Salt Lake City Historic Landmark Commission Retreat
Summary of Actions
June 1, 2023, at 5:30 p.m.
City & County Building
451 South State Street, Room 326
Salt Lake City, UT 84111

1. <u>**Approval of the Minutes for May 4, 2023**</u>

   <u>**Action: Approved**</u>

2. <u>**Major Alteration for a Rear Addition at approximately 1454 E Harvard Avenue**</u> - Emily Foxley, the property owner, is requesting a certificate of appropriateness from the City for a Major Alteration to construct a new rear addition and a detached garage to the rear of the site at approximately 1454 E Harvard Avenue. The subject property is listed as a contributing building to the Harvard Heights Local Historic District. As part of this petition, the applicant is requesting a modification to the following zoning standard:
   a. Exceed the maximum height for the proposed detached garage.
   The property is located in the R-1-7,000 (Single-Family Residential) zoning district, the YCI (Yalecrest Compatible Infill Overlay District) and within Council District 6, represented by Dan Dugan (Staff contact: Aiden Lillie (801) 535-7263 or aiden.lillie@slcgov.com) **Case Number: PLNHLC2023-00350**

   <u>**Action: Approved**</u>

3. <u>**Trolley North New Construction at approximately 675 E 500 South**</u> - Michael Augustine of Alta Terra Real Estate, LLC, the property owner, is requesting a Certificate of Appropriateness for the construction of a new, 8-story (85-foot-tall) mixed-use & rooming (boarding) house development (intended for student housing) at approximately 675 East 500 South. The subject property is in the TSA-UN-C (Transit Station Area Urban Neighborhood Core) zoning district and the Central City Local Historic District. Planning staff has already granted approval to demolish the existing structures on the site. As part of this petition, the applicant has requested modifications to the following development standards: i. An increase in the allowed spacing between entry doors along all the street-facing façades. ii. An allowance for all street-facing façades to exceed the 200-foot maximum length. iii. An increase in the maximum setback along Green Street from 5 feet to 10 feet. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNHLC2022-00675**

   <u>**Action: Approved with conditions**</u>

4. <u>**Trolley North Wireless Communication Facility at approximately 675 E 500 South**</u> - Valerie Cardenas of SmartLink (representing AT&T) and Keleigh Glass Adams of J5

Infrastructure Partners (representing Verizon) are seeking a Certificate of Appropriateness for a 121-foot-tall wireless telecommunications facility at the above-stated address. The intent of this proposal is to maintain uninterrupted cellular service between the demolition of the existing building on the property (where the antennas are currently located) and the completion of the Trolley North development project. This request is also under review for Conditional use approval because wireless telecommunication facilities exceeding a TSA district's maximum permitted height, which in this case is 75 feet, require such. The subject property is located within the TSA-UN-C (Transit Station Area Urban Neighborhood Core) zoning district and in Council District 4, represented by Ana Valdemoros. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNHLC2023-00252**

Action: Approved with conditions

Disclaimer: A written record of decision for any item where the Commission made a final decision will be created by the staff planner. If you are interested in receiving a copy of the record of decision for any agenda item, please contact the planner listed for that agenda item.

Any final decision made by the Historic Landmark Commission can be appealed by filing an "appeal of decision" application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.

Dated at Salt Lake City, Utah this 2nd day of June 2023.
Aubrey Clark, Administrative Assistant