

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING AGENDA
In Room 326 of the City & County Building 451 South State Street
Thursday, December 7, 2017 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 118 of the City and County Building.

1. **Open Meeting Training** – Mr. Paul Nielson, Senior City Attorney, will conduct a training on the Open Meeting Act.

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

Approval of the Minutes from November 2, 2017.

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 Hearings

1. **Apartments at approximately 1117 E South Temple** - Tariq Mughal is requesting approval from the City to develop a 12 unit apartment building at the above-listed address. Currently, the land is vacant and zoned R-MU-35 Residential/Mixed Use District and within the H Historic Preservation Overlay District. This project will require New Construction and Special Exception approval. 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)
 - a. **New Construction** - To build the project noted above, New Construction approval is required to allow development of a new principal building within the South Temple Local Historic District. The 12 unit apartment building will be approximately 35 feet high and have 12 parking spaces. Case number: **PLNHLC2017-00560**
 - b. **Special Exception**- To build the project noted above, a Special Exception approval is required to allow construction of a below-grade parking structure and grade changes up to 7 feet within the rear yard setback. Case number: **PLNHLC2017-00763**

2. **New Construction at approximately 563/567 E 600 South** - A request by Kristen Clifford, representing the property owner (Ernesto Gutierrez), for New Construction approval of a mixed use building with ground-floor commercial, one ground floor residential unit, and two upper stories containing 3 residential units at the above listed address. The proposal includes demolition of an existing noncontributing commercial building on the subject property. The subject properties are located in the RMU-35 (Residential Mixed Use District) and the H (Historic Preservation Overlay) zoning district within Council District 4, represented by Derek Kitchen. (Staff contact: Amy Thompson (801)535-7281 or amy.thompson@slcgov.com.) Case number: **PLNHLC2017- 00555**

3. **Relocation of a structure at approximately 665 E. Ely Place** - A request by Trolley Square Ventures, LLC, to relocate the structure located at the above listed address to 582 S. 600 East in the Central City Historic District. The property where the structure is currently located is zoned FB-UN2 (Form Based Urban Neighborhood District). The property where the structure is proposed to be relocated is zoned CN (Neighborhood Commercial District) and is located within City Council District 4 represented by Derek Kitchen. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com.) Case number: **PLNHLC2017-00850**

4. **Relocation of a building at approximately 658 E. 600 South** - A request by Trolley Square Ventures, LLC, to relocate the structure located at the above listed address to approximately 630 E. Sejo Avenue in the Central City Historic District. The property where the structure is currently located is zoned FB-UN2 (Form Based Urban Neighborhood District). The property where the structure is proposed to be relocated is zoned SR-3 (Special Development Pattern Residential District) and is located within City Council District 4 represented by Derek Kitchen. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com.) Case number: **PLNHLC2017-00851**

5. **TAG Row House Development at approximately 613 E. 100 South** - Jordan Atkin, property owner, is requesting approval from the City to construct a 3-unit row house on the vacant property located at the above listed address in the Central City Historic District. The development will be approximately 33 feet tall with a footprint of 3,798 square feet in area. The applicant is also requesting that the Historic Landmark Commission approve the development's site plan as proposed and dimensioned. The site is zoned RMF-45 (Moderate/High Density Multi-Family Residential), and is located in Council District 4, represented by Derek Kitchen. (Staff contact: Lauren Parisi at (801)535-7226 or lauren.parisi@slcgov.com.) Case number: **PLNHLC2017-00722**

The next regular meeting of the Commission is scheduled for Thursday, January 5, 2018, unless a special meeting is scheduled prior to that date.

Appeal of Historic Landmark Commission Decision: Anyone 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.

The applicant may object to the decision of the Historic Landmark Commission by filing a written appeal with the appeals hearing officer or the mayor within thirty (30) 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.