

**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Thursday, April 6, 2023**

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: Vice-Chair John Ewanowski, Commissioners Michael Abrahamson, Kenton Peters, Michael Vela, Amanda De Lucia, and Emoli Kearns. Commissioner Carlton Getz and Chairperson Babs De Lay was absent from the meeting.

City Staff members present at the meeting were: Planning Manager Kelsey Lindquist, Senior City Attorney Paul Nielson, Senior Planner Sara Javoronok, Principal Planner Meagan Booth, and Administrative Assistant David Schupick.

APPROVAL OF MARCH 2, 2023 MEETING MINUTES

Commissioner Mike Vela motioned to approve the minutes. Commissioner Michael Abrahamson seconded the motion. Commissioners Michael Abrahamson, Michael Vela, Amanda De Lucia, and Emoli Kearns, and Vice-Chair John Ewanowski voted “aye”. Commissioner Kenton Peters abstained. The motion passed.

REPORTS OF THE CHAIR AND VICE-CHAIR

The Vice Chair reported that the registration for the Utah Preservation Conference is open.

REPORT OF THE DIRECTOR

Planning Manager Kelsey Lindquist had nothing to report.

1. **Extension Request for New Construction and Special Exceptions at Approximately 738 S Green St.** - Matt Fletcher, the property owner, is requesting that the Historic Landmark Commission grant a second one-year time extension on approval of New Construction and Special Exceptions for a single-family residence and detached garage with a second floor accessory dwelling unit in the Central City Local Historic District. The Commission originally granted approval for this project on March 4, 2021. A request for extension was granted on April 7, 2022. The subject property is located within Council District 4 which is represented by Ana Valdemoros. (Staff contact is Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case numbers PLNHLC2020-00391 and PLNHLC2020-00392**

Commissioner Kenton Peters motioned to approve. Commissioner Mike Vela seconded the motion. Commissioners Michael Abrahamson, Michael Vela, Kenton Peters, Amanda

De Lucia, and Emoli Kearns, and Vice-Chair John Ewanowski voted “aye”. The motion passed.

PUBLIC COMMENT

Cindy Cromer had comments on the urgency in clarifying expectations for the materials submitted for projects in districts in terms of their impact on the streetscape and especially on nearby contributory buildings.

PUBLIC HEARINGS

Vice-Chair John Ewanowski recused himself due to past work on the project.

1. **Fisher Mansion Carriage House HVAC at Approximately 1206 W 200 S** - CRSA, on behalf of Parks and Public Lands, is seeking approval for a Major Alteration to the Fisher Mansion Carriage House associated with the Fisher Mansion. The applicant is seeking approval for the installation of HVAC units, conduit, and associated cages on the northern elevation, which have already been installed. The current application includes a proposal to screen the HVAC units and associated cages and conduit. The subject property is located at the above-stated address, which is designated as a Salt Lake City Landmark Site. Both structures, the mansion and carriage house are listed as contributing structures to the landmark site. The subject property is located within the I (Institutional) zoning district and within Council District 2, represented by Council Member Alejandro Puy. (Staff contact: Kelsey Lindquist at (385) 226-7227 or kelsey.lindquist@slcgov.com) **Case Number PLNHLC2023-00204**

Kelsey Lindquist gave a formal presentation outlining the staff report. Ken Wheadon with CRSA have additional information on the project and their reasoning behind decision making factors.

Commissioner Michael Abrahamson asked the applicant how they decide the distance from the building. Ken Wheadon stated that it was based off a swinging gate and does not touch the building.

Commissioner Amanda De Lucia asked how long it would take for the hops to reach maturity. Ken Wheadon stated that it could take one year. He also stated that hops self-propagates.

PUBLIC HEARING

Michael Vela opened the public hearing.

Cindy Cromer stated disapproval of the project.

Michael Vela closed the public hearing.

EXECUTIVE SESSION

The Commissioners shared final thoughts on the project.

MOTION

Commissioner Michael Abrahamson stated “Based on the information presented and discussion, I move that the Commission approve this application.” Commissioner Amanda De Lucia seconded the motion. Commissioners Michael Abrahamson, Michael Vela, Kenton Peters, Amanda De Lucia, and Emoli Kearns voted “aye”. The motion passed.

Vice-Chair John Ewanowski returned to the meeting.

- 2. Second Story Window at Approximately 319 E 4th Ave - David Richardson, applicant, on behalf of the property owners Spencer Taylor and Alyssa Randsbury, at 319 E 4th Ave, is requesting approval to install a window on the west façade on the second floor. This alteration to the exterior of the home is visible from the street and requires approval by the Historic Landmark Commission. The subject property is contributing and located in the Avenues Local and National Historic District in the SR-1A zoning district. The property is located within Council District #3, represented by Chris Wharton. (Staff contact is Meagan Booth, 801-535-5213, meagan.booth@slcgov.com) **Case number PLNHLC2023-00088****

Meagan Booth gave a formal presentation outlining the staff report.

Vice-Chair John Ewanowski asked the applicant David Richardson on materials that will be used and why there will be a window placed in the storage room.

PUBLIC HEARING

Michael Vela opened the public hearing. Seeing no one wished to comment, Michael Vela closed the public hearing.

EXECUTIVE SESSION

Commissioner Amanda De Lucia asked about the painted brick on the property. Kelsey Lindquist stated that since the brick was already painted it can continue to be painted and that only unpainted masonry is regulated.

MOTION

Commissioner Michael Vela stated “Based on the information presented and the discussion, I propose that the Commission approve the request for a Certificate of

Appropriateness for a new window at 319 E 4th Ave.” Commissioner Kenton Peters seconded the motion. Commissioners Michael Abrahamson, Michael Vela, Kenton Peters, Amanda De Lucia, and Emoli Kearns voted “aye”. The motion passed.

WORK SESSION

- 1. Affordable Housing Incentives Text Amendment**– The Historic Landmark Commission will discuss the proposal to amend the zoning ordinance to incentivize affordable housing. The proposed incentives apply to properties in local historic districts. The proposal includes allowing administrative Design Review and additional building height in various zoning districts, modifying Planned Development requirements, removing the density requirements in the RMF zoning districts, and allowing additional dwelling types in various zoning districts when affordable housing is provided. The proposed amendments involve multiple chapters of the Zoning Ordinance. Related provisions of Title 21A Zoning amended as part of this petition. The changes would apply Citywide. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2019-00658**

Sara gave a formal presentation and answered all questions presented by the Commission.

The Commission had questions on new construction on lots where the existing structure is in the back of the lot and the new build would be in front. Sara explained that they would have to look at these situations on a case-by-case basis and the new build would need to be compatible with the neighborhood. Kelsey stated it would be unlikely if the existing structure was contributing to the district. The Commission also had questions on the parking requirements. Kelsey stated that the minimum parking requirement is one parking per unit and increasing the required amount of parking spots per unit would increase the price of the unit, decreasing its affordability. The Commission asked if an individual could be allowed to build an ADU and an affordable housing unit. Sara explained that this could be possible as long as all requirements are met. The Commission asked about enforcement. Sara stated that income verification will need to be reported on and if a property owner was found to not be renting at the affordable rate, there could be a fine.

The meeting was adjourned at approximately 6:41 PM.

The next regular meeting of the Commission is scheduled for Thursday, May 4, 2023, 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.

