



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Historic Landmark Commission

From: Amy Thompson, (801) 535-7281, [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)

Date: January 15, 2020

Re: New Construction Approval Time Extension Request – 563 & 567 E 600 South

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**ACTION REQUIRED:** Vote on granting a one year time extension for New Construction approval at 563 E 600 South.

**RECOMMENDATION:** Grant a year-long time extension for the New Construction approval to expire on January 3, 2021.

**BACKGROUND/DISCUSSION:**

The New Construction (PLNHLC2017-00555) received Historic Landmark Commission approval on December 7, 2018. The Historic Landmark Commission approved a one-year time extension on January 3, 2019. Since that time, the applicant submitted a subdivision application for a preliminary plat for City approval. During that review process, some fire issues came up and the applicant has been working to address those.

A Certificate of Appropriateness for New Construction expires in one year “unless a building permit has been issued or complete building plans have been submitted to the division of building services and licensing.” The applicant has not submitted complete building plans to the Building Services Department and has not obtained any building permits for work on the development at this time. As such, they must request an extension to maintain their original approval.

The Historic Landmark Commission may grant extensions for approvals for up to one additional year. An extension would push the expiration of the Certificate of Appropriateness for New Construction to December 7, 2020. If the extension is approved, the applicant will need to obtain a building permit or submit complete building plans to Building Services before that date, or else request another extension.

**ATTACHMENTS:**

- [A. Time Extension Request Letter](#)
- [B. Original Record of Decision Letter](#)
- [C. Original Certificate of Appropriateness](#)

## **ATTACHMENT A: TIME EXTENSION REQUEST LETTER**

04 December 2019

Attn To: Salt Lake City Historic Landmark Commission  
Re: 6 x 6 Mixed Use (PLNHLC2017-00555)

Planning & Zoning Staff:

We request a time extension for the new construction of a mixed use building and associated demolition of a noncontributing structure at approximately 563 & 567 East 600 South. This project was originally approved by the Historic Landmark Commission (HLC) on December 7, 2017. The preliminary plat for staff approval was submitted on September 6, 2018; however, due to unexpected changes per the Fire Department's request, we were unable to submit plans for building permit review until said changes were approved. In response to this, a time extension was requested and approved by the HLC (on January 4, 2019) for a one year extension to January 3, 2020. Due to delays/requirements with the Fire Department and Rocky Mountain Power, we are requesting an extension of time in order to properly meet the needs of both entities while still staying true to the approved design and other city ordinance requirements.

Please contact me with any questions. Thank you, in advance.

Sincerely,

*Kristen Clifford*  
Project Manager

## **ATTACHMENT B: 2018 RECORD OF DECISION**



December 8, 2017

Kristen Clifford  
1194 E Woodstock Avenue  
Murray, Utah 84121

Re: RECORD OF DECISION PLNHLC2017-00555: NEW CONSTRUCTION OF A MIXED USE BUILDING AND ASSOCIATED DEMOLITION OF A NONCONTRIBUTING STRUCTURE AT APPROXIMATELY 563 & 567 EAST 600 SOUTH

Dear Mrs. Clifford,

This letter is the Record of Decision relative to petition PLNHLC2017-00555 regarding a request for a Certificate of Appropriateness for New Construction of a mixed use building and associated demolition of a noncontributing structure in the Central City Local Historic District at approximately 563 & 567 East 600 South.

On December 7, 2017, the Salt Lake City Historic Landmark Commission approved the request for a Certificate of Appropriateness with the following condition of approval:

1. Revisions be made to the window design in regards to proportions, fenestration, and solid to void ratio. Window modifications and any other design details identified by the Commission shall be delegated to Planning Staff.

The decision of the Historic Landmark Commission was based on the analysis and findings listed in the staff report, testimony and plans presented during the meeting.

The decision considers the general purpose of the zoning ordinance as well as the purpose of the zoning districts where the proposal is located. The purpose of the Historic Preservation Overlay district is as follows:

1. *Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;*
2. *Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;*
3. *Abate the destruction and demolition of historic structures;*
4. *Implement adopted plans of the city related to historic preservation;*
5. *Foster civic pride in the history of Salt Lake City;*



6. *Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;*
7. *Foster economic development consistent with historic preservation; and*
8. *Encourage social, economic and environmental sustainability.*

The purpose of the R-MU-35 (Residential Mixed Use) zoning district is as follows:

*To provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.*

The minutes of the Historic Landmark Commission meeting are tentatively scheduled to be adopted on January 4, 2018. Copies of the adopted minutes will be posted on the Planning Division's website the day after they are adopted at:

<http://www.slcgov.com/planning/planning-2018-historic-landmark-commission>

This Record of Decision is provided to you indicating the date, the action taken, to approve the request with conditions, the pertinent appeal periods; and, to what body an appeal can be made.

Appeal by the Applicant

There is a 30-day period in which the applicant may appeal the Historic Landmark Commission's decision. The applicant has the option of appealing to either the Appeals Hearing Officer **or** to the Mayor, who serves as Salt Lake City's Historic Preservation Appeal Authority. Any appeal by the applicant, including the filing fee, must be filed by the close of business on **January 8, 2018**.

Appeal by an Affected Party

There is a 10-day appeal period in which any party entitled to appeal can appeal the Historic Landmark Commission's decisions to the city's Appeals Hearing Officer. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the approval, if they so choose. Any appeal, including the filing fee, must be filed by the close of business on **December 18, 2017**.

If you have any further questions about the Planning Division's processes, please contact me at (801)535-7281 or by e-mail at [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com).

Sincerely,

A handwritten signature in blue ink that reads "Amy Thompson".

Amy Thompson  
Principal Planner  
cc: Case file PLNHLC2017-00555

## **ATTACHMENT C: ORIGINAL COA**





# CERTIFICATE OF APPROPRIATENESS

## Central City

OFFICE USE ONLY  
Petition No. PLNHLC2017-00555  
Reviewed By: Amy Thompson

**Address of Subject Property:** 563 E 600 S

**Project Name:** 600 S Mixed Use

**Name of Applicant:** Kristen Clifford

**Address of Applicant:** 1194 E Woodstock Ave.  
MURRAY CITY, UT 84121

**E-mail Address of Applicant:** kristenwclifford@gmail.com

**Ordinance Standards:** 21A.34.020.H

**Design Guidelines this project meets:** Apartment and Multi-Family Design Guidelines &  
Commercial Design Guidelines

**Are there attached plans or photographs?** Site Plan, drawings, elevations, and Record of  
Decision letter.

**Date of HLC Approval:** 12/7/2017 **Date of Administrative Approval:**

**Description of Approved Work:** New Construction of a mixed use building with ground-floor commercial, one ground floor residential unit, and two upper stories containing 3 residential units at approximately 563 & 567 E 600 South. The proposal includes demolition of an existing commercial building on the subject property that is noncontributing to the Historic District, an existing historic duplex will be retained. Construction shall meet all zoning ordinance requirements, and the applicant will coordinate with all city departments for applicable approvals.

