

AMENDED SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Thursday, July 7, 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 June 2, 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.

Legislative Matters

1. **East Bench Master Plan** - A City initiated petition to update the East Bench Master Plan and to develop a specific corridor plan for Parley's Way. The project area is bounded by South Temple and the University of Utah northern property lines to the north, University Street and 1300 East to the west, 1700 South to 2300 East to Parley's Way to the South, and the City boundary to the east. The plans will establish goals and policies related to the future growth and development of the East Bench Community. The Commission is being asked to make a recommendation to the City Council. The project area is located in Council Districts 5 represented by Erin Mendenhall, 6 represented by Charlie Luke, and 7 represented by Lisa Adams. The draft plans can be reviewed at www.slcgov.com/opencityhall. (Staff contact: Wayne Mills at (801) 535-7282 or wayne.mills@slcgov.com). Case number **PLNPCM2014-00139**

Administrative Matters

2. **Tracy Aviary-New Construction and Major Alterations at approximately 589 E 1300 South** - Angela Dean, the architect representing the tenant of the property (Friends of the Tracy Aviary), is requesting approval for New Construction and Major Alterations at Tracy Aviary. The request also includes amendments to Tracy Aviary's West Side Master Plan that was approved in 2009. Tracy Aviary is located in Liberty Park, a Landmark Site. The property is located in the OS (Open Space) zoning district, in City Council District 5, represented by Erin Mendenhall. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.)
 - a. **New Construction** - New Construction along the west side of the Tracy Aviary that will include a new entrance ticketing area, snack bar and plaza. Case Number: **PLNHLC2016-00306**

- b. **New Construction & Major Alterations** - New construction of an indoor/outdoor venue in the central portion of the aviary. The proposed structure is approximately 3,250 square feet and includes a gathering space, kitchen, restrooms, event storage and bird program back stage area. The request includes removal of an addition to a contributing structure known as the office house/aquarium building to accommodate space for the new indoor/outdoor venue. Case Number: **PLNHLC2016-00307**
3. **Minor Alterations Tracy Aviary Dabbling Duck Pond Minor Alterations to Tracy Aviary's Dabbling Duck Pond at approximately 589 E 1300 South** - Jennifer Hale, the consultant representing the tenant of the property (Friends of the Tracy Aviary), is requesting approval for renovations to the Dabbling Duck exhibit. Request includes new entry and exit vestibules, modifications to the exhibit pathway, reconfiguration of the existing water channel, a beaver dam feature and the addition of a new "duck blind" structure. Tracy Aviary is located in Liberty Park, a Landmark Site. The property is located in the OS (Open Space) zoning district, in City Council District 5, represented by Erin Mendenhall. (Staff contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com.) Case Number: **PLNHLC2016-00409**
4. **Liberty Square Apartments at approximately 461 S. 600 E., 457 S. 600 E., 459 S. 600 E., 637 E. 500 S.** - Douglas Thimm, architect, representing Cowboy Partners, is requesting a Certificate of Appropriateness for the new construction of a four story apartment structure, major alterations to a contributing building and the demolition of seven noncontributing buildings. The proposal is located at the above listed address. The site is zoned TSA-UN-C and is located within the Central City Local Historic District. The subject properties are located within Council district 4, represented by Derek Kitchen. (Staff contact is Kelsey Lindquist (801) 535-7930 or Kelsey.lindquist@slcgov.com.) Case Number: **PLNHLC2015-00237, PLNHLC2015-00238**
5. **The Falls Mixed Use New Construction at approximately 206 N 200 West** - David Simpson 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 and the property is **POSTPONED** pod Commercial District. This type of project must be reviewed as ~~new construction~~ in the Capitol Hill Local Historic District. The subject property is within Council District 3, represented by Stan Penfold. The (Staff contact: Michael Maloy, AICP, at (801) 535-7118 or michael.maloy@slcgov.com.) **Case number PLNHLC2015-00850**
6. **Window Replacement at approximately 764 S. Park Street** - Daniel Teed is requesting approval for the replacement of the windows on the subject property. The home is located at approximately 764 S. Park Street, in the Central City Historic District. The property is currently under enforcement, as the windows have already been replaced. The subject property is zoned SR-3 (Special Development Pattern Residential). The property is located within Council District 4 represented by Derek

Kitchen. (Staff contact is Kelsey Lindquist at (801)535-7930 or kelsey.Lindquist@slcgov.com.) Case Number: **PLNHLC2016-00250**

WORK SESSION

7. **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.

8. **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 historic districts and landmark sites.

Planning Staff will brief the Commission on the petition, scope, projected timeline and take input on the study. (Staff contact is Michaela Oktay at (801)535-6003 or michaela.oktay@slcgov.com.) (Case number **PLNPCM2016-00330**)

The next regular meeting of the Commission is scheduled for Thursday, August 4, 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.