

Salt Lake City Planning Division Record of Decision
November 1, 2018 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **New Construction at approximately 690 N. West Capitol Street** - Jacob Ballstaedt, Garbett Homes, is requesting approval for new construction of 10 single-family dwellings (twin homes) on their own individual lots at approximately 690 N. West Capitol Street in the Capitol Hill Historic District. The property is currently vacant. The subject parcel is zoned SR-1A (Special Development Pattern Residential District). The project requires review and approval of the following petitions:
 - a. New Construction - This project request requires approval by the Historic Landmark Commission for new construction of principal buildings in an historic district. **Case number PLNHLC2017-00941**
 - b. Two Special Exceptions: **Case number PLNHLC2018-00096**
 - i. The applicant requests that the building height be flexible and modified by up to one foot (1') from the average building height on the block face of twenty-six feet one inch (26'1") to allow for building accommodation of cases where extreme cross slopes exist.
 - ii. The applicant requests modifications of interior side yard wall height (maximum 16' in the SR-1A Zone) of up to five feet (5') for a maximum of twenty-one feet (21'), to allow for building accommodation of extreme cross slope conditions, particularly those affected by the area of the natural swale on the property.

The subject property is within Council District 3 represented by Chris Wharton. (Staff contact: Lex Traugher at (801)535-6184 or lex.traugher@slcgov.com)

Decision: Approved with conditions

2. **Construction of Hotel Building, Major Addition to Salt Lake Union Pacific Railroad Station and Demolition of Non-Contributing Structures at approximately 2 South 400 West** - Emir Tursic, HKS Architects, on behalf of Vestar Gateway, LLC and Athens Hotel Development, LLC, is requesting approval from the City to construct a new hotel linked with, and as a major addition to, the Union Pacific Depot, and to demolish the single story additions to the rear of the station building. The new hotel will include approximately 225 rooms, retail and conference facilities, and will adapt the interior of much of the Union Pacific building including the Grand Hall of the Station into public hotel reception, restaurant, café and bar amenities, with hotel suites above the south wing on two floors. The new hotel building will link directly with the Union Pacific Railroad Station building at ground level and via bridge links at either end at higher level. The Salt Lake Union Pacific Railroad Station is a Salt Lake City Landmark Site and is listed on the National Register of Historic Places. The proposed development will also be reviewed by the Planning Commission for approval as a Planned Development and for Conditional Building and Site Design Review for a proposal in excess of the maximum height for the zone. The subject property is zoned Gateway-Mixed Use, is subject to the H Historic Preservation Overlay as a Salt Lake City Landmark Site, and is located in City Council District 4, represented by Derek Kitchen. This application must be reviewed by the Historic Landmark Commission because it is new construction on a City Landmark Site and a Major Addition to that Landmark Building. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com.) **Case Number PLNHLC2018-00616**

Decision: Approved with conditions

3. **Attic Additions at approximately 1017 E 1st Ave** - Dennis Webb, property owner, is requesting approval for a new dormer and rooftop addition constructed on an existing single-family home at 1017 E 1st Avenue. The home is considered contributing to the character and integrity of the Avenues Local Historic District. This case is being forwarded to the Commission because the work was completed without prior approvals and does not meet the standards of review to be approved administratively. The

subject property is zoned SR-1A (Special Development Pattern Residential District). The project requires review and approval of the following petitions: a. Certificate of Appropriateness (COA) for a Minor Alteration to a contributing structure is required prior to obtaining permit to legalize the construction of the attic additions. Case number PLNHLC2018-00517; b. The applicant has requested two Special Exceptions because the attic additions do not comply with wall and building height. Case number PLNHLC2018-00676 The subject property is located in Council District 3 represented by Chris Wharton. (Staff contact: Mayara Lima (801) 535-7118 or mayara.lima@slcgov.com)

Decision: Denied

4. **Nomination for National Register Boulevard Gardens Historic District** - The State Historic Preservation Office (SHPO) has received a nomination to create the Boulevard Gardens National Historic District and list it on the National Register of Historic Places. The proposed Boulevard Gardens District encompasses one development the spans approximately three acres of the Ballpark Neighborhood, and is roughly bounded by Main Street, Quayle Avenue, West Temple Street, and a private alley to the south. The area includes 23 single family homes with Tudor Revival and/or Arts and Crafts elements, which all face into a large landscaped court, the development's most distinguishing feature. SHPO will consider this request at a board meeting on October 25, 2018, and requests review and input by Salt Lake City as the City is the Certified Local Government (CLG) in this matter. The proposed District area is zoned R-1/5,000 Single Family Residential and is located within Council District 5, represented by Erin Mendenhall (Staff contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com).

Decision: Positive recommendation was forwarded

Dated at Salt Lake City, Utah this 2nd day of November, 2018.
Marlene Rankins, Administrative Secretary