

**SALT LAKE CITY PLANNING DIVISION
HISTORIC LANDMARK COMMISSION MEETING AGENDA
AMENDED**

**December 6, 2018 at 5:30 p.m.
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111**

(The order of the items may change at the Commission's discretion.)

FIELD TRIP – The field trip is scheduled to leave at 4:00 p.m.

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.

1. **OPMA Training** – A representative from the City Attorney's office will conduct a training on the Open and Public Meeting Act.

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

**Approval of Minutes for November 1, 2018
Report of the Chair and Vice Chair**

Director's Report

Request for Extension of Approval – New Construction at Approximately 563 E 600 S - Kristen Clifford, the consultant who represents the property owner, Ernesto Gutierrez, is requesting the Historic Landmark Commission grant a time extension on approval of New Construction of a Mixed-Use building at approximately 563 E. 600 S in the Central City Local Historic District. The Commission granted approval for this project on December 7, 2017. (Staff contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgoc.com) **Case number PLNHLC2017-00555**

Request for Extension of Approval – New Construction and Special Exception at Approximately 1117 E South Temple – Tariq Mughal, property owner, is requesting the Historic Landmark Commission grant a time extension on approval of New Construction and associated Special Exceptions to develop a 12-unit multi-family building at approximately 1117 E South Temple in the South Temple Local Historic District. The Commission granted conditional approval for this project on December 7, 2017. (Staff contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com) **Case number PLNHLC2017-00560 and PLNHLC2017-00763**

Public Comments - The Commission will hear public comments not pertaining to items listed on the agenda.

Public Hearings

1. **Twin Home Development at approximately 578 and 610 N. West Capitol Street** - Dustin Holt, DB Urban Communities, is requesting approval from the City for the construction of 12 twin homes, and associated Special Exception approvals, on a steeply sloping site which fronts Darwin Street to the east and West Capitol Street to the west. The development site consists of two distinct parcels. The development will require a subdivision of this site which will be the subject of a separate application.
 - a. New Construction of 12 twin home dwellings. **Case number: PLNHLC2017-00696**
 - b. Special Exceptions sought in SR-1A Zone District. **Case number: PLNHLC2018-00930**
 - i. Building Height – Several buildings exceed the maximum building height - ranging from 1 ft to 8 ft.

- ii. Wall Height – Several buildings exceed the maximum wall height – ranging from 2 ft to 8 ft.
- iii. Setbacks – A reduced side yard setback of 5 ft is sought for five lots.
- iv. Grading – Several buildings would require grading in excess of 4 ft.

The site falls within the Capitol Hill District and is zoned SR-1A (Special Development Pattern Residential). The development site lies within Council District 3, represented by Chris Wharton (Staff contact: Carl Leith at (801)535-7758 or carl.leith@slcgov.com.)

2. Alterations to Cottage and Additions to Adjacent Building at approximately 287 G Street and 480 6th Avenue

– Rodrigo Schmeil, Smith Hyatt Architects, on behalf of owner Pamella Jones Boland, is requesting approval from the City to rehabilitate and to extend the existing cottage by removing the existing rear walls, constructing a new basement area, and constructing new additions to the adjacent commercial building to the south and the west of the cottage. Special Exception approvals will be required in association with these proposals. The cottage would be rehabilitated and extended as a commercial unit.

a. Alterations to Cottage and Additions to Adjacent Building. **Case number: PLNHLC2018-00454**

b. Special Exceptions sought in SR-1A Zone District. **Case number: PLNHLC2018-00880**

- i. Side Yard Setback – Building within the side yard setback by 1ft 1in (in-line addition)
- ii. Building Coverage – Increase in Building Coverage from 56.5% to 60%

The property is situated on the corner of G Street and 6th Avenue, lies within The Avenues Historic District (H Historic Preservation Overlay), and is zoned SR-1A (Special Development Pattern Residential District) and is within Council District 3, represented by Chris Wharton. (Staff contact: Carl Leith, (801) 535-7758 or carl.leith@slcgov.com)

The next regular meeting of the Commission is scheduled for Thursday, January 3, 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.