

**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
March 4, 2021 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
- SLCTv Channel 17 Live: 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 or connect with us on Webex at:

- <http://tiny.cc/slc-hlc-03042021>

Instructions for using Webex will be provided on our website at SLC.GOV/Planning

HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM

**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. **New Construction & Special Exception at approximately 738 S. Green St.** - Matt Hintze, of Matthew Hintze Architecture, on behalf of the property owner, Matt Fletcher, is requesting approval from the City to construct a single-family residence and accessory dwelling unit at 738 S. Green Street. The property is currently vacant and is within the Central City Historic District and is zoned RMF-30 (Low Density Residential Multi-Family Zoning District). This proposal requires Historic New Construction and Special Exception review.

a. **New Construction:** This project request requires approval for new construction in an historic district. **Case number PLNHLC2020-00392**

b. **Special Exception:** The applicant is requesting three special exceptions for this project. **Case number PLNHLC2020-00391**

i. The applicant requests a modification of the front yard setback for a proposed 3-foot canopy.

- ii. The applicant requests a modification of the maximum permitted height of the ADU from 24 feet to the height of the proposed residence, 25'2".
- iii. The applicant requests a modification of the minimum setback for an ADU greater than 17 feet in height from 10 feet to 9 feet.

The subject property is within Council District 4, represented by Analia Valdemoros. (Staff contact: Sara Javoronok at (385) 226-4448 or sara.javoronok@slcgov.com)

WORK SESSION

1. **Elks Block Redevelopment** – The Historic Landmark Commission will hold a work session to provide a preliminary review of a proposal and application by David Davis, of Dale Gardon Design, representing Property Reserve, Inc, for a project centered around the former Elks Club Building located at approximately 139 E South Temple. The project is proposed to include:

- Rehabilitation of the Elks Building and connected parking garage on 1st Avenue;
- New construction of a residential building on the parking lot at approximately 151 E South Temple;
- Rehabilitation of six existing contributing buildings between 124 and 136 E 1st Avenue and;
- Demolition of the contributing building at 120 E 1st Avenue.

This will be a work session review; no formal public hearing will be held, and a decision will not be made at this meeting. The subject properties are within the SLC Avenues Historic District (H Historic Preservation Overlay). The properties along South Temple are zoned R-MU (Residential Mixed Use) and the homes on 1st Avenue are zoned RMF-75 (High-Density Multifamily Residential District). All are within Council District 3, represented by Chris Wharton. (Staff contact: Nelson Knight at (385) 226- 4493 or nelson.knight@slcgov.com) **Case numbers PLNHLC2020-00816, PLNHLC2020-00915 & PLNHLC2020-00916**

2. **Planning and Zoning training**: Planning staff will provide a planning and zoning training to the Commission. Topics will include the role of community plans, an overview of the zoning code and map, a review of the approval processes in the zoning code and how they relate to the Historic Landmark Commission.

The next regular meeting of the Commission is scheduled for Thursday, April 1, 2021, 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. 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 summary of action is issued