**Proposal Details:** (See attached approved plans):

**Staff Analysis and Findings:** This item was considered and the request was approved with conditions at the December 7, 2017 Historic Landmark Commission meeting. Approval of details, consistent with the design as approved, are attached. Please see the staff report for the meeting for a thorough analysis. A link to the staff report and record of decision is provided below:

December 7, 2017 Staff Report: <http://www.slcdocs.com/Planning/HLC/2017/555.pdf>

December 7, 2017 Record of Decision: <http://www.slcdocs.com/Planning/HLC/2017/127ROD.pdf>

**Note: Please submit your plans and this Certificate of Appropriateness to the Building Services Division in Room 215 for permit issuance**

SLC Planning Division  
451 S State, Room 406  
PO Box 145480  
Salt Lake City, UT 84114-5480  
Telephone: (801) 535-7757

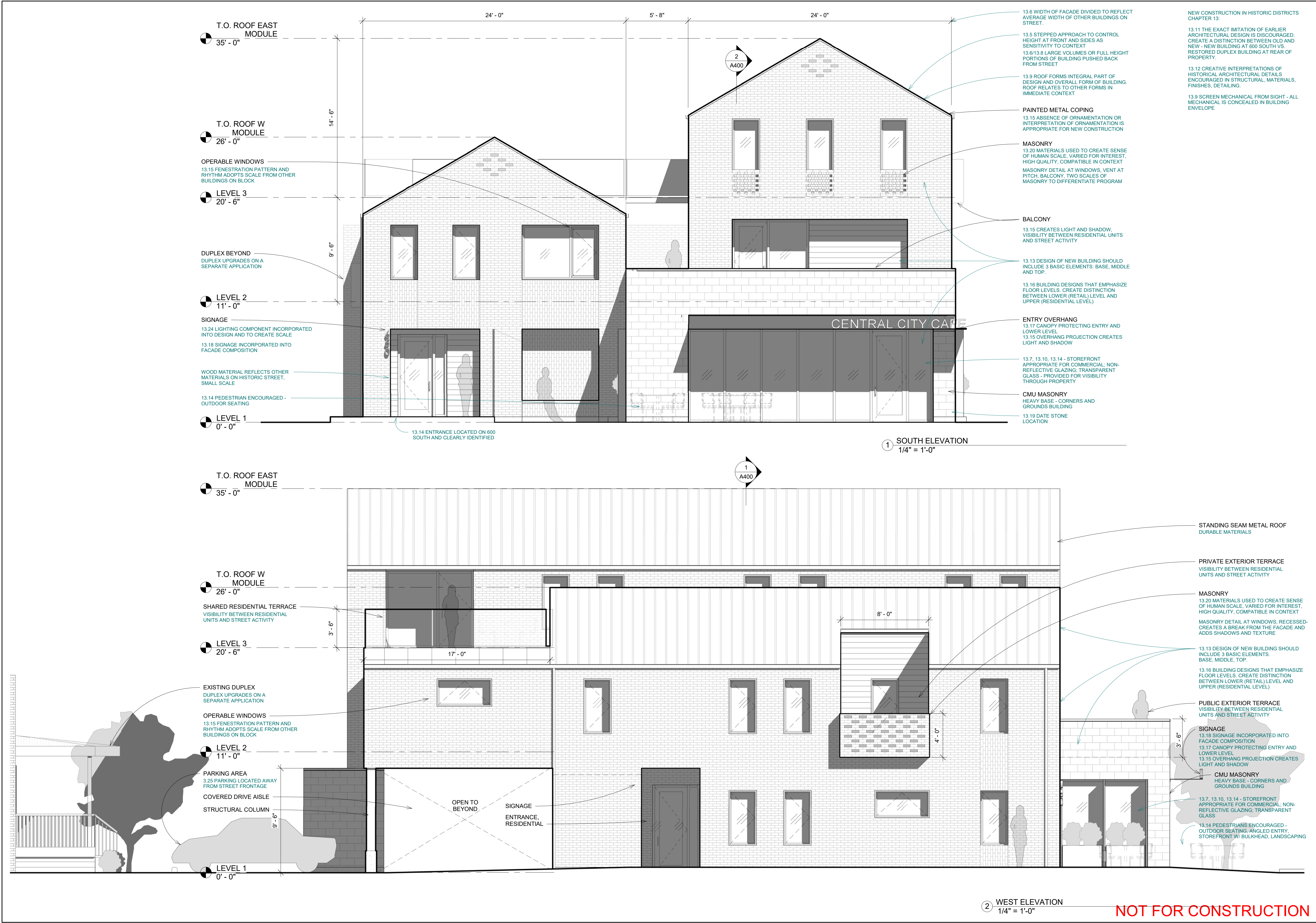
Signature of Planner

*Amy Thompson*

SALT LAKE CITY PLANNING

Feb 2008





parallel lines studio

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Date	Set Description
03/06/17	DRT MEETING
12/07/17	LANDMARKS APPLICATION
01/30/18	PLANNED DEVELOPMENT

