

**SALT LAKE CITY PLANNING DIVISION
HISTORIC LANDMARK COMMISSION MEETING AGENDA
May 5, 2022 at 5:30 p.m.
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111**

(The order of the items may change at the Commission's discretion)

This meeting will be held in person at the Salt Lake City & County Building. This will not be a hybrid meeting. If you are interested in watching the Historic Landmark Commission meeting, it will be available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCTV Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are unable to attend in person but would like to submit comments regarding an item on the agenda, please email your comments to the staff contact listed for each item or provide general comments to historiclandmarks.comments@slcgov.com.

DINNER - Dinner will be served to the Historic Landmark Commissioners and Staff at 5:00 p.m. in Room 326 of the City and County Building. During the dinner break, the Historic Landmark Commission may receive training on city planning-related topics, including the role and function of the Planning Commission.

1. **TRAINING** - The Commission will receive training on city planning-related topics.

HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM
APPROVAL OF THE MINUTES FOR APRIL 7, 2022
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

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

PUBLIC HEARINGS

1. **Minor Alteration Rear Addition at approximately 280 E 6th Avenue** - Dave Richards, on behalf of the property owners, is requesting a Certificate of Appropriateness to build a horizontal rear in-line addition located at the above-stated address. The new addition will replace an existing noncompatible rear addition and requires modifications to the zoning standards. The applicant is asking for an increase in maximum lot coverage, building height, and wall height, and a reduction in the side yard setback standards. The subject property is zoned SR-1A Special Development Pattern Residential and is within Council District 3, represented by Chris Wharton. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case number PLNHLC2022-00200**

2. Certificate of Appropriateness for New Construction at Madeleine Choir School Fieldhouse

- The Madeleine Choir School, represented by Sparano and Mooney Architects, is requesting a Certificate of Appropriateness for New Construction of a Principal Building in order to build a new two-story fieldhouse building on their campus at approximately 67 B Street. The building would be located on vacant portions of the site currently used for a playground. No existing buildings on the campus would be altered. As part of the new construction approval, the applicants are requesting the following:

- 1) Exceed the 35-foot maximum height in the I (Institutional) zoning district by approximately 3 feet, 6 inches to accommodate a safety screen for a roof-top play area.
- 2) Reduction of the required 20 foot front yard setback to zero feet to accommodate ADA parking where a parking lot currently exists on 2nd Avenue.

The HLC tabled this case at their April 7, 2022 meeting to allow Planning Staff additional time to analyze aspects of the proposal. The school is listed as a landmark site on the SLC Register of Cultural Resources and is also in the Avenues Historic District. The property is located within Council District 3, represented by Chris Wharton. (Staff contact: Nelson Knight at 801-535-7758 or nelson.knight@slcgov.com) **Case number PLNHLC2021-01074**

- 3. Union Pacific Hotel New Construction Approval Modification Request** - Emir Tursic, property owner representative, is requesting approval for modifications to the approved Union Pacific Railroad Station Hotel located at approximately 2 South 400 West. The changes to the approved design include, material changes, an 11-inch height increase, and reduced window recession. The Union Pacific Hotel New Construction was approved in 2018. The applicant received an additional approval of the imposed conditions in 2019. The Union Pacific Railroad Station is a Salt Lake City Landmark Site. The property is located within the G-MU (Gateway Mixed-Use) zoning district and within Council District 4, represented by Ana Valdemoros. (Staff Contact: Kelsey Lindquist at 385-226-7227 or kelsey.lindquist@slcgov.com) **Case number PLNHLC2018-00616**

OTHER BUSINESS

- 1. Update to Policies and Procedures** - The Historic Landmark Commission will consider changes to the policies and procedures of the Commission. The proposed changes include addressing policies for electronic meetings, defining a quorum, voting, necessary changes to the formatting and numbering, and correcting any grammar or spelling errors. The purpose of this proposal is to update the policies and procedures to comply with Utah Code requirements that go into effect on May 4, 2022. The Commission may discuss other changes to the policies and procedures at their discretion.

The next regular meeting of the Commission is scheduled for Wednesday, June 1, 2022 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.