



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Lex Traugher, Senior Planner

Date: September 2, 2021

Re: Approval Time Extension Request –
Bishop Place - New Construction & Special Exceptions
Petitions PLNHLC2019-01157 & 01158

ACTION REQUIRED: Vote on granting a one year time extension for New Construction and Special Exception approvals at 432 N. 300 West (Bishop Place).

RECOMMENDATION: Grant a year-long time extension for the New Construction and Special Exception approvals that expire on October 1, 2021.

BACKGROUND/DISCUSSION:

On October 1, 2020, the HLC approved a request for a Certificate of Appropriateness (COA) for New Construction of the Bishop Place residential project, and three (3) associated special exceptions with two conditions as follows:

1. Vinyl windows shall be avoided as they are not a durable material and therefore inappropriate for new construction in the City's local historic districts. The applicant will work with Planning Staff to identify a type of window that meets *New Construction Standard 21.34.020(H)(6)(c) - Windows* and the associated design guidelines highlighted in this staff report prior to the issuance of a Certificate of Appropriateness.
2. All windows shall either be wood or wood clad.

A Certificate of Appropriateness for New Construction expires in one year “unless a building permit has been issued or complete building plans have been submitted to the division of building services and licensing.” The applicant has not submitted complete building plans to the Building Services Department and has not obtained any building permits for work on the development at this time. As such, they must request an extension to maintain their original approval.

No Special Exception shall be valid for a period longer than one year unless a building permit is issued or complete building plans have been submitted to the division of building services and licensing within that period.

The Historic Landmark Commission may grant extensions for approvals for up to one additional year. An extension would push the expiration of the Certificate of Appropriateness for New Construction and the Special Exceptions to October 1, 2022. If the extension is approved, the applicant will need to obtain a building permit or submit complete building plans to Building Services before that date, or else request another extension.

ATTACHMENTS:

[A. Time Extension Request Letter](#)

[B. Record of Decision Letter](#)

ATTACHMENT A –
TIME EXTENSION REQUEST



273 N. East Capitol Street
Salt Lake City, UT 84103

Phone: 801.456.2430
Fax: 801.456.2431

8-12-21

Historic Landmarks Commission,

I am writing this letter to formally request an extension of one year for our project Bishop Place at 432 N 300 West. This project was given approval by the Historic Landmark Commission in October of 2020.

As you are well aware the homebuilding industry has been experiencing many challenges that have risen during the pandemic. One that has significantly impacted us on this project is turnaround times. Our team and subcontractors have been dealing with a significant increase in the amount of work while having to deal with shortages in labor. This has especially impacted our engineering team as the increased workloads have significantly impacted timelines. All aspects in the predevelopment phase have been taking longer than anticipated.

Another challenge that we've been dealing with has been related to public utilities. As part of this project, we have been required to upsize a water main line located within 300 west. This has been a significant additional expense. We have spent a significant amount of time trying to work through alternative solutions. In addition to this issue, we also had to redesign utilities within the site once we learned that water and sewer would need to be private instead of public. We worked with the city to try and receive a variance but in the end were unable to secure this and were required to redesign the water and sewer to a private system versus the anticipated public system.

Despite the challenges that we have experienced here we are extremely excited about this project and have received a lot of interest and positive feedback. We are in desperate need of housing and are eager to get this project to construction as soon as possible. Your consideration in granting us an extension would be greatly appreciated.

Best,

A handwritten signature in blue ink, appearing to read "Paul Garbett", with a long horizontal flourish extending to the right.

Paul Garbett

Project Manager

ATTACHMENT B –
RECORD OF DECISION LETTER



ERIN MENDENHALL
MAYOR

DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
PLANNING DIVISION

October 2, 2020

Mr. Paul Garbett
Garbett Homes
273 N. East Capitol Street
Salt Lake City, UT 84103

**Re: Record of Decision for Petitions PLNHLC2019-01157 & 01158
Bishop Place (Formerly The Quince) – New Construction & Special Exceptions
432 N. 300 West (Bishop Place)**

This letter serves as the Record of Decision (ROD) relative to the above referenced petitions. This ROD is provided to you indicating the action taken by the Historic Landmark Commission (HLC), the date of decision, and the pertinent appeal period.

On October 1, 2020, the HLC approved the request for a Certificate of Appropriateness (COA) for New Construction of the Bishop Place residential project, and the three (3) associated special exceptions with two conditions as follows:

1. Vinyl windows shall be avoided as they are not a durable material and therefore inappropriate for new construction in the City's local historic districts. The applicant will work with Planning Staff to identify a type of window that meets *New Construction Standard 21.34.020(H)(6)(c) - Windows* and the associated design guidelines highlighted in this staff report prior to the issuance of a Certificate of Appropriateness.
2. All windows shall either be wood or wood clad.

The decision of the HLC was based on the analysis and findings listed in the staff report, and testimony and plans presented during the meeting. The staff report can be found at the following site:

<http://www.slcdocs.com/Planning/HLC/2020/10%20October%202020/01157.01158StaffReport.pdf>

The minutes of the HLC meeting are tentatively scheduled to be adopted on November 5, 2020. Copies of the adopted minutes will be posted on the Planning Division's website the day after they are adopted at:

<https://www.sl.gov/boards/historic-landmark-commission-agendas-minutes/>

There is a 10-day appeal period in which any party entitled to appeal can appeal the HLC's decisions to the city's Appeals Hearing Officer. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the approval, if they so choose. Any appeal, including the filing fee, must be filed by the close of business on **October 12, 2020**.



ERIN MENDENHALL
MAYOR

DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
PLANNING DIVISION

If you have any further questions about the Planning Division's processes, please contact me at (385) 226-9056 or by e-mail at lex.traugher@slcgov.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Lex Traugher".

Lex Traugher
Senior Planner