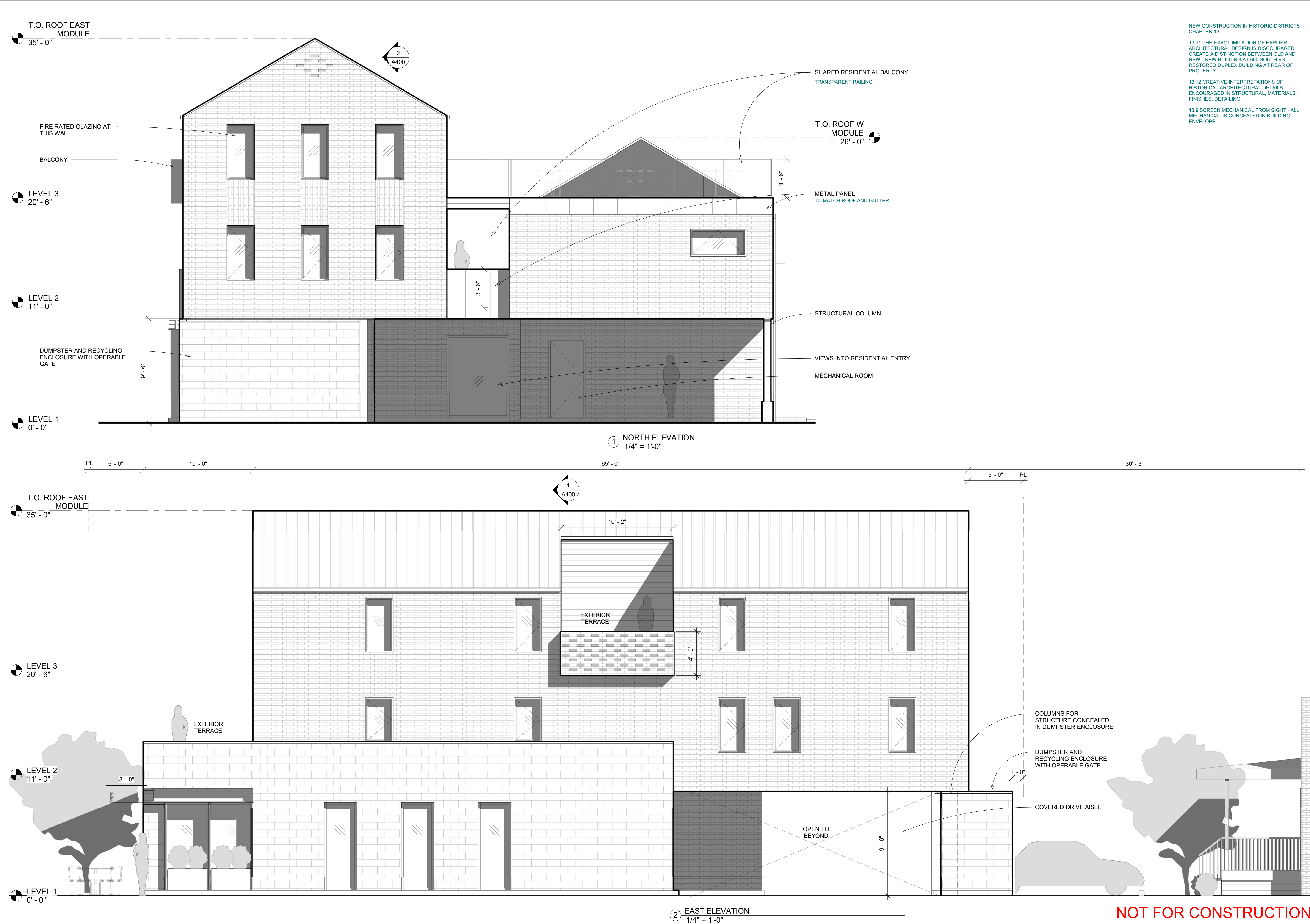
**6x6 CENTRAL CITY**  
600S MIXED USE PROJECT  
567 EAST 600 SOUTH  
SALT LAKE CITY, UT 84102

**EXTERIOR ELEVATIONS**

**A201**

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NEW CONSTRUCTION IN HISTORIC DISTRICTS  
CHAPTER 13:

13.11 THE EXACT IMITATION OF EARLIER  
ARCHITECTURAL DESIGN IS DISCOURAGED.  
CREATE A DISTINCTION BETWEEN OLD AND  
NEW - NEW BUILDING AT 600 SOUTH VS.  
RESTORED DUPLEX BUILDING AT REAR OF  
PROPERTY.

13.12 CREATIVE INTERPRETATIONS OF  
HISTORICAL ARCHITECTURAL DETAILS  
ENCOURAGED IN STRUCTURAL, MATERIALS,  
FINISHES, DETAILING.

13.9 SCREEN MECHANICAL FROM SIGHT - ALL  
MECHANICAL IS CONCEALED IN BUILDING  
ENVELOPE

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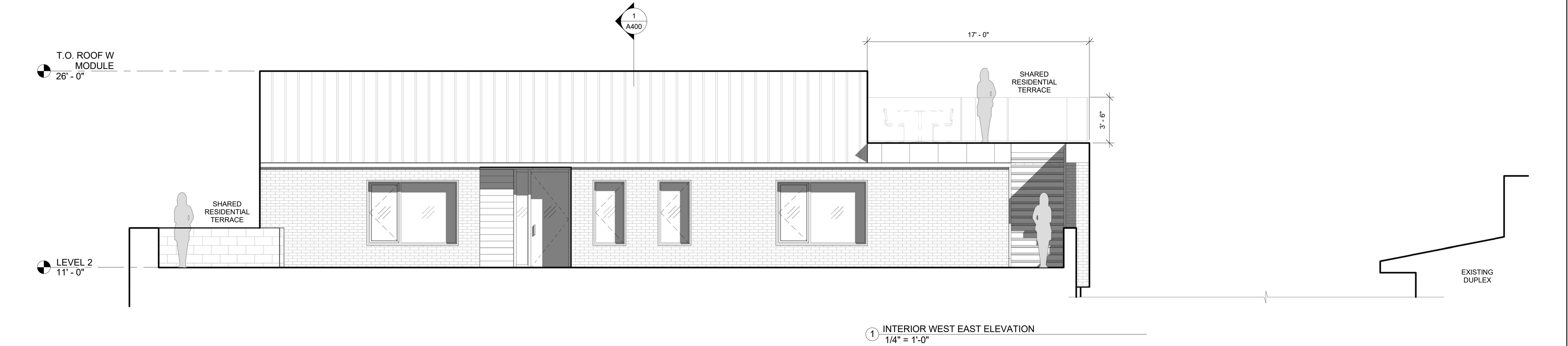
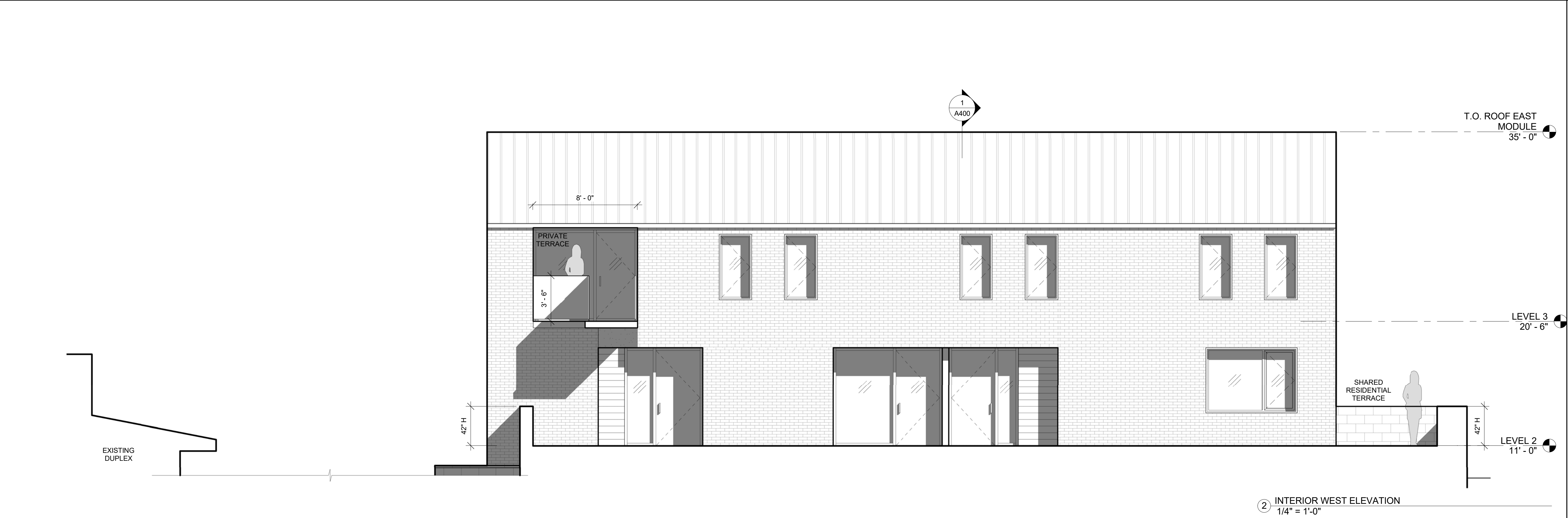
EXTERIOR ELEVATIONS

