

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
November 3, 2016

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:33:18 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Charles Shepherd; Commissioners Stanley Adams, Thomas Brennan, Sheleigh Harding, Robert Hyde, Rachel Quist, David Richardson, Paul Svendsen and Kim Wirthlin. Vice Chairperson Kenton Peters was excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Michael Maloy, Senior Planner; Daniel Echeverria, Principal Planner, Katia Pace, Principal Planner; Amy Thompson, Principal Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the meeting. Historic Landmark Commissioners present were Paul Svendsen, Rachel Quist, Robert Hyde and Stanley Adams. Staff members in attendance were Michael Maloy and Amy Thompson.

The following sites were visited:

- **226 W Fern Avenue** - Staff gave an overview of the proposal.
- **175 E 4th Avenue** - Staff gave an overview of the proposal.
- **35 S 900 East** - Staff gave an overview of the proposal.

APPROVAL OF THE OCTOBER 6, 2016 MINUTES [5:34:15 PM](#)

Postponed to the December meeting.

REPORT OF THE CHAIR OR VICE CHAIR [5:34:33 PM](#)

Chairperson Shepherd stated he had nothing to report.

DIRECTOR'S REPORT [5:34:46 PM](#)

Ms. Nora Shepard, Planning Director welcomed the new Commissioners and reviewed the proposed training meeting for the Planning and Historic Landmark Commissions that would be scheduled in the next few weeks.

The Commission and Staff discussed the importance of training and training opportunities available.

PUBLIC COMMENT PERIOD [5:37:24 PM](#)

Chairperson Shepherd opened the Public Comment Period, seeing no one wished to

speak, Chairperson Shepherd closed the Public Comment Period.

[5:37:49 PM](#)

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

Mr. Michael Maloy, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending the Historic Landmark Commission approve the petition as presented.

Mr. Steve Slemboski, Zing Solar, reviewed the proposal and why the placement location was ideal for the solar panel operation.

The Commission, Staff and Applicant discussed the following:

- If the panels would damage the roof structure or could be removed without much effort or repair.
- Where the panels would be located if the proposal was not approved.
- The effect the solar panel placement had on the percentage of power gathered.

PUBLIC HEARING [5:50:33 PM](#)

Chairperson Shepherd opened the Public Hearing, seeing no one wished to speak, Chairperson Shepherd closed the Public Hearing.

[5:51:01 PM](#)

The Commission discussed and stated the following:

- If they should or should not approve the requested location for the panels.
- Agreed with Staff that it did not make sense to set a precedent of locating solar panels on the front facades of homes, based on the power collection percentage.
- Other approved projects for solar panels on front facades.
- The standards of approval and the ease of removal of the solar panels.
- The upcoming technology regarding solar panels.
- The main issue was with the visual impact of the solar panels.
- The importance of not setting a precedent.
- If the street facing location was the best location for the panels it should be allowed.

MOTION [5:57:33 PM](#)

Commissioner Harding stated regarding PLNHLC2016-00495 – Solar Panels at 226 W Fern Avenue, based on the analysis and findings listed in the Staff Report, testimony received, and proposal presented, she moved that the Commission approve the Minor Alteration to install a small solar energy collection system at 226 W Fern Avenue with the following condition, which was based upon compliance with the applicable standards of review:

1. All solar panels on the front roof plane, oriented toward Fern Avenue, shall be removed. Solar panels may be relocated to other permissible sites described in City Code 21A.40.190.B.3 subparagraphs a through e.

Commissioner Quist seconded the motion. Commissioners Quist, Richardson, and Harding voted “aye”. Commissioner Brennan, Wirthlin, Svendsen, Hyde and Adams voted “nay” The motion failed 3-5.

MOTION [5:59:46 PM](#)

Commissioner Svendsen stated regarding PLNHLC2016-00495 – Solar Panels at 226 W Fern Avenue, based on the analysis and findings listed in the Staff Report, testimony received, and proposal presented, he moved that the Commission approve the Minor Alteration to install a small solar energy collection system at 226 W Fern. Commissioner Adams seconded the motion.

The Commissioners stated and discussed the following:

- The panels were easily removed and didn't have an overall impact to the historic nature of the property.
- The solar panels were temporary and could be removed.
- The proposal complied with standard eight in the ordinance.

Commissioner Brennan, Wirthlin, Richardson, Hyde, Svendsen and Adams voted “aye”. Commissioners Quist and Harding voted “nay”. The motion passed 6-2.

[6:04:53 PM](#)

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

Mr. Michael Maloy, Senior Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending the Historic Landmark Commission approve the petition as presented.

The Commission and Staff discussed and stated the following:

- The preferred location for the panels.

Mr. Steve Slemboski, Zing Solar, reviewed the proposal and the importance of the solar panel placement. He reviewed the use of the rear structure and stated the solar panels would not be efficient if they were located on the rear structure.

