

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING AGENDA
In Room 326 of the City & County Building 451 South State Street
Thursday, May 4, 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.

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

Approval of the Minutes from April 20, 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. **Solar Panel Installation at approximately 1351 E. Normandie Circle** - Mike Basquez of Auric Solar, representing the property owner Kathy Biele, is requesting approval from the City to install solar panels on the front roof plane of a single-family residence located in the Yalecrest – Normandie Circle Local Historic District. Because 2 of the 14 solar panels are located on the front façade of the home, this project must be reviewed as Minor Alteration by the Historic Landmark Commission. This property is zoned R-1-7,000 single-family residential. It is located within Council District 6, represented by Charlie Luke. (Staff contact: Lauren Parisi at lauren.parisi@slcgov.com or (801)535-7932.) Case number **PLNHLC2017-00202**

2. **Special Exception and Minor Alteration for Over Height Fence at approximately 378 Quince Street** - Jyllanna Sweet is requesting approval for an over height fence at the above listed address. Currently the land is used for a single-family dwelling and is zoned SR-1A (Special Development Pattern Residential) and lies within the Capitol Hill Historic District and the H Historic Preservation Overlay. This type of project requires minor alteration and special exception review. 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. **Minor Alteration for Over Height Fence** - The applicant constructed an over height fence without a permit within the rear yard to improve privacy and security. Fence height varies from approximately 6'-4" to 11'-0". Case number **PLNHLC2016-00716**
 - b. **Special Exception for Over Height Fence** – A special exception is required for a rear yard fence taller than 6'-0". If approved, portions of the fence would exceed the maximum height by approximately 5'-0". Case number **PLNPCM2016-00717**

3. **New Single Family Dwelling at approximately 524 Arctic Court** – Seth Striefel, Sparano + Mooney Architecture, representing owner Salt Lake City Redevelopment Agency, is requesting approval from the City to construct a single family residence at the above address. The lot is currently zoned SR-1A (Special Development Pattern Residential) and lies within the Capitol Hill Historic District and the H Historic Preservation Overlay. The proposed development requires approval from the Historic Landmark Commission for new construction in an historic district. It also requires Special Exception approval of proposed front setback and for an extended window well. The subject property is within Council

District 3 represented by Stan Penfold. (Staff contact: Carl Leith at (801) 535 7758 or carl.leith@slcgov.com)

- a. **New Construction** – Single Family Residence. In order to construct the proposed residential building a Certificate of Appropriateness for new construction must be approved by the Historic Landmark Commission. Case number **PLNHLC2017-00200**
 - b. **Special Exception Approval** - In order to construct the new single family residence as proposed special exception approval is sought for the following departures from the base zoning dimensional standards. Case number **PLNHLC2017-00201**
 - i. Construction of the building to a reduced front setback to match the adjacent historic building.
 - ii. Construction of the building with an extended window well within the side yard setback area.
 - iii. Construction of an accessory building in the back yard in excess of the maximum 480 SF.
4. **New Single Family Dwelling at approximately 165 West 600 North** - Angela Dean, AMD Architecture, representing owner Jack Rhinehart, is requesting approval from the City to construct a single family residence at the above address. The project was previously reviewed by the Historic Landmark Commission on March 16, 2017 and tabled by the Commission. The lot is currently zoned SR-1A (Special Development Pattern Residential) and lies within the Capitol Hill Historic District and the H Historic Preservation Overlay. The proposed development requires Certificate of Appropriateness approval from the Historic Landmark Commission for new construction in an historic district. It also requires Special Exception approval for height in excess of the SR-1A maximum, projection of the upper floor and window well dimension within the rear and corner side yard setbacks, and projection of the front canopy into the front yard setback area. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Carl Leith at (801) 535 7758 or carl.leith@slcgov.com)
- a. **New Construction** – Single Family Residence. In order to construct the proposed residential building a Certificate of Appropriateness for new construction must be approved by the Historic Landmark Commission. Case number **PLNHLC2017-00033**
 - b. **Special Exception Approval** - In order to construct the new single family residence as proposed within the area and configuration of this lot special exception approval is sought for the following departures from the base zoning dimensional standards. Case number **PLNHLC2017-00111**
 - i. Construction of the building to a maximum height of 20 feet which is 4 feet in excess of the SR-1A requirement for a flat roof building.
 - ii. Construction of the building with a projection of up to 2 feet at the south west corner into the rear and corner side yard setback area.
 - iii. Construction of the building to include window wells in side yard setback areas in excess of maximum dimensions.
 - iv. Construction of the building to include a projection of the front canopy into the front yard setback area.

The next regular meeting of the Commission is scheduled for Thursday, May 18, 2017, 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 Preservation Utah (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.