A202

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EXTERIOR ELEVATIONS

A203

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SYMBOLS LIST

CENTERLINE

NORTH ARROW

BUILDING SECTION

WALL SECTION

DETAIL

ENLARGED PLAN OR DETAIL

EXTERIOR ELEVATION

INTERIOR ELEVATION

EXIT TO GRADE

KEYED NOTE

ELECTRICAL  
SERVICE PANEL

TEMPERED  
GLASS

GRID LINE

DRAWING TITLE

DRAWING INDEX

ARCHITECTURAL

A000	COVER SHEET
A001	DEMOLITION SITE PLAN
A002	SITE PLAN
A003	STREETSCAPE DRAWINGS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A400	BUILDING SECTIONS



6x6 CENTRAL CITY  
NEW CONSTRUCTION

600S MIXED USE PROJECT  
567 EAST 600 SOUTH  
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SPECIAL REQUIREMENTS

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

Section 420 Groups I-1, R-1, R-2, R-3 and R-4.

420.1 General.

Occupancies in Groups I-1, R-1, R-2, R-3 and R-4 shall comply with the provisions of Sections 420.1 through 420.6 and other applicable provisions of this code.

420.2 Separation Walls.

Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

420.3 Horizontal Separation.

Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

420.4.1 Refuge Area.

Refuge areas shall be provided within each smoke compartment. The size of the refuge area shall accommodate the occupants and care recipients from the adjoining smoke compartment. Where a smoke compartment is adjoined by two or more smoke compartments, the minimum area of the refuge area shall accommodate the largest occupant load of the adjoining compartments. The size of the refuge area shall provide the following:

- Not less than 15 net square feet (1.4 m2) for each care recipient.
- Not less than 6 net square feet (0.56 m2) for other occupants.

Areas or spaces permitted to be included in the calculation of the refuge area are corridors, lounge or dining areas and other low-hazard areas.

420.5 Automatic Sprinkler System.

Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8. Group I-1 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.6. Quickresponse or residential automatic sprinklers shall be installed in accordance with Section 903.3.2.

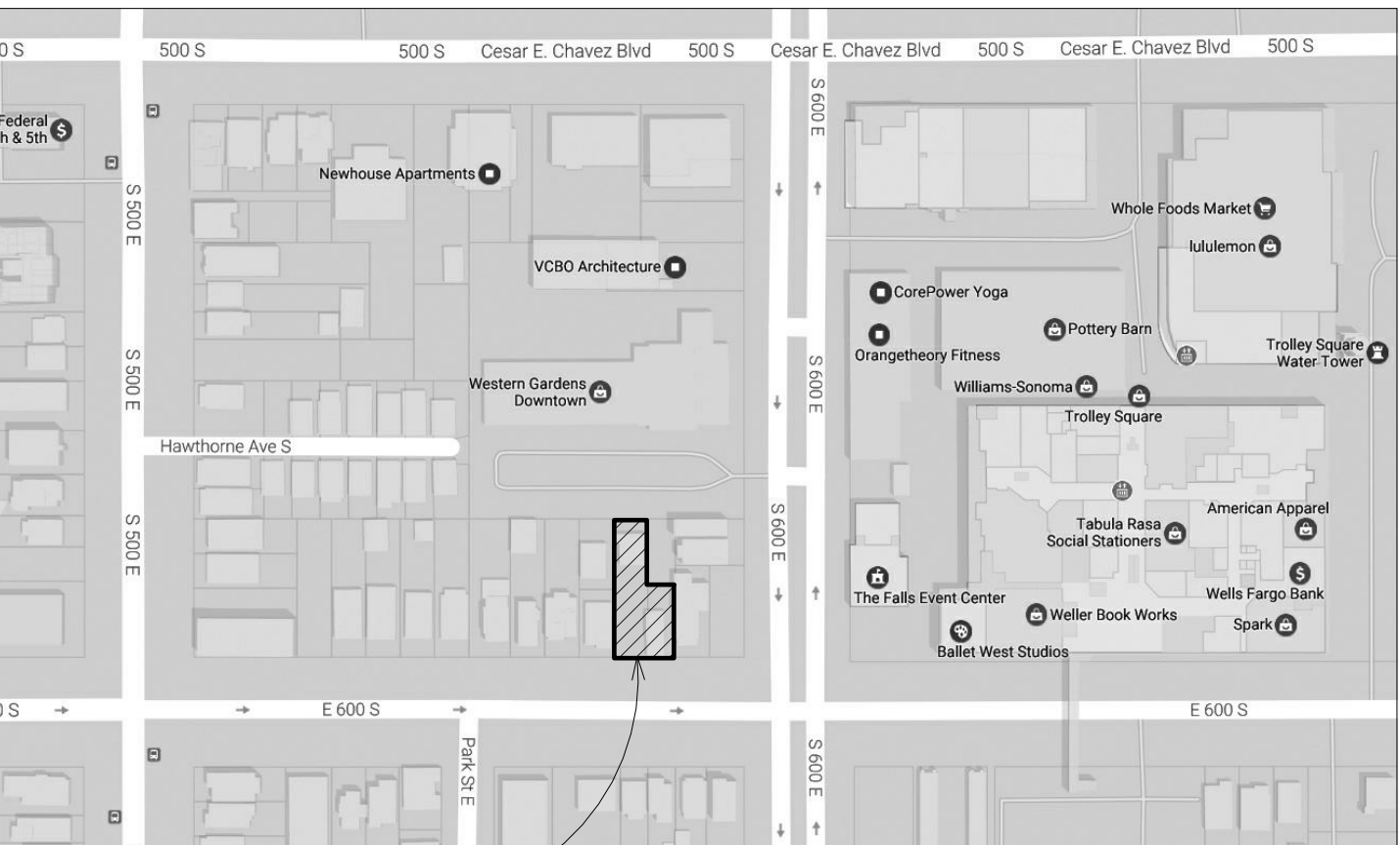
420.6 Fire Alarm Systems and Smoke Alarms.

Fire alarm systems and smoke alarms shall be provided in Group I-1, R-1, R-2 and R-4 occupancies in accordance with Sections 907.2.6, 907.2.8, 907.2.9 and 907.2.10, respectively. Single-or multiple- station smoke alarms shall be provided in Groups I-1, R-2, R-3 and R-4 in accordance with Section 907.2.11.

