

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation
Thursday, March 4, 2021

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at approximately 5:30 pm. Audio recordings of the Historic Landmark Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Historic Landmark Commission meeting were: Chairperson, Robert Hyde; Vice Chairperson, Michael Vela; Commissioners Babs De Lay, John Ewanowski, Aiden Lillie, Jessica Maw, Kenton Peters, Victoria Petro-Eschler, and David Richardson.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Deputy Director; Nick Norris, Planning Director; Paul Nielson, Attorney; Nelson Knight, Senior Planner; and Sara Javoronok, Senior Planner.

Chairperson Hyde read the emergency proclamation.

APPROVAL OF THE FEBRUARY 4, 2021, MEETING MINUTES.

MOTION

Commissioner Vela moved to approve the February 4, 2021 meeting minutes. Commissioner De Lay seconded the motion. Commissioners Lillie, De Lay, Richardson, Maw, Ewanowski, Peters and Vela voted “Aye”.

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Hyde stated he had nothing to report.

Vice Chairperson Vela stated he had nothing to report.

REPORT OF THE DIRECTOR

Nick Norris, Planning Director, informed the commission that there will be a requirement of 4 hours of training.

GENERAL PUBLIC COMMENTS

Cindy Cromer – Provided comments regarding the RMF-30 zone proposed modifications and how they potentially affect property owners.

PUBLIC HEARING

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)

Sara Javoronok, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Historic Landmark Commission approve the request with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- ADU height requirements
- Whether special exceptions are necessary

Matt Fletcher and Matt Hintze, applicants, provided a presentation with further information regarding the proposal.

The Commission, Staff and Applicant discussed the following:

- Clarification on the awnings

PUBLIC HEARING

Chairperson Hyde opened the Public Hearing;

Cindy Cromer – Stated she feels this is a good location for infill.

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

The Commission made the following comments:

- I'm wondering if it's in our best interest as a commission to perhaps allow the house to shift forward
- It seems there's an opportunity for additional windows
- I encourage the architect and owner to consider more fenestration

MOTION

Commissioner Richardson stated, I move to approve the Special Exception petition PLNHLC2020-00391 and new construction at 738 S Green St, petition PLNHLC202000392 with the three special exceptions:

1. **Allow the applicant to modify special exception #1 for the front yard setback to allow the applicant; not only this modification but to move the front façade of the house so that it aligns with the house to the South;**
2. **To increase the height of the ADU from 24 feet to 25 feet 2 inches**
3. **To reduce side yard setback of the ADU from 10 feet to 9 feet**

Commissioner Lillie requested a friendly amendment to add: To add the condition listed in the staff report.

Commissioner Richardson accepted the amendments. He also added to address fenestration to appear a little more historic.

Commissioner Peters seconded the motion. Commissioners Lillie, De Lay, Richardson, Maw, Ewanowski, Peters, and Petro-Eschler voted “Aye”. The motion passed unanimously.

Chairperson Hyde and Vice Chairperson Vela recused themselves due to possible conflict of interest. Chairperson Hyde requested commissioner Peters to run the work session for Elks Block Redevelopment.

WORK SESSIONS

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**

Nelson Knight, 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 would be demolition
- Clarification on whether the Elks building is currently occupied and what the percentage is

Matt Baldwin and David Davis, applicant representatives, provided a presentation with further details.

The Commission, applicant and staff discussed the following:

- Whether the building will have to undergo similar process that the Temple is currently undergoing
- Clarification on exception for height
- Clarification on where the Elk will be placed
- Whether there was a previous use for the roof
- Clarification on what is the reference to diversity being used as a term

The Commission made the following comments and discussion:

- I think the presentation was very thorough
- What I see here looks good
- I love the roof top
- I am a preservationist, I lived within 2 block for 30 years, active member of the Alta Club, preservation Utah, this board, and many organizations; I'm grateful that we have a developer that is sensitive to this area.
- Ground floor space use
- Foot traffic expected
- Request to keep some of the design of the façade
- Regarding 120 E 1st avenue I think a structure of that does need to be saved
- Clarification on access on South Temple

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.

Nick Norris, Planning Director, provided the commission with training on Planning and Zoning.

The Commission and Staff discussed the following:

- Clarification on baseline regulations on esthetics of a building and whether it will be removed
- Clarification on who is leading the bill
- Clarification on movement through the legislature that restricts appointed citizen boards
- Commissioner asked to receive some guidelines to purviews
- Clarification on why staff hasn't standardized roof heights from a zoning perspective

The meeting adjourned.