

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Thursday, November 3, 2016 at 5:30 pm
(The order of the items may change at the Commission's discretion.)

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 118 of the City and County Building.

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

Approval of the Minutes from October 6, 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.

PUBLIC HEARING

1. **Story Solar Panels at approximately 226 W Fern Avenue** - Sela Kanuch, Zing Solar, on behalf of Erika Story, property owner, is requesting approval from the City to install roof mounted solar panels at the above listed address. Currently the land is used for a single-family home and the property is zoned SR-1A Special Development Pattern Residential District. This type of project must be reviewed by the commission as the solar panels are on a front facing roof plane and readily visible from the street. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Petition number **PLNHLC2016-00495**
2. **Rust Solar Panels at approximately 175 E 4th Avenue** - Sela Kanuch, Zing Solar, on behalf of Kent Rust, property owner, is requesting approval from the City to install roof mounted solar panels at the above listed address. Currently the land is used for a single-family home and the property is zoned SR-1A Special Development Pattern Residential District. This type of project must be reviewed by the commission as the solar panels are on a front facing roof plane and readily visible from the street. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com.) Petition number **PLNHLC2016-00735**

BRIEFINGS

3. **TSA Zoning District Text Changes** - Planning Staff will brief the Historic Landmarks Commission on changes to the TSA zoning district as they relate to TSA zoned properties in local historic districts. The Salt Lake City Council has request that the Planning Division review and modify the zoning regulations for the TSA Zoning District. The TSA Zoning District is located along North Temple between 400 West and 2200 West and along 400 South between 200 East and 900 East. The proposed changes include: -Clarifying what land uses are allowed in the zone; -Changing how far buildings can be setback from the street; -Clarifying what types of uses are allowed on the ground floor of buildings; - Modifying design standards related to overall building size, street level design, building materials, parking garage design, mid-block walkways and other design standards; -

Modifying the approval process and development guidelines to further incentivize affordable housing, higher quality development and other related issues; and -Minor changes to other sections of the TSA zoning district or other related provisions in the zoning ordinance. This zoning text amendment will primarily affect Section 21A.26.078 "TSA Transit Station Area District". Related provisions of the Salt Lake City Zoning Ordinance, Title 21A, may be amended as part of this petition. Because this is a briefing only, a public hearing will not be held in relation to the petition at this meeting, and no application will be approved or denied at this meeting. (Staff contact is Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com) Case Number **PLNPCM2016-00522**

4. **Liberty Park Concessions Area Improvements** – Planning and Parks Staff will brief the Historic Landmark Commission of proposed improvements to Liberty Park. The improvements are generally located in the west-central area of the park, in the vicinity of the concessions, amusement rides, entrance to Tracy Aviary, the swimming pool and park maintenance yard. The intent of the project is to improve pedestrian circulation and access to and from these amenities. Because this is a briefing only, a public hearing will not be held in relation to the petition at this meeting, and no application will be approved or denied at this meeting. Staff contact is Katia Pace at (801)535-6354 or katia.pace@slcgov.com .)

WORK SESSION

5. **Work Session 35 S 900 East New Construction** - A Work Session with the Historic Landmark Commission and Dustin Holt, who represents the owner of the property, to review a proposal for New Construction of a three story multi-family residential structure at approximately 35 S. 900 East. The subject property is located within the South Temple Local Historic District and is zoned RMF-35. Because this is a work session only, a public hearing will not be held in relation to the petition at this meeting, and no application will be approved or denied at this meeting. The subject property is located within Council district 4, represented by Derek Kitchen. (Staff contact is Amy Thompson (801)535-7281 or amy.thompson@slcgov.com.)

The next regular meeting of the Commission is scheduled for Thursday, December 1, 2016 unless a special meeting is scheduled prior to that date.

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.