

**SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Thursday, May 5, 2022**

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 Michael Vela and Vice-Chair Babs De Lay; Commissioners Kenton Peters, John Ewanowski, Aiden Lillie, Amanda De Lucia, and Carlton Getz. Commissioners Robert Hyde and Michael Abrahamson were excused from the meeting.

Planning Staff members present at the meeting were: Director Nick Norris, Deputy Director Michaela Oktay, Senior City Attorney Paul Neilson, Principal Planner Amanda Roman, Senior Planner Nelson Knight, Planning Manager Kelsey Lindquist, and Administrative Assistant Aubrey Clark.

Prior to the start of the meeting Senior Planner Nelson Knight held training for the Commissioners beginning at 5:00 PM.

**APPROVAL OF APRIL 7, 2022 MEETING MINUTES**

**Commissioner Kenton Peters motioned to approve the meeting minutes. Commissioner Aiden Lillie seconded the motion. Commissioners Babs De Lay, Kenton Peter, Carlton Getz, and Mike Vela voted “aye”. Commissioners John Ewanowski, Aiden Lillie, and Amada De Lucia abstained. The motion passed.**

**REPORT OF THE CHAIR AND VICE-CHAIR**

The Chair stated that he will be recusing himself for the Union Pacific Hotel item due to a conflict of interest.

The Vice-Chair stated that she had nothing to report.

**REPORT OF THE DIRECTOR**

Deputy Director Michaela Oktay reported on the Preservation Utah Conference and said it was a great turnout. She also said she will need a motion to move the June meeting from the 2<sup>nd</sup> to the 1<sup>st</sup>.

Commissioner Babs De Lay motioned to approve.  
The motion passed.

## **PUBLIC COMMENTS**

- Cindy Cromer reported on the Preservation Home Tour. She also made some comments on the work session item.

## **PUBLIC HEARING**

**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

Principal Planner Amanda Roman reviewed the petition as outlined in the staff report. She stated that staff recommends approve the Certificate of Appropriateness.

The architect Dave Richards gave a quick overview of the project.

Chair Vela

## **PUBLIC HEARING**

Chair Vela opened the public hearing.

Seeing that no one wished to speak, Chair Vela closed the public hearing.

## **EXECUTIVE SESSION**

Commissioner De Lucia liked the slope at the

## **MOTION**

**Commissioner Carlton Getz stated, Based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Historic Landmark Commission approve the Minor Alteration petition (PLNHLC2022-00200) as proposed, subject to complying with the conditions listed in the staff report.**

**Commissioner Aiden Lillie seconded the motion. Commissioners Babs De Lay, John Ewanowski, Aiden Lillie, Kenton Peters, Amanda De Lucia, and Carlton Getz voted “aye”. The motion passed.**

### **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**

Senior Planner Nelson Knight reviewed the petition as outlined in the staff report. He reminded the Commissioners that the item was tabled at the last meeting so that staff could review new information such as clarified window placement, full elevations, submitted window details and profiles, and clarified the intended use of the entrance and included one ADA Accessible parking stall. He reviewed the rooftop play area and safety screen being raised to 8ft. He also reviewed the material and design details. He stated that staff recommends the approval with the conditions listed in the staff report.

Chair Vela asked if ADA specifications are within Planning Staff's purview. Staff clarified that it is within City Staff's purview.

Commissioner De Lucia asked about the parking agreement between the school and the church. Staff clarified that there is a five year minimum agreement in place and has to be recorded with the County Recorder and it would be part of the agreement here.

Chair Vela reviewed how the agreement works. Staff clarified further that it would be calculated now for future use of the school.

Planning Manager Kelsey Lindquist stated that in attachment D of the staff report the agreement is clearly laid out.

The Applicant Nate King thanked the Commission for reviewing the application.

Carlton Getz asked for clarification about the roof elevation and how much of the screen wall was going to be visible from the street. The applicant stated that none of it would be visible.

## **PUBLIC HEARING**

Chair Vela opened the public hearing.

Seeing that no one wished to speak, Chair Vela closed the public hearing.

## **EXECUTIVE SESSION**

Commissioner Kenton Peters said that his previous concerns have been resolved.

## **MOTION**

**Commissioner Kenton Peters stated, Based on the discussion, analysis, and findings in the staff report and staff memo, and the input received during the public hearing, I move that the Historic Landmark Commission Approve petition PLNHLC2021-01074, which is a proposal for the new construction of a gymnasium/classroom building on the Madeleine Choir School campus, with the condition that final design details are delegated to Planning Staff. Included in the approval are the following zoning modifications: 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.**

**Commissioner Babs De Lay seconded the motion. Commissioners Babs De Lay, Kenton Peters, John Ewanowski, Aiden Lillie, Amanda De Lucia, and Carlton Getz voted “aye”. The motion passed.**

**Chair Vela has recused himself from the following item due to a conflict of interest.**

**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**

Planning Manager Kelsey Lindquist reviewed the petition as outlined in the staff report. She stated that there were some modifications requested by the applicant that could not be approved at the Staff level. She reviewed the changes submitted by the applicant. She stated that the Commission approve the changes.

Commissioner De Lucia asked if the changes were based on cost. Staff said that she believed that was the case, but it would be better to ask the applicant.

The applicant Emir Tursic stated that the changes were necessary due to the rise in construction costs. He reviewed the materials and changes that they are proposing.

Commissioner De Lay asked how many rooms the hotel would have. The applicant stated 225. Commissioner De Lay asked why they switch from lime stone to metal. The applicant stated that it would be cheaper material.

Commissioner Lillie asked what the reflectivity would be on the metal panels. The applicant stated that he couldn't give an exact but that they would be a matte panel

## **PUBLIC HEARING**

Chair Vela opened the public hearing.

Seeing that no one wished to speak. Chair Vela closed the public hearing.

## **EXECUTIVE SESSION**

Commissioner Kenton Peters said that none of the changes were of a concern.

## **MOTION**

**Commissioner Kenton Peter stated, Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Historic Landmark Commission approve the requested new construction/major alteration, PLNHLC2018-00616 with the following condition: 1. Final details of the requested changes be delegated to staff.**

**Commissioner Carlton Getz seconded the motion. Commissioners Kenton Peters, John Ewanowski, Aiden Lillie, Amanda De Lucia, and Carlton Getz voted "aye". The motion passed.**

## **OTHER BUSINESS**

**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.

Deputy Director Michaela Oktay reviewed the draft Policies and Procedures with the Commission.

Senior City Attorney Paul Neilson reviewed why there is a rule in the Policies and Procedures that limit a Chairperson's term.

The Commission discussed that they would like to see a two-year Chair term limit, voting each year but having a two term limit.

Commissioner Carlton Getz stated that he would like to see the changes in writing and brought back to be voted on. All Commissioners agreed.

The meeting adjourned 6:49 PM.