PROJECT DESCRIPTION

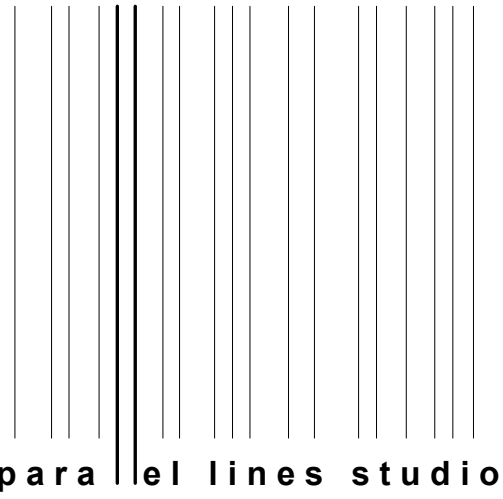
AN APPROXIMATELY 7,598 SF 3-STORY NEW CONSTRUCTION MIXED-USE BUILDING LOCATED IN SALT LAKE CITY, UTAH WITH 1,266 SF EXTERIOR TERRACE SPACE.

VICINITY MAP



PROJECT SITE

NOT FOR CONSTRUCTION



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11/16/17	PLANNING DEPT CORRECTION

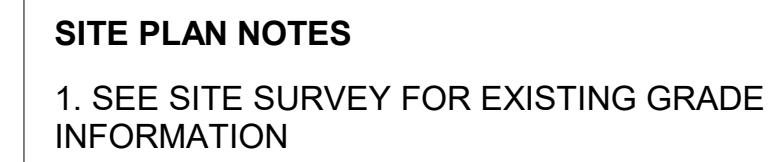
6x6 CENTRAL CITY

600S MIXED USE PROJECT  
567 EAST 600 SOUTH  
SALT LAKE CITY, UT 84102

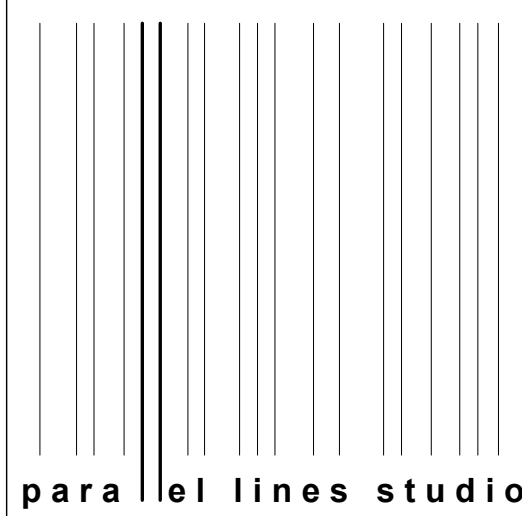
COVER SHEET

A000





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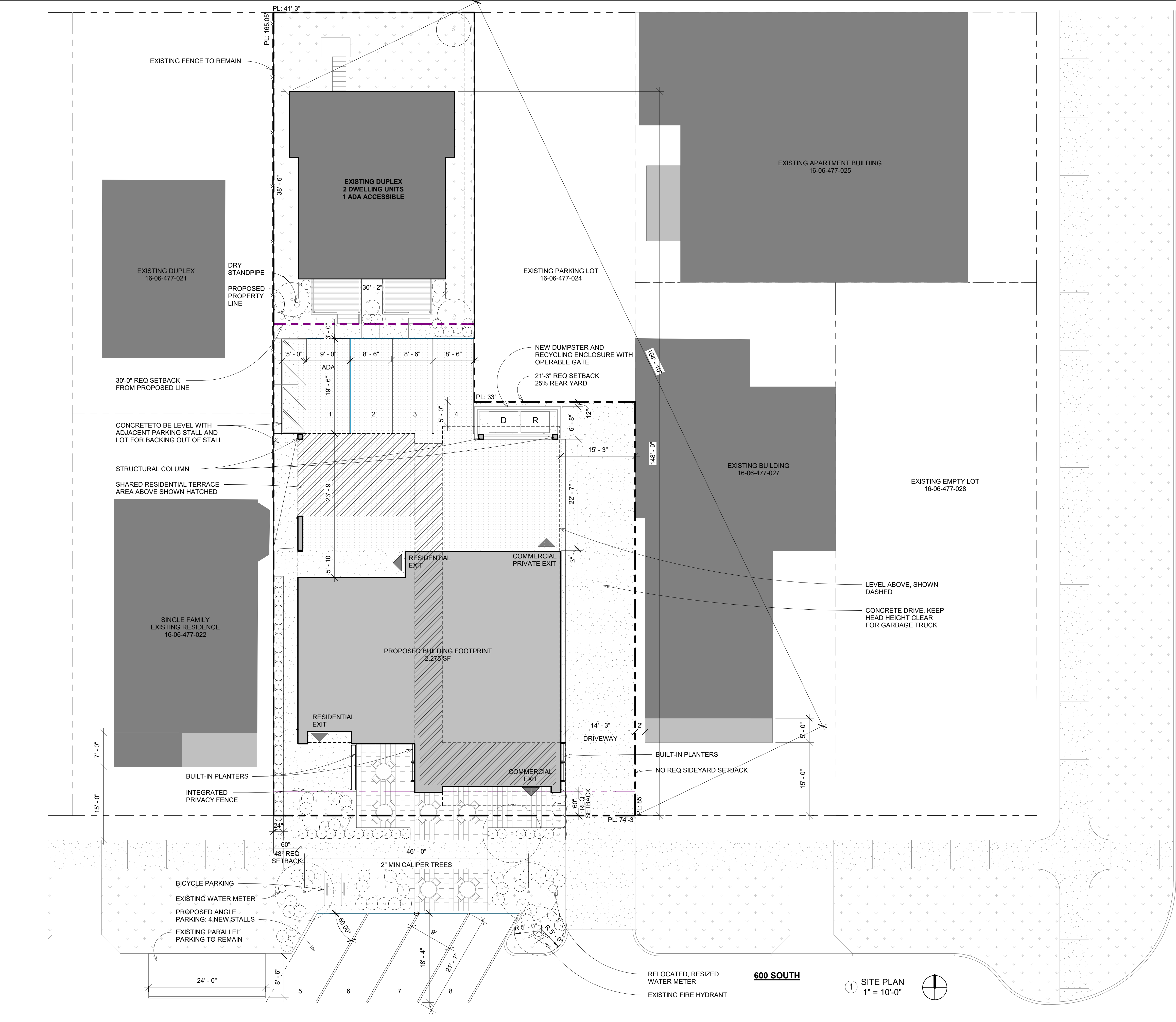
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## DEMOLITION SITE PLAN

