

**SALT LAKE CITY PLANNING DIVISION  
HISTORIC LANDMARK COMMISSION MEETING AMENDED AGENDA  
Thursday, October 6, 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**

**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**

**(Some items on this agenda were originally scheduled to be heard on the September 1, 2022 meeting. That meeting was postponed due to a lack of quorum.)**

1. **New Construction of Two-Family Dwelling at Approximately 136 S. 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 Chris Wharton. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case number PLNHLC2022-00297**

- ~~3. **Minor Alteration located at approximately 365 N. Quince Street** - James and Kelly Fowler, property owners, are requesting approval of a Certificate of Appropriateness to replace nonoriginal roof material, softwood siding; add new windows; and restore rear addition with the above-stated address and a contributing structure within the Capitol Hill Local Historic District. The property is located within the SR-1A (Special Development Pattern Residential) zoning district, within Council District 3, represented by Chris Wharton. (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com) **Case number PLNHLC2022-00242**~~

**POSTPONED**

4. **Minor Alteration for Painted Brick at Approximately 275 S. Douglas Street** - Dede Plummer, the property owner, is requesting Minor Alteration approval to paint the exterior brick at the above- stated address. The property is under enforcement for having painted the brick without a Certificate of Appropriateness and the matter has been referred to the Historic Landmark Commission for a decision. The building is considered contributing to the character and integrity of the University Historic District. The property is located within the R-2 (Single and Two-family Residential) Zoning District and Council District 4, which is represented by Ana Valdemoros. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case number PLNHLC2022-00759**

- ~~5. **Minor Alteration for Window and Front Door Replacement at approximately 239 W. Ardmore Place** - Heidi Middleton, the property owner, is requesting approval for a Minor Alteration in a Local Historic District. The alteration is for replacement windows and a replacement door located at approximately 239 West Ardmore Place. The subject property is located within the Capitol Hill Local Historic District and is located within the SR-1A (Special Development Pattern Residential) zoning district. The subject property is in Council District 3, represented by Chris Wharton. (Staff Contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case number PLNHLC2022-00610**~~

**WITHDRAWN**

## **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.