

**SALT LAKE CITY PLANNING DIVISION  
HISTORIC LANDMARK COMMISSION MEETING AMENDED AGENDA  
Thursday, September 1, 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.** If you are interested in watching the Historic Landmark Commission meeting, it will be available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCTv Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://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](mailto: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.

**HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM**  
**APPROVAL OF THE MINUTES FOR AUGUST 4, 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. **New Construction of Two-Family Dwelling at Approximately 136 South 700 East** - Matt Newbold of JZW Architects, on behalf of the property owner Jay Rice of Tenth East Townhomes, LLC, is requesting approval for new construction of a two-family dwelling at the above stated address. The property is in the Central City Historic District and the RMF-35 zoning district. New construction in the historic district must be reviewed by the Historic Landmark Commission. The proposal includes a modification for a reduction of the front yard by 2'7" to accommodate an entry porch. The subject property is in Council District 4, represented by Ana Valdemoros. (Staff contact: Sara Javoronok at 801-535-7625 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case number PLNHLC2022-00724**
2. **New Construction at Approximately 158 N State Street** - Stuart Wheelwright and Matt Robinson of Holt Capital, LLC, the property owner, are requesting a Certificate of Appropriateness (CoA) for New Construction in the Capitol Hill Historic District at the above-stated address. The proposed plan is to subdivide the existing parcel into two parcels, construct a new single-family dwelling, and demolish a non-contributing accessory structure.

Modifications to side and front yard setbacks and lot width are being requested with this proposal. The property is located within the RMF-35 Moderate Density Residential Zoning District within Council District 3, represented by Christ Wharton. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case number PLNHLC2022-00297**

3. **Major Alteration for an Addition to the Rear of a Home at Approximately 1551 E Sherman Ave** - Barbara Larsen, the property owner, is requesting Major Alteration approval for an addition to an existing house located at the above-stated address. The proposed addition is a second story attic addition located towards the rear of the house. The subject property is located within the Westmoreland Local Historic District and is located within the R-1-7000 (Single-Family Residential) zoning District. The subject property is in Council District 6, represented by Dan Dugan. (Staff Contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case number PLNHLC2021-00786**
  
4. **Minor Alteration for an Addition and Chimney Removal at Approximately 130 U Street** - Thom Jakab, the architect representing the property owner, is requesting a Minor Alteration approval to remove a brick chimney along with an addition to the home located at the above-stated address. This proposal involves an infill addition within an existing rear porch. The intent behind the infill addition is to expand and remodel the kitchen and remove the rear chimney as part of the expansion. The subject property is in the SR-1A (Special Development Pattern Residential) Zoning District. The subject property is located within the Avenues Local Historic District, within Council District 3, represented by Chris Wharton. (Staff contact: Katia Pace at 801-535-6354 or katia.pace@slcgov.com) **Case number PLNHLC2022-00665**

## **WORK SESSION**

1. **Zoning Map and Master Plan Amendment at approximately 865 S 500 E** - Rick Service, the property owner, has submitted applications for a Master Plan Future Land Use Map and Zoning Map amendments for the property located at the above-stated address. This project requires both a Master Plan and a Zoning Map amendment.
  - A **Master Plan Amendment:** The associated future land use map in the Central Community Master Plan currently designates the property as "Low Density Residential." The petitioner is requesting to amend the future land use map for the parcel to "Neighborhood Commercial." **Case number PLNPCM2022-00302**
  - B **Zoning Map Amendment:** The property is currently zoned RMF-30 (Low Density Multi-Family Residential District). The petitioner is requesting to amend the zoning map designation of the property to CN (Neighborhood Commercial District). **Case number PLNPCM2022-00301**

The intent of the request is to change the zoning of the property to allow for the existing building, which is listed as a contributing structure to the Central City Local Historic District, to be repurposed into a commercial use. The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com)

## **OTHER BUSINESS**

### **1. Chair and Vice Chair Elections**

***The next regular meeting of the Commission is scheduled for Thursday, October 6, 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](http://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.