**A001**





**SITE PLAN NOTES**

**LANDSCAPE REQUIREMENTS**

**FRONT LOT:**

TOTAL LOT AREA: 6,971 SF

MINIMUM OPEN SPACE (20% OF AREA): 1,394 SF

TOTAL OPEN SPACE PROVIDED: 2,230 SF

WALKWAYS (DOTTED, NOT UNDER BACK OVERHANGS): 718 SF

PLAZA AREA (PAVERS): 352 SF

LANDSCAPED AREA: 160 SF

SHARED RESIDENTIAL TERRACES (DIAGONAL HATCH): 1,000 SF

PARKING LOT AREA: 3,402.0 SF

**REAR LOT:**

TOTAL LOT AREA: 2,640 SF

MINIMUM OPEN SPACE (20% OF AREA): 528 SF

OPEN SPACE (LANDSCAPE + WALKWAYS): 1,176 SF

**BUILDING INFORMATION**

AREA FOOTPRINT (GROSS): 2,275 SF

SECOND FLOOR AREA (NET): 3,765 SF

THIRD FLOOR PLAN (NET): 1,558 SF

**TOTAL BUILDING AREA:** 7,598 SF

TOTAL BUILDING PROJECTION AREA: 3,765 SF

LEASABLE SPACE AREA: 1,322 SF

FLOORS: 3 FLOORS

MAX. HEIGHT: 35'-0"

DWELLING UNITS: 5 UNITS

**PARKING REQUIREMENTS**

**RESIDENTIAL**

DUPLEX + NEW BUILDING

1 SPACE PER DWELLING UNIT

21A.44.030 G.2 TABLE)

EXCEPTION: 21A.44.040.B.7:

For Proximity to Mass Transit: For any new multi-family residential, commercial within 1/4 mile of a fixed transit station, the minimum number of parking spaces required according to section 21a.44.030 of this chapter can be reduced by 50%.

REQUIRED RESIDENTIAL PARKING (0.5 x 7): 4 SPACES

ACCESSIBLE SPACES REQUIRED: 1 PER 25 SPACES - 21A.44.020 D) 1 SPACE

**COMMERCIAL**

21A.44.040.B.7.b EXCEPTION:

For any business that has pedestrian friendly amenities, such as bike racks, baby buggy parking areas, benches or other similar pedestrian oriented amenities which are located within one hundred feet of the entrance to the business, either on public or private property, the first 2,500 square feet of the building area shall be excluded from parking calculations and exempt from parking requirements. Any such amenities must be permanently affixed and maintained...

REQUIRED COMMERCIAL PARKING: 0 SPACES

**TOTAL PARKING SPACES ON SITE:** 4 SPACES

PROPOSED ANGLED STREET PARKING: 2 SPACES

BICYCLE SPACES REQUIRED: 21A.44.050.B.3.c(1) 4 SPACES

5% OF TOTAL PARKING SPACES: 2 MIN.

BICYCLE SPACES PROVIDED

**SITE PLAN LEGEND**

LANDSCAPE

2,050 SF

CONCRETE WALK

2,600 SF

PAVERS

6,48SF

ASPHALT

1,994 SF

SHARED RESIDENTIAL TERRACE

1,000 SF

**SITE PLAN NOTES**

1. ALL DIMENSIONS AND NOTES PERTAINING TO OTHER PROPERTIES ARE APPROXIMATE AND FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

**parallel lines studio**

**ARCHITECT**

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567 EAST 600 SOUTH

SALT LAKE CITY, UT 84102

SITE PLAN

A002

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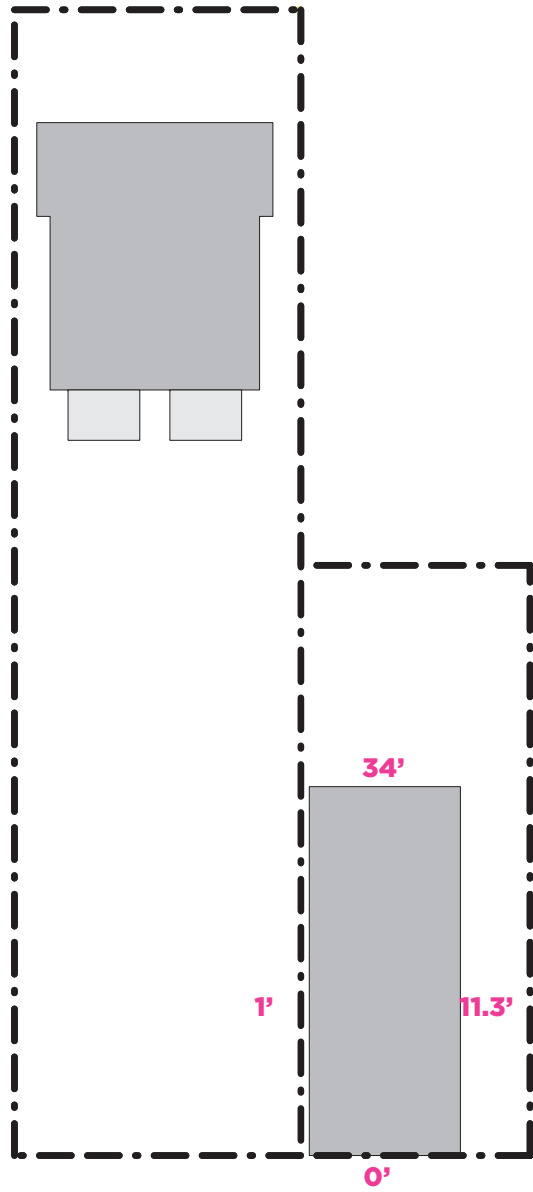


// **600 SOUTH STREETSCAPE**  
Photographs of existing buildings at 600 south, project side (north).  
Existing front setbacks from property line and building widths are also indicated.



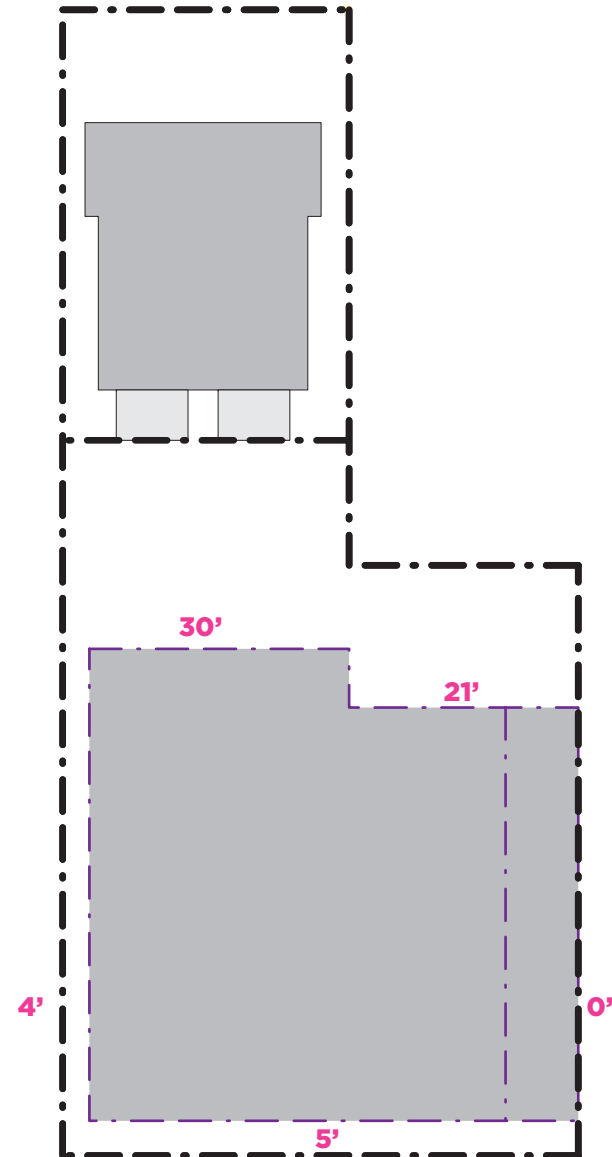
**AVERAGE SETBACK ON STREET:**  
15.8' (Single Family Residential Setback; not including two 0' lot lines)

