

## **SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING**

**This meeting was held electronically pursuant to Salt Lake City Emergency Proclamation  
No. 2 of 2020 (2)(b)  
Thursday, July 16, 2020**

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:30:00 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 Rocio Torres Mora, Victoria Petro- Eschler, Michael Vela and Paul Svendsen. Vice Chairperson Robert Hyde and David Richardson were excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Paul Nielson, Attorney; Kelsey Lindquist, Senior Planner and Rosie Jimenez, Administrative Secretary.

Chairperson Peters provided participation options and instructions to the public.

### **APPROVAL OF THE June 4, 2020, MEETING MINUTES. MOTION**

**Commissioner Petro- Eschler moved to approve the June 4, 2020, meeting minutes.**

**Commissioner Svendsen seconded the motion. Commissioners Vela, Maw, Petro-Eschler, Svendsen, and Torres Mora, “Aye”. The motion passed unanimously.**

### **REPORT OF THE CHAIR AND VICE CHAIR**

Chairperson Peters reported, Commissioner Esther Stowell has stepped down from the Historic Landmark Commission. We appreciate her service and wish her well on her next steps. We are working on filling her seat.

### **REPORT OF THE DIRECTOR**

Commissioner Adams will not be reappointed he has chosen to step down. There are now two vacancies. There have been several people who have applied. We will update as we find out new information.

[5:30:36 PM](#)

### **Historic Carriage House Zoning Text Amendment**

The Salt Lake City Planning Division has received a zoning text amendment petition from Kirk Huffaker, on behalf of Stephen Pace, to permit the reconstruction of historic carriage houses associated with Salt Lake City Landmark Sites and National Register sites located within the RMF-35 (Moderate Multi-Family Residential), RO (Residential Office), SR-1A (Special Development Residential) and I (Institutional) zoning districts. The reconstructed or restored historic carriage house would be utilized as a dwelling unit. The proposed text amendment is City wide. Related provisions of Title 21A Zoning may be amended as part of this petition. (Staff contact Kelsey Lindquist (801) 434-7930 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com)). **Case number PLNPCM2020-00106**

Kelsey Lindquist, Senior Planner, reviewed the proposal and recommended that the Historic Landmark Commission review the proposed regulations and make recommendations to the Planning Commission.

The Commission and Staff discussed the following:

- Reasoning behind approving demolishing and reconstructing versus creating and ADU
- Clarification on owner occupancy on an ADU

- Clarification on Staff Report in reviewing alterations
- Questions on zoning codes
- Restoration or Reconstruction of the existing structure

Kirk Huffaker and Stephen Pace were available for questions.

The Commission and Applicant discussed the following:

- How does the Proposal benefit the City as a whole
- Total of Carriage Houses and explanation
- Clarification of proposed qualifying zones
- Clarification of the request and building renovation
- More clarification on the existing structure
- Preservation clarification
- Definition of Carriage House
- Lot line adjustment or consolidation

**PUBLIC HEARING [6:30:46 PM](#)**

Chairperson Peters opened the Public Hearing;

Cindy Cromer – In support of proposal and asks city and commissioner to approve

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

**MOTION [6:54:18 PM](#)**

**Commissioner Svendsen made a motion that the Historic Landmark Commission Move that the HLC forward the following recommendation to the Planning Commission:**

- 1. The Commission is generally very supportive of the applicant’s goals of increasing density on the property and making the property more economically sensible.**
- 2. The Commission also suggests that there are significant shortcoming both procedural and substantive with the current zoning ordinance that are preventing reasonable development on properties like this.**
- 3. This seems like an end around of the existing City’s ordinance regarding Accessory Dwelling Units and also the RMF-35**
- 4. Because of the application is so limited it is like spot zoning and that can have unforeseen consequences with respect to future neighbors and a variety of circumstances.**

**In summary, the HLC forwards a negative recommendation to this particular proposal but urges the Planning Commission to consider other changes to the Accessory Dwelling Unit Ordinance or RMF-35 Ordinance that would permit the applicant to move forward with what he is proposing and applies to the City more broadly as a whole.**

**Commissioner Torres-Mora seconded the motion Commissioners Vela, Svendsen, Petro- Eschler. Maw, Torres-Mora, voted “Aye”. The motion passed unanimously.**

**The meeting adjourned at [7:07:58 PM](#)**