The Commission and Applicant discussed the following:

- Why a shade analysis study was not conducted for the rear structure.
- The elements included in the shade analysis.
- The layout of the panels and how the shade affected the use of the panels.
- If moving the existing roof vents was an option.

PUBLIC HEARING [6:15:03 PM](#)

Chairperson Shepherd opened the Public Hearing.

The following individuals spoke to the petition: Ms. Cindy Cromer, Mr. Chris Foncesleech and Mr. Craig Otterstrom.

The following comments were made:

- Property was at the top of the 400 South stairs and one did not see the subject roof from street level.
- Panels mounted on the accessory structures were not beneficial.
- Panels on darker roofs are generally not as intrusive as panels on light colored roof surfaces.
- The sustainable nature of solar power was a must and should be encouraged.
- Supported the proposal and solar installations on the home.
- Solar panels should be allowed on homes and were less offensive than powerlines.

Chairperson Shepherd closed the Public Hearing.

The Commission discussed and stated the following:

- The panels would not be visible from the street.
- The roof form and how the panels would change that form.
- Rearranging the vent stacks to allow better placement of the panels.
- Encourage applicants to think about alternate locations.
- Minor revisions may result in better placement of the panels.

MOTION [6:25:58 PM](#)

Commissioner Brennan stated regarding PLNHLC2016-00495 – Solar Panels at 226 W Fern Avenue, based on the analysis and findings listed in the Staff Report, testimony received, and proposal presented, he moved that the Commission

approve Petition PLNHLC2016-00735 for Minor Alteration to install a small solar energy collection system at 175 E 4th Avenue without the requirement that the panels be removed from the roof plane in compliance with standard eight of the ordinance. Commissioner Richardson seconded the motion. The motion passed unanimously.

BRIEFING 6:27:47 PM

TSA Zoning District Text Changes - Planning Staff will brief the Historic Landmark 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

Mr. Daniel Echeverria, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was asking for comments, suggestions and direction from the Commission.

The Commission and Staff discussed and stated the following:

- The location of the TSA zone.
- The concerns regarding the materials and uses of the structures that resulted in changes to the ordinance.
- The point system and the score that would require a petition to go through the Conditional Building and Site Design review process.
- The different processes for approval.
- When a Conditional Use could be denied.
- When a Conditional Building and Site Design review could be denied.

- The treatment of the side street and how to activate streets under the proposal.
- The point system for properties in the historic districts and giving development credit for going through the historic preservation public process.
- Activation of the sidewalk and restrictions on building length.
- The reasoning for the reduction in the setback from 15 feet to 10 feet.
- Incentivize keeping structures in the national historic district by increasing the points awarded.
- Ensure character defining features and historic nature is taken into consideration.
- Front elevations should be embellished.
- The timeframe for the proposal.

[6:52:39 PM](#)

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 .)

Ms. Katia Pace, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was asking for comments, suggestions and direction from the Commission regarding the petition.

Ms. Nancy Monteith, Parks and Public Lands, reviewed the proposal and asked the Commission for questions or comments on the proposal.

The Commission, Applicant and Staff discussed and stated the following:

- The evolution of the World's War monument.
- If the round black planters were historically significant to the park.
- The historic lighting in the park.
- The concrete columns, bridge and planters that were historic to the park.
- The lack of tables and benches under the trees and locations of the rides were troublesome especially in the summer.
- How to make the park more user friendly and walkable.
- Discussing some of the elements with the City Risk Management Division prior to final approvals.

WORK SESSION [7:15:07 PM](#)

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.)

Ms. Amy Thompson, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). She stated Staff was asking for comments, suggestions and direction from the Commission regarding the petition.

The Commission and Staff discussed and stated the following:

- The boundaries of the South Temple Historic District and if the boundaries followed property lines.
- How lot consolidations affect historic district boundaries.
- Why are consolidations required under the current ordinance versus the way it was done previously?
- The regulations for lot consolidations and why they were required.

Mr. Dustin Holt, Mr. Benj Baird, and Mr. Heath Gregory discussed the reason for the lot consolidation and the importance to keep the project consistent and cohesive. They discussed the proposal, how it fit with the area, materials, façade articulation and windows for the proposal.

[7:53:40 PM](#)

Commissioner Adams left for the evening.

The Commission and applicants discussed the following:

- The setbacks for the proposal.
- The purpose of a Special Exception and if the proposal fit that purpose.
- The layout, style and type of building in the proposal.
- Other options for the size of the building and the layout of the units.
- The length, treatments, materials and articulation that would break up the massing and scale of the building.
- Including access to the street by adding gates in the fencing.
- More emphasis was needed on the entry way to make it stand out.
- Combining the walkways to lessen the amount of concrete.
- Different sizes of the windows to reflect what was behind them.
- Reinforce the balcony towers to make them more prominent.
- How the elevation compared to surrounding buildings.
- How to recess the windows and meet building code.
- Window materials.
- If a subcommittee meeting would benefit the proposal.

The Commission stated they looked forward to the next rendition of the proposal.

The meeting adjourned at [8:12:21 PM](#)