**AVERAGE WIDTH ON STREET:**  
31.1' (not including large apartment building)



#### EXISTING CONDITION:

- + No Front Setback
- + Large Parking Lot Facing Street
- + Narrow Drive

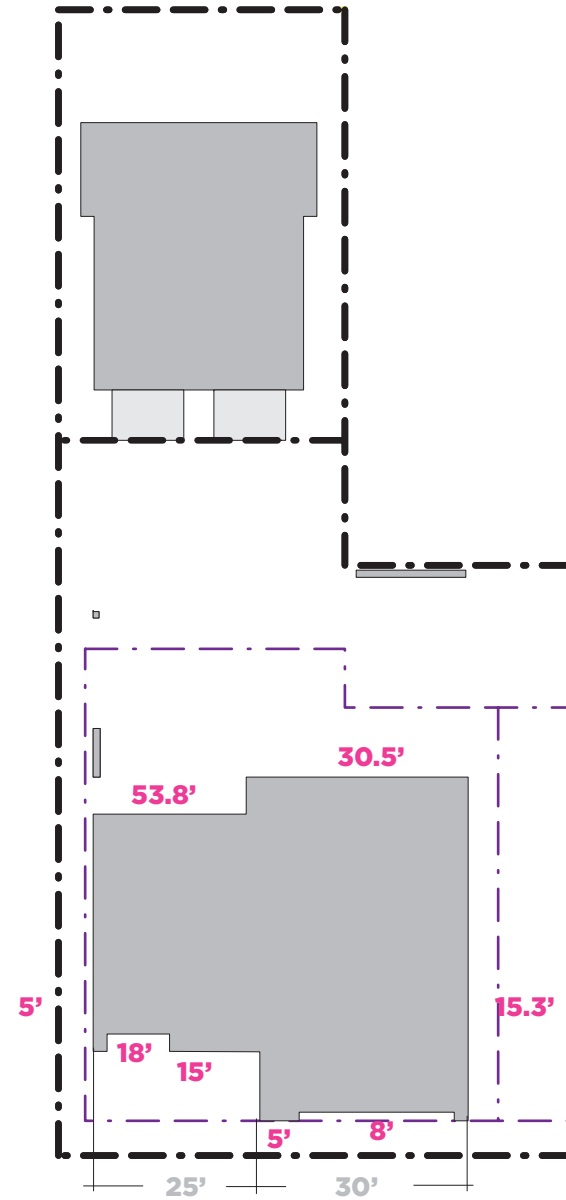


#### RMU-35 SUGGESTED SETBACKS:

- + Doesn't Accommodate Parking
- + 0' Sideyard against historic building

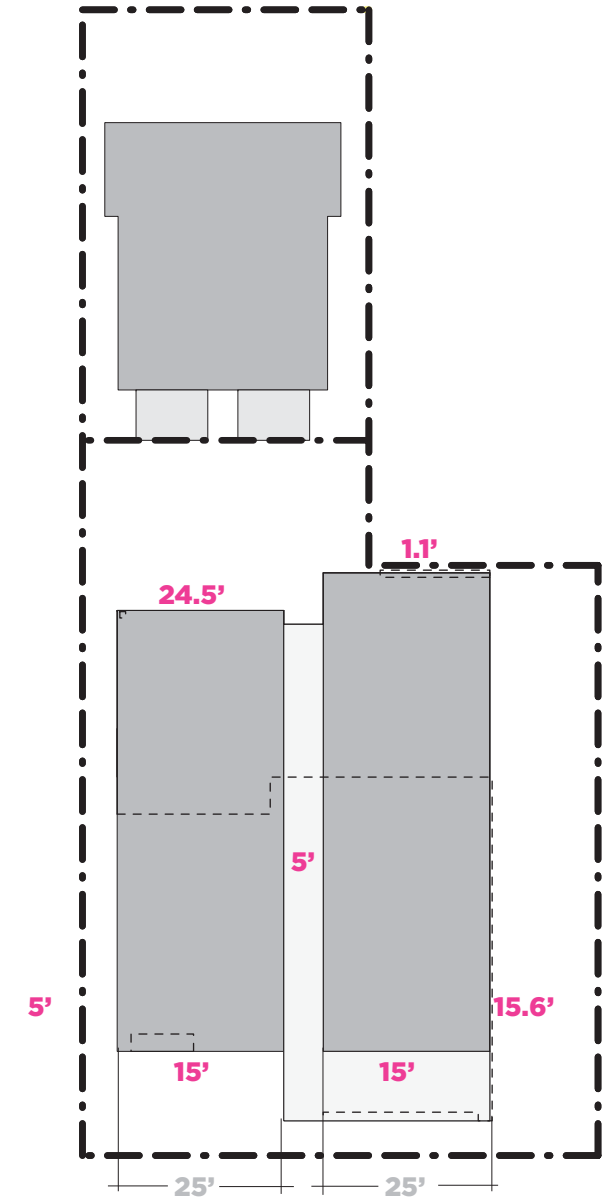
#### PROPOSED LOT LINE:

- + Consolidate Lots at Front
- + Divide Lots to Care for Duplex at Rear (typical in neighborhood)



#### PROPOSED BUILDING FOOTPRINT:

- + Parking at Rear
- + Widened Access Drive
- + Front Facade Divided and Stepped



#### PROPOSED MODULES ABOVE:

- + Floors 2 and 3 separated into two modules at widths comparable to those in neighborhood.
- + West module stepped back, lower height toward residential
- + East module, stepped back, relief from east building. Building spans over drive aisle.
- + Trash and Recycling Enclosed





WHITE SPECKELED BRICK W/ LIGHT GRAY MORTAR



GROUND FACE CMU



WOOD CLADDING



CONCRETE WALKWAYS



STANDING SEAM METAL ROOF



DARK BRONZE MULLIONS

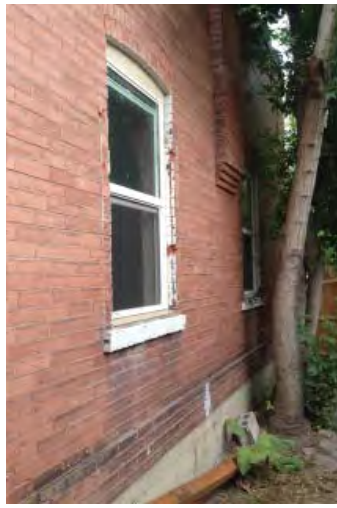


COMMERCIAL GLAZING



RESIDENTIAL GLAZING





**// EXISTING PHOTOS**

Existing historical duplex to remain, historic photos and photos of existing conditions.





