

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
February 7, 2019

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:36:56 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained for a period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Kenton Peters; Commissioners Stanley Adams, Thomas Brennan, Victoria Petro-Eschler, David Richardson, Charles Shepherd, Ester Stowell and Paul Svendsen. Vice Chairperson Robert Hyde and commissioner Sheleigh Harding were excused.

Planning Staff members present at the meeting were Molly Robinson, Planning Manager; Paul Neilson, Attorney; Carl Leith, Senior Planner; Katia Pace, Principal Planner and Marlene Rankins, Administrative Secretary.

Field Trip

The field trip was cancelled.

APPROVAL OF THE JANUARY 3, 2019, MEETING MINUTES.

MOTION [5:37:58 PM](#)

Commissioner Brennan moved to approve the January 3, 2019 minutes. The motion passed unanimously.

APPROVAL OF THE DECEMBER 6, 2018

MOTION [5:39:26 PM](#)

Commissioner Svendsen moved to approve the December 6, 2018 minutes. Commissioner Stowell seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:40:10 PM](#)

Chairperson Peters stated he had nothing to report.

Vice Chairperson Hyde was not present. Commissioner Brennan was Vice Chair for this meeting and stated he had nothing to report.

REPORT OF THE DIRECTOR [5:40:47 PM](#)

Molly Robinson, Planning Manager, stated she had nothing to report.

[5:41:12 PM](#)

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:

- 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: Seven buildings exceed the maximum building height, ranging from 1 foot to 6 feet.
- ii. Wall Height: All buildings exceed the maximum wall height on one and sometimes two facades, ranging from 10 inches to 8 feet.
- iii. Setbacks: A reduced side yard setback of 5 feet is sought for 7 lots, and 8 inches and 11 inches on 2 lots.
- iv. Grading: Construction of the majority of the buildings would require regrading in excess of 4 feet.

The development will require a subdivision of this site which will be the subject of a separate application. The site falls within the Capitol Hill Historic 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).

Carl Leith, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Historic Landmark Commission approve the application for certificate of appropriateness for new construction of 12 twin home dwellings and approve the special exceptions request with the conditions listed in the staff report.

Dustin Holt, applicant, provided a presentation along with further design details regarding the proposed project.

The Commission, Staff and Applicant discussed the following:

- Possibility of raising the front yard grade on West Capitol St.
- More design consideration of street facing facades
- Window designs and whether other treatments will be explored
- Clarification on type of materials to be used
- CAD modeling of dwelling #1 would be valuable

PUBLIC HEARING [6:26:25 PM](#)

Chairperson Peters opened the Public Hearing;

Lewis Downey – Did not wish to speak but provided a comment card in which Chairperson Peters read stating he is in support of the project.

Joan Degiorgio – Raised concerns with the view from her property.

Mark Milligan – Raised concerns with the front grade and how it will affect his property.

Steven Boyington- Stated he is in support of the proposed project.

Frank Pignanelli – Stated he is in support of the proposed project.

Darcy Dixon – Provided suggestions for dwellings 1 and 2 and the relationship with the adjacent building.

The Commission and Attorney discussed the following:

- Whether there is a point at which a staff decision becomes an administrative decision that someone could appeal.
- Whether there would be further public notice.

Seeing no one else wished to speak; Chairperson Peters closed the Public Hearing.

The applicant addressed the public concerns.

Executive session discussion was made:

- Clarification on special exceptions requests for lots 1 and 2
- Whether there is a formal mechanism for notification/presentation and if it could be a feasible condition.
- Proximity issue of the proposed new house to the existing house and the placement of the lot – lots 1 and 2
- Building 1 North elevation wall height and special exceptions request

MOTION [7:03:38 PM](#)

Commissioner Brennan stated, in the case of PLNHLC2017-00696 Twin Home Development at approximately 578 and 610 N. West Capitol Street, I move that the Historic Commission approve the staff recommendations with the following notations:

1. The staff continue to work with the developer to work out details relative to grading
2. The details relative to exact site placement of lots 1 and 2
3. To eliminate the request for the side yard setback decrease on lot 1
4. The details of the buildings be continued to be resolved with Staff

Commissioner Adams seconded the motion. Commissioners Stowell, Brennan, Richardson, Svendsen, Adams and Petro-Eschler voted “Aye”. The motion passed unanimously.

MOTION [7:05:56 PM](#)

Commissioner Brennan stated, PLNHLC2018-00930 Special Exceptions in the SR-1A Zone District, I move to approve consistent with the staff recommendations.

Commissioner Richardson seconded the motion.

Discussion was made for clarification of the motion.

MOTION [7:07:53 PM](#)

Commissioner Brennan restated the motion, PLNHLC2018-00930 Special Exceptions in the SR-1A Zone District, I move that the Historic Landmark Commission approve the twin

home development with the conditions listed in the staff report for the reasons addressed within the staff report.

Commissioner Stowell seconded the motion. Commissioners Petro-Eschler, Adams, Svendsen, Shepherd, Richardson, Brennan and Stowell voted “Aye”. The motion passed unanimously.

Work Session

[7:09:42 PM](#)

Historic Landscape Design Guidelines Draft – Planning Staff is working on the draft for the Historic Landscape Design Guidelines and is giving an update on the progress of the guidelines and is asking for feedback from the Historic Landmark Commission. This document is a preservation tool to provide the basis for making informed and consistent decisions about the treatment of our historic landscape resources. Staff contact is Katia Pace at (801)535-6354 or katia.pace@slcgov.com).

Katia Pace, Principal Planner, briefed the Commission regarding the proposed petition and provided a presentation.

The Commission and Staff discussed the following:

- How this guideline be integrated into a review
- Possible timeline for next steps to come
- Examples of Historic projects where this guideline could have been used
- Guidelines versus standards
- Whether the Commission will have authority over public property

The meeting adjourned at [7:55:21 PM](#)