

**SECOND AMENDED SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
AGENDA**

**In Room 326 of the City & County Building
451 South State Street**

Thursday, May 5, 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 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 April 7, 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.

Issues Only Review – No Decision will be taken at this meeting. The Commission is asked to provide direction to the Applicant.

1. New Apartment Building and Parking Structure at approximately 508 E South Temple

– Chris Huntsman, CRSA Architects on behalf of owner Residences at South Temple LLC, is requesting Certificate of Appropriateness approvals from the City to demolish an existing parking structure, construct a new parking garage and a new apartment building above on a corner site in the South Temple Historic District. The development would retain the existing Medical Office building, **Postponed** structure in the South Temple Historic District, on the northern portion. The development would require special exception approvals for rebuilding the current parking footprint of the parking structure and exceeding the maximum height for the RO zone district. The proposed development would include a total of 139 apartment units in the current and the proposed buildings, with provision for parking 200 vehicles. The site is zoned RO (Residential/Office) and H Historic Preservation Overlay. The site is within City Council District 4, represented by Derek Kitchen. (Staff contact: Carl Leith at 801-535-7758 or carl.leith@slcgov.com)

a. **Demolition of the Parking Structure** – In order to construct the new parking structure and apartment structures, a Certificate of Appropriateness approval is sought to demolish the existing parking structure which falls within the South Temple Historic District. (Case Number PLBHLC2015-00953)

b. **New Construction – Parking Structure & Apartment Building** - In order to construct the proposed apartment building, a Certificate of Appropriateness for the new parking structure and the new apartment building must be approved by the Historic Landmark Commission. (Case Number PLNHLC2015-00952)

- c. **Special Exception Approval** – In order to construct the new parking structure and apartment structures as proposed, special exception approval is sought for the following departures from the base zoning dimensional standards:
(Case Number PLNHLC2015-00952)
- i. Construction of the new parking structure on the same footprint as the existing parking structure without compliance with the setback requirements of the RO Residential Office Zone.
 - ii. Construction of the new parking structure would include new apartment units at street level and at podium level which would exceed the setback requirement for the rear yard by 30 feet.
 - iii. Construction of the new apartment building of 9 stories in height above the new parking structure at a proposed height of 115 feet in the Residential Office zone district, where maximum height for RO is defined at 60 feet. Special exception approval is sought for a building which would exceed the 60 feet building height maximum by 55 feet or an average across this part of the site of 47 feet.

PUBLIC HEARING(S)

2. **Dosch/Clary Single-Family New Construction at approximately 279 North J Street** – Campbell Dosch and Jeseca Clary, as owners of the subject property, are requesting approval from the City to develop a new single-family house at the above stated address in the Avenues Historic District. Currently, the site is vacant and has previously served as a subject parcel to an adjacent property. At its maximum height, the proposed building will be 31 feet 6 inches above existing grade. This project requires a Certificate of Appropriateness for New Construction in a Historic District, a Special Exception for additional pitched roof height, a Special Exception for additional flat roof height and a Special Exception for additional exterior wall height. The property is in the SR-1A (Special Development Pattern) zoning district located in City Council District 3, represented by Stan Penfold. This project must be reviewed by the Historic Landmark Commission because it is for new construction in a local historic district. (Staff contact: Anthony Riederer, 801-535-7625 or anthony.riederer@slcgov.com)
- a. **New Construction in a Historic District** - In order to build the project noted above, a Certificate of Appropriateness for New Construction in a Historic District is required. The project is a new single-family house of contemporary design on a site which is currently vacant. (Case Number PLNHLC2015-00845)
 - b. **Special Exceptions for Additional Height** - In order to build the project noted above, three different Special Exceptions for Additional Height are required as outlined below:
(Case Number PLNHLC2016-00276)
 - i. Special Exception for Additional Pitched Roof Height of 31 feet 6 inches. The maximum pitched roof height for the SR-1A zone is 23 feet or 27.61 feet via block face average.
 - ii. Special Exception for Additional Flat Roof Height of 29 feet 3 inches. The maximum flat roof height for the SR-1A zone is 16 feet.

- iii. Special Exception for Additional Exterior Wall Height of 31 feet 6 inches. The maximum exterior wall height in the SR-1A is 16 feet.

These Special Exceptions are necessary for the proposed design to be executed on the subject parcel.

WORK SESSION

3. **Rules of Procedure** - Review the Historic Landmark Commission Rules of Procedures document dated June 17, 2010, and discuss whether revisions to the document are needed.

The next regular meeting of the Commission is scheduled for Thursday, June 2, 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.