. The project is applicable for all properties within the H Historic Preservation Overlay Zoning District. (Staff contact is Cheri Coffey at (801) 535-6188 or cheri.coffey@slcgov.com.)
2. **Solar Panels at approximately 317 N C Street** - Kyle Oram of Auric Solar is requesting approval from the City to locate solar panels on the roof of the front side of a single-family residence located at the above listed address in the Avenues Historic District. This type of project must be reviewed as Minor Alteration by the Historic Landmark Commission. The subject property is within Council District #3, represented by Stan Penfold. (Staff contact: my Thompson at (801) 535-7281 or amy.thompson@slcgov.com.) Case number **PLNHLC2016-00632**
3. **2nd & 2nd Apartments at approximately 206 N 200 West** - Kevin Horn, Horn and Partners Architecture, is requesting approval from the City to develop seven dwelling units and one commercial unit at the above listed address. The land had been used for automobile services. The land is zoned CN Neighborhood Commercial District and within the Capitol Hill Local Historic District. This type of project requires New Construction and Special Exception approval. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Michael Maloy, AICP, at (801) 535-7118 or michael.maloy@slcgov.com.)
 - a. **New Construction** - In order to build the project noted above, approval of New Construction is required to allow a three story mixed use development with seven dwelling units and one commercial unit at the above listed address. Case number **PLNHLC2016-00474**
 - b. **Special Exception** - In order to build the project noted above, a Special Exception is required to reduce the front yard setback from 15'-0" to 12'-0", and increase building height from 25'-0" to 29'-0". Case number **PLNPCM2016-00473**

Briefing

4. **Petition to study and make recommendations regarding the Historic Landmark Commission and the land use ordinances pertaining to the H Historic Preservation Overlay** - Mayor Biskupski has initiated a petition requesting that Planning Staff study and make recommendations for potential changes to the City's zoning ordinance for the following issues:
 - a. Review the role and responsibilities of the Commission under the current code in the creation of local historic districts/sites as well as the standards and decision making processes for granting or denying approval of development proposals within the H Historic Preservation Overlay.
 - b. Study and assess how other communities within and outside Utah structure their local regulations, standards and decision making functions. Assemble a possible range of options for the City to consider and to identify best practices to provide greater clarity, consistency, transparency and accountability, and
 - c. Make recommendations to the Mayor and the City Council for any changes to the City's ordinance for the role and responsibilities of the Historic Landmark Commission, the standards, and the decision making process for local historic districts and landmark sites.

The Commission reviewed this report on September 1, 2016 and made recommendations. Planning Staff will brief the Commission on the revisions to the report, input from the Planning Commission and take input on the study. (Staff contact is Michaela Oktay at (801) 535-6003 or michaela.oktay@slcgov.com.) Case number **PLNPCM2016-00330**

5. **Work Sessions Expectation Template** - As a follow-up to the briefing regarding "Land Use Ordinances Pertaining to Historic Preservation" presented to the Historic Landmark Commission on September 1, 2016, Planning Staff will brief the Commission on a "Work Session Expectation Template". This proposed template defines "Work Session", outlines a typical work session structure, outlines expectations of all work session participants, and proposes desired work session outcomes. (Staff contact is Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com.) Case number **PLNPCM2016-00330**

The next regular meeting of the Commission is scheduled for Thursday, November 3, 2016.

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.