

**SALT LAKE CITY PLANNING DIVISION  
HISTORIC LANDMARK COMMISSION MEETING AGENDA  
This meeting will be an electronic meeting pursuant to the  
Salt Lake City Emergency Proclamation  
October 1, 2020, at 5:30 p.m.**

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

**This meeting will be an electronic meeting pursuant to the Chair's determination that conducting the Historic Landmark Commission Meeting at a physical location presents a substantial risk to the health and safety of those who may be present at the anchor location.**

We want to make sure everyone interested in the Historic Landmark Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Historic Landmark Commission meetings, they are available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCTv Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; [historiclandmarks.comments@slcgov.com](mailto:historiclandmarks.comments@slcgov.com) or connect with us on Webex at:

- <http://tiny.cc/slc-hlc-10012020>

Instructions for using Webex will be provided on our website at [SLC.GOV/Planning](http://SLC.GOV/Planning)

**HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM**

**Approval of Minutes for September 3, 2020**

**Report of the Chair and Vice Chair**

**Director's Report**

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

**Public Hearings**

1. **National Register Nomination for Harlan & Marie Nelson House at approximately 2785 Lancaster Drive** - The State Historic Preservation Office (SHPO) has received a request to add the Harlan & Marie Nelson House, located at 2785 Lancaster Drive, to the National Register of Historic Places. SHPO will consider this nomination at their Board meeting on October 29, 2020 and is requesting review and input from Salt Lake City as the Certified Local Government in this matter. The property is not located within a Local Historic District or listed as a Local Landmark Site and would not be subject to any local preservation standards found in the H Historic Preservation Overlay zoning district. The property is located within council District 6 represented by Dan Dugan (Staff contact: Aaron Barlow at (385) 386-2764 or [aaron.barlow@slcgov.com](mailto:aaron.barlow@slcgov.com))

2. **New Construction & Special Exception at approximately 1117 E South Temple** - Michelle MacDonnell, architect representing the property owner, is requesting approval to build a new multifamily structure at the above-listed address, which is within the South Temple Local Historic District. The proposed building will have 4 residential units and will match the front yard setback of the apartment building to the west as required by a development agreement signed with the city. The applicant is also requesting special exception approval to allow additional height up to 40 feet 6 inches to accommodate a roof deck. The maximum building height allowed in the zoning district is 35 feet. The property is zoned R-MU-35 and is located within Council District 3, represented by Chris Wharton. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case numbers PLNHLC2020-00388 & PLNHLC2020-00506**
  
3. **Bishop Place (Formerly The Quince) New Construction & Special Exceptions at approximately 432 North 300 West** - Garbett Homes, has submitted applications for new construction in an historic district for a single-family attached residential development of twenty-four (24) dwelling units and three (3) associated special exception requests located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition.
  - a. **New Construction** - This project request requires approval for new construction in an historic district. **Case number PLNHLC2019-01157**
  
  - b. **Three Special Exceptions:**
    - i. The applicant requests a modification to the minimum lot width requirement. The applicant is requesting a minimum lot width of nineteen feet (19'). The minimum lot width in the SR-3 Zone for single-family attached dwellings is twenty-two feet (22').
    - ii. The applicant requests a modification of the rear yard setback. The applicant is requesting a ten foot (10') rear yard setback. The rear yard setback in the SR-3 Zone is 20% of the lot depth but not less than fifteen feet (15') and not to exceed thirty feet (30').
    - iii. The applicant is requesting modification to maximum building/wall height for certain units located on the interior of the development. The maximum building height in the SR-3 zone is twenty-eight feet (28') and wall height is twenty feet (20'). The applicant is requesting a building height of thirty-six feet (36') and a maximum wall height of twenty-eight feet (28') for eight (8) of the units. **Case number PLNHLC2019-01158**

The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located within Council District 3 represented by Chris Wharton (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com)

4. **AMENDED - Addition, New Garage & Associated Special Exceptions at approximately 1218 3rd Avenue** - Jeff Schindewolf, Architect, on behalf of the property owners, Scott and Jen Provost, is requesting approval from the City to construct an addition to the rear of the existing single-family residence, demolition of the existing garage, and construction of a new garage in a new configuration in the same location. The house is a contributing building within the Avenues Historic District and is zoned SR-1A (Special Development Pattern Residential District). This proposal requires review and approval of the following petitions:
  - a. Certificate of Appropriateness for Minor Alterations to a contributing structure, and

construction of a new accessory structure (garage) Case number **PLNHLC2020-00714**

- b. Special Exceptions:** The applicant is requesting two special exceptions for this project:
- i. The applicant requests an exception to the maximum width of a dormer wall from ten feet (10') to fifteen feet (15').
  - ii. The applicant requests an exception to the maximum detached garage height to allow for a gable roof **Case number PLNHLC2020-00590**

The subject property is within Council District #3, represented by Chris Wharton. (Staff contact: Nelson Knight (801) 535-7758 or nelson.knight@slcgov.com)

***The next regular meeting of the Commission is scheduled for Thursday, November 5, 2020, unless a special meeting is scheduled prior to that date.***

*For Historic Landmark Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.*

#### **Appeal of Historic Landmark Commission Decision**

Anyone who is an "adversely affected party" as defined by Utah Code Section 10-9a-103, may appeal a decision of the Historic Landmark Commission 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 within thirty (30) calendar days following the date on which a record of decision is issued