

SALT LAKE CITY PLANNING DIVISION
HISTORIC LANDMARK COMMISSION AMENDED MEETING AGENDA
This meeting will be an electronic meeting held without an anchor location
September 2, 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 COVI-19 pandemic conditions existing in Salt Lake City including, but not limited to, this week's current Utah Covid-19 hospitalizations numbers and that local health officials have indicated hospitals and Intensive Care Units are at critical levels, that meeting at an anchor location presents a substantial risk to the health of safety of those who would be present.

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-09022021>

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 August 5, 2021
Report of the Chair and Vice Chair
Director's Report

EXTENSION REQUEST

1. **Bishop Place New Construction and Special Exceptions** - Paul Garbett, Garbett Homes, has submitted a letter to request a one-year extension for the Bishop Place project that was approved by the HLC on 10/1/2020. The approval granted was for new construction in a 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). The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located in Council District 3 represented by Chris Wharton (Staff contact: Lex Traughber at 385-226-9056 or lex.traughber@slcgov.com). **Case numbers PLNHLC2019-01157 & PLNHLC2019-01158**

PUBLIC COMMENTS - The Commission will hear public comments not pertaining to items listed on the agenda.

PUBLIC HEARINGS

1. **Minor Alteration Re-roof at Approximately 1024 E 1st Avenue** - Dynamic Roofing & Construction, representing the property owner, is requesting approval for a Minor Alteration at the address listed above. The Minor Alteration is to accommodate the construction of an already completed re-roof request. The property is presently occupied as a single-family residential house and is located within the Avenues Local Historic District and is zoned SR-1A (Special Development Pattern Residential). The subject property is within Council District 3 represented by Chris Wharton. (Staff contact: Krissy Gilmore, (385) 214-9714 or kristina.gilmore@slcgov.com) **Case number: PLNHLC2021-00605**

2. ~~**New Construction & Special at Approximately 245 N. Almond Street**~~ - Jeff Douglas of Axis Architects, on behalf of the property owner, Chaunce Butterfield, is requesting approval from the City to construct a single-family residence at 245 N. Almond Street. The property is currently vacant and is within the Capitol Hill Historic District and is in the RMF-45 (Moderate/High Density Multi-Family Residential) zoning district. This proposal requires Historic New Construction.

POSTPONED

 - a. ~~New Construction~~ new construction in an historic district. **Case number PLNHLC2021-00253**
 - b. ~~Special Exception: The applicant is requesting two special exceptions for this project.~~
Case number PLNHLC2021-00723
 - i. ~~The applicant requests a modification of the north side yard setback from 10 feet to 4 feet.~~
 - ii. ~~The applicant requests a modification of the front yard fence height from 4 feet to 6'5" with 4 feet at street level.~~

The subject property is within Council District 3, represented by Chris Wharton. (Staff contact: Sara Javoronok at 382-226-4448 or sara.javoronok@slcgov.com)

3. **Major Alteration Rear Addition at approximately 235 South 600 East** - David Kofford of NWL Architects, on behalf of the property owner, Annette Langheinrich, is requesting approval from the City for a Major Alteration for the removal of an existing rear addition and construction of a new rear addition to the dwelling at the above listed address. The subject property is listed as a contributing building to the Central City Historic District. The proposed addition is approximately 1,420 square feet with a height of 30.5 feet. The property is located in the RMF-35 (Moderate Density Multi-Family Residential) zoning district and within Council District 4, represented by Analia Valdemoros. (Staff contact: Sara Javoronok 382-226-4448 or sara.javoronok@slcgov.com) **Case number PLNHLC2021-00366**

UNFINISHED BUSINESS

1. **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 approximately 140 E 1st Avenue. 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 side and rear yard. This request requires a Special Exception and associated Minor Alterations because the maximum height for fences in residential districts is 6 feet in the interior side and rear yard. The Historic Landmark Commission reviewed this item at the July 15th public hearing and the item was tabled to allow for revisions to the proposal. 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**

WORK SESSIONS

- 1. Third Avenue Townhomes New Construction at approximately 860 East and 868 East 3rd Avenue** - Oren Hillel is proposing new construction of six townhome units. This will be a work session review, no public hearing will be held and a decision will not be made at this meeting. The subject properties are located in the Avenues Local Historic District and are zoned RMU-35. The subject properties are in Council District 3 represented by Chris Wharton. (Staff contact is Caitlyn Tubbs at 385-315-8115 or caitlyn.tubbs@slcgov.com) **Case number PLNHLC2021-00567**

The next regular meeting of the Commission is scheduled for Thursday, October 7, 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