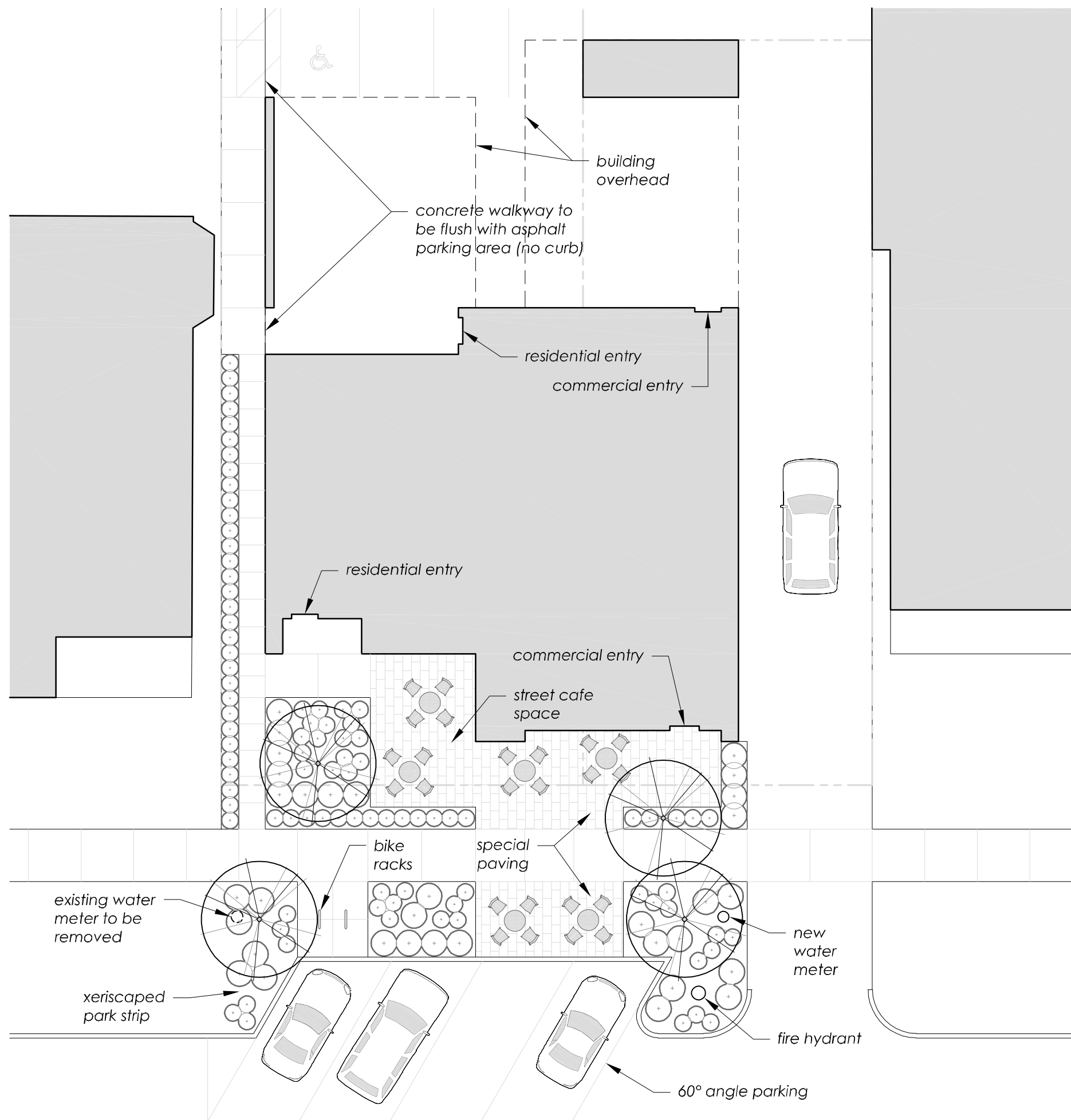


**// EXISTING PHOTOS**

Existing Non-contributing Convenience Store to be Demolished. Historic “Del Roy Grocery” and Current “Corner Market.”  
(Photo of Residential home was historically in front of duplex, now a parking lot).







600 S Mixed Use Project  
567 E 600 S  
Salt Lake City, Utah

No.	Revision/Issue	Date



VODA Landscape + Planning  
307 West 200 South Suite #5002  
Salt Lake City, Utah 84101  
801-484-2164 [www.vodaplan.com](http://www.vodaplan.com)

Sheet Title

## Concept Plan

Sheet

101.0

Project P17-38

Date 23 Oct. 2017

Scale  $1'' = 20'$











*Artemisia schmidtiana* 'Silvermound'  
**SILVERMOUND ARTEMESIA**

(Z2) Full sun to part shade, deer and rabbit resistant.

Perennial. Lacy dome of spreading silver-white feathery foliage.

H 10-12"



*Gaura lindheimeri* 'Whirling Butterflies'  
**BEEBLOSSOM**

(Z5) Full sun, water-wise, attracts pollinators

Description

H 2' W 1-2'



*Ligustrum vulgare* 'Lowdense'  
**LOWDENSE PRIVET**

(Z4) Full sun to full shade

Dwarf, compact, deciduous shrub. It responds well to shearing making it very useful as a low, formal hedge.

H 4-5' W 4-5'



*Rhus aromatica* 'Gro-Low'  
**GROW LOW SUMAC**

(Z4) Full sun, water-wise, deer and rabbit resistant.

Compact habit with glossy green leaves. Excellent for erosion control. Small yellow flowers followed by red berries. Scarlet-orange fall color.

H 5-6' W 6-8'



*Pennisetum alopecuroides*  
**HAMELN FOUNTAIN GRASS**

(Z4)

Creamy white foxtail like flowers begin in late July, excellent for massing.

H 2-3' W 2-3'



*Zelkova serrata* 'Green Vase'  
**ZELKOVA**

(Z5) Deciduous Shade Tree, Waterwise, fall color

A deciduous, upright, fast-growing tree with a vase-shaped structure. The dark green, fine textured foliage turns orange to bronze-red in the fall.

H 50' W 35'



*Photinia fraseri*  
**FRASER'S PHOTINIA**

(Z6) Full sun to full shade

Evergreen shrub with lush glossy green foliage. Bright bronze-red new growth needs sun to keep best color.

H 8-10' W 6-8'



*Lavandula Angustifolia* 'Hidcote Blue'  
**HIDCOTE BLUE ENGLISH LAVENDER**

(Z5) Drought tolerant, full sun to partial shade, deer resistant blooms, good for cutting or large pasture plantings. Attracts butterflies.

Thin low growing grass-like leaves with spiked flower stems. Compact deep-purple variety.

H 12"