

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
MAY 2, 2019

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:31:07 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, David Richardson, Charles Shepherd, Esther Stowell and Paul Svendsen. Vice Chairperson Robert Hyde; Commissioners Thomas Brennan, Sheleigh Harding, Victoria Petro-Eschler were excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Nielson, Attorney; Carl Leith, Senior Planner; Lauren Parisi, Principal Planner; Lex Traughber, Senior Planner; Laura Bandara, Urban Designer; and Deborah Severson, Administrative Secretary.

Field Trip

There was no field trip held prior to the work session.

APPROVAL OF THE APRIL 4, 2019 MEETING MINUTES WERE POSTPONED UNTIL THE NEXT MEETING. [5:31:42 PM](#)

REPORT OF THE CHAIR AND VICE CHAIR [5:32:05 PM](#)

Chairperson Peters stated he had nothing to report, however, he did request to change the order in which the agenda matters were heard.

Vice Chairperson Hyde was not present.

REPORT OF THE DIRECTOR [5:32:53 PM](#)

Mr. Wayne Mills, Planning Manager, stated he had nothing to report.

WORK SESSION

[5:33:02 PM](#)

Construction of Hotel Building & Major Addition to Salt Lake Union Pacific Railroad Station at approximately 2 South 400 West – Approval of Condition: West Portal Design

Emir Tursic, HKS Architects, on behalf of Vestar Gateway, LLC and Athens Hotel Development, LLC, is requesting approval from the Commission for the design of the West entry to the hotel. The proposed hotel development received conditional approval from the Historic Landmark Commission on November 1, 2018. Condition 4 of the HLC approval identified four areas where final designs required subsequent HLC approvals: canopy designs, exterior signage, west entries, and details of the Great Hall restoration. This submission of material solely addresses the design of the west entry. This will be a work session briefing review; no formal public hearing

will be held. The subject property is zoned Gateway-Mixed Use and is located in City Council District 4, represented by Ana Valdemoros. (Staff contact: Carl Leith (801) 535-7758 or carl.leith@slcgov.com) **Case number PLNHLC2018-00616**

Carl Leith, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file).

The Commission and Staff discussed the following:

- Clarification on whether there were any changes to the building height
- Whether there has been any discussion made regarding the commission having jurisdiction over interior changes

Emir Tursic, HKS Architect, provided a presentation with further design detail information.

The Commission and Applicant discussed the following:

- Whether the second level in the new hotel is at the same elevation in the historic building
- Clarification on whether there has been any study to possibly make the hotel rooms sky decks and connecting the East and West of the building
- Possibility of a glass bridge
- Lighting proposal clarification

MOTION [5:56:00 PM](#)

Commissioner Richardson stated, based on the analysis and findings listed in the staff memorandum, testimony and the proposal presented, I move that the Commission approve the design of the West Portal for the Union Station Hotel located at approximately 2 South 400 West, pursuant to Condition number 4 of the approval of the prior application PLNHLC2018-00616 Construction of Hotel Building and Major Addition to Salt Lake Union Pacific Railroad Station.

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

[5:57:16 PM](#)

Public Comments not pertaining to items listed on the agenda:

Cecile Paskett – Stated she is opposed of the 4th Avenue Pump House and that the parks have a long history and wants to see this project done correctly.

Lisa Livingston – Provided feedback regarding the 4th Avenue Pump House.

Winston Seiler – Provided suggestions to the 4th Avenue Pump House project and stated there is still engineering solutions to shrink the footprint.

Evan Smith – Stated he is opposed to the 4th Avenue Pump House.

WORK SESSIONS

[6:09:24 PM](#)

RMF-30 Update – The Commission will receive a briefing on a zoning text amendment to the RMF-30 zoning district portions of which are located in local historic districts. The purpose of this project is to review the existing zoning requirements in the City’s RMF-30: Low Density Multi-Family Residential zoning district and make text amendments to corresponding sections of Salt Lake City’s Zoning Ordinance. The intent of the proposed amendments is to implement the recently adopted Growing SLC: A Five-Year Housing Plan (2018-2022) and remove zoning barriers to housing development such density limitations and ineffective lot dimensional requirements (lot width, oversized setbacks, etc.). Because this is a work session and not a public hearing, Planning Staff is soliciting initial feedback from the Historic Landmark Commission and a decision will not be made regarding the proposed amendments at this meeting. (Staff Contact - Lauren Parisi at 801-535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2019-00313**

Lauren Parisi, Principal Planner, briefed the Commission regarding the proposed zoning text amendment.

The Commission and Staff discussed the following:

- How parking is handled in cottage developments
- Clarification on RMF-30’s integrates with the accessory dwelling units
- Suggestion of Efis material use
- Timeline and what the next steps would be for this project
- Suggestion was provided regarding maintaining the building density scale
- How to contain expanded new construction and density while minimizing the impact to the adjacent property owners
- Front and back yard setbacks
- Street frontage
- Whether there are any changes to the permitted use for the zone
- Suggestion for stucco use
- Clarification on how a unit bonus works
- Comments regarding parking requirements were made

[6:42:10 PM](#)

Urban Landscapes – The Commission received a briefing on Urban Landscapes and the key role of Landscape Architecture in Urban Design. The briefing provided a broad overview of landscape characteristics and types typically found in urban settings, as well as information related to the evaluation of cultural landscapes. The importance of cultural memory, and the ability of landscape architectural design to reframe historical and cultural events to add new perspectives was also discussed. Staff contact: Laura Bandara at 801-535-6188 or laura.bandara@slcgov.com.

[6:42:31 PM](#) The Commission took a small break.

[6:47:08 PM](#)

Laura Bandara, Urban Designer, briefed the Commission regarding her intent to expand a landscape architectural approach to urban design to find solutions as the City grows and develops, and provided relevant precedent examples.

[7:16:17 PM](#)

Masonic Temple Master Plan & Zoning Map Amendments at approximately 650 E South Temple - DB Urban Communities, representing the property owner, the Masonic Temple Association, has submitted applications for a Master Plan Amendment and a Zoning Map Amendment for a portion of the property listed above. The proposals are to amend the Central Community Master Plan Future Land Use Map from Institutional to Residential/Office Mixed Use, and to amend the Salt Lake City Zoning Map from I – Institutional to RO – Residential/Office. While no specific physical development is under consideration in association with these applications, potential master plan and zoning amendment approvals would allow for residential and/or office type land uses in the future. The subject property is located in Council District 4 represented by Ana Valdemoros. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com). **Case numbers PLNPCM2019-00230 & PLNPCM2019-00231**

Lex Traughber, Senior Planner, briefed the Commission regarding the proposed Master Plan and Zoning Map amendments.

The Commission and Staff discussed the following:

- Clarification on why the entire parking lot isn't included. Because the Masonic Temple still needs parking and must meet on-site parking requirements for the Temple use.

Dustin Holt, Applicant, provided further design details.

The Commission and Applicant discussed the following:

- Concern for building height of 60' along 600 East which is currently allowed by zone. The HLC can modify building height when considering new construction in a local historic district. The H-Historic Preservation Overlay gives the HLC the authority to require compatible development.
- Clarification on the Historic overlay giving the Commission and/or Staff the ability to request streetscape compatibility. New construction needs to be compatible with existing surrounding development.
- The HLC remarked that the elimination of part of the surface parking lot could be a positive benefit for the neighborhood.
- The rezone and master plan amendment will make future development possible in a great location.

The meeting adjourned at [7:38:34 PM](#)