

SALT LAKE CITY PLANNING DIVISION
HISTORIC LANDMARK COMMISSION AMENDED MEETING AGENDA
This meeting will be an electronic meeting held without an anchor location
July 15, 2021 at 5:30 p.m.
(The order of the items may change at the Commission's discretion)

This Meeting will **not** have an anchor location at the City and County Building based on the following determination by the Planning Commission Chair:

I, Robert Hyde, Chair of Historic Landmark Commission, hereby determine that with the ongoing COVID-19 pandemic conditions existing in Salt Lake City including, but not limited to, this week's spike in Utah Covid-19 hospitalizations and the presence of the more aggressive and contagious delta variant, that meeting at an anchor location presents a substantial risk to the health or safety of those who would be present.

Commissioners will connect remotely. 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:

- <https://bit.ly/slc-hlc-07152021>

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

HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM

Approval of Minutes for June 3, 2021

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. **Elks Block Redevelopment at approximately 139 & 151 E. South Temple, and 120 E. 1st Avenue** - David Davis, of Dale Gardon Design, representing Property Reserve, Inc, has submitted applications to the city for a project centered around the former Elks Club Building located at approximately 139 E South Temple. This type of project requires demolition, new construction, special exception, and certificate of appropriateness review by the Historic Landmark Commission.

- a. Demolition- of a contributing building at approximately 120 E 1st Avenue, in order to provide access to the other buildings within the project. **Case number PLNHLC2020-00915**

b. Major alterations- of the Elks Building at approximately 139 S. Temple, including alterations to the existing entrance, removal of incompatible additions to the building's exterior and construction of a new rooftop addition on the building. A special exception would also be required for an additional three feet of height for the addition. **Case number PLNHLC2020-00816 & PLNHLC2021-00672**

c. New Construction of an eight-story residential building at approximately 151 E. South Temple where an existing parking lot is located. The applicant is requesting a special exception for approximately 25 feet of additional building height on portions of this building beyond the 75 feet allowed in the R-MU zone, for a total height of approximately 99 feet. **Case number PLNHLC2020-00916 & PLNHLC2021-00673**

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). The properties are within the Avenues Local Historic District. The subject property is within Council District #3, represented by Chris Wharton. (Staff contact Nelson Knight at (385) 226-4493 or nelson.knight@slcgov.com).

2. **Brigham Young Cemetery Fence Special Exception and Minor Alteration at approximately 140 E 1st Avenue** - Emily Utt, representing the Church of Jesus Christ of Latter Day Saints, is requesting a Special Exception and associated Certificate of Appropriateness (CoA) from the City to add additional height to an existing historic fence surrounding the Brigham Young Cemetery located at the address listed above. The Brigham Young Cemetery is a Landmark Site within the Avenues Local Historic District. The fence sits on top of a retaining wall and the proposed fence and retaining wall height ranges from approximately 5 feet to 9 1/2 feet in the front, side and rear yard. This request requires a Special Exception and associated Minor Alterations because the maximum height for fences in residential districts is 4 feet in the front yard, and 6 feet in the interior side and rear yard. The project is located in the RMF-75 (High Density Multi-Family Residential) zoning district within Council District 3 represented by Chris Wharton (Staff contact: Amy Thompson at (385) 226-9001 or amy.thompson@slcgov.com). **Case numbers PLNHLC2021-00457 & PLNHLC2021-00604**

3. **Duran Solar Installation at approximately 740 East 3rd Avenue** - Christopher Vargas, representing the property owner, is requesting a Certificate of Appropriateness from the Historic Landmark Commission to install Tesla solar shingles on the roof at the address listed above. The property is zoned SR-1A and is within Council District 3 represented by Chris Wharton. (Staff contact is Caitlyn Tubbs at 358-315-8115 or caitlyn.tubbs@slcgov.com). **Case number PLNHLC2021-00460**

The next regular meeting of the Commission is scheduled for Thursday, August 5, 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.

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