

**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Thursday, June 1, 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 Kenton Peters, Emoli Kearns, Michael Vela, Amanda De Lucia, and Carlton Getz. Chair-person Babs De Lay and Commissioner Michael Abrahamson were absent from the meeting.

City Staff members present at the meeting were: Deputy Director Michaela Oktay, Planning Manager Wayne Mills, Senior City Attorney Paul Nielson, Senior Planner Aiden Lillie, Principal Planner Aaron Barlow, and Administrative Assistant David Schupick.

APPROVAL OF THE MEETING MINUTES FOR MAY 4, 2023

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

REPORTS OF THE CHAIR AND VICE-CHAIR

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

REPORT OF THE DIRECTOR

Deputy Director Michaela Oktay stated that she had nothing to report.

PUBLIC COMMENT

No members of the public came forward to speak.

PUBLIC HEARINGS

1. **Major Alteration for a Rear Addition at approximately 1454 E Harvard Avenue** - 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:
 - i. 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**

Commissioner Emoli Kearns recused herself from this item.

Senior Planner Aiden Lillie reviewed the petition as outlined in the staff report. She stated that staff recommends approval of the request with the condition that approval of the final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

The applicant Emily Foxley reviewed the plans for the project.

Commissioner Peters questioned the requested height of the roof. The applicant stated that they were trying to match the pitch of the existing home. Commissioner Peters stated he had concerns over the height of the garage with the proximity of the neighbors.

Architectural Historian Kirk Huffaker discussed the project design.

PUBLIC HEARING

Vice-Chair John Ewanowski opened the public hearing.

Bob Plum - neighbor to the east – approves of the garage plans.

Seeing that no one else wished to speak, Vice-Chair Ewanowski closed the public hearing.

EXECUTIVE SESSION

The Commission discussed the project and debated whether the proposed garage was appropriate.

MOTION

Commissioner Mike Vela stated, “Based on the information presented and the discussion, I move that the Historic Landmark Commission approve this application with the following modification: 1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.”

Commissioner Carlton Getz seconded the motion. Commissioners Peters, Vela, Getz, De Lucia, and Vice-Chair Ewanowski voted “aye”. The motion passed.

Commissioner Emoli Kearns rejoined the meeting.

- 2. Trolley North New Construction at approximately 675 E 500 South - 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**

Principal Planner Aaron Barlow reviewed the petition as outlined in the staff report. He stated that Staff recommends approval of the petition.

The applicants gave a formal presentation adding additional details on their design and background of the project.

Commissioner Carlton Getz asked how they plan on mitigating light trespass. The applicants stated that the proposal will be compliant with all zoning regulations related to lighting.

Vice-Chair John Ewanowski asked if this project aligns with the goals of the district. Aaron Barlow stated that the project is aligned with the Master Plan objectives for the area. Deputy Director Michaela Oktay gave an overview of the history of the zoning in the historic district and the updates that were made to the Central Community Master Plan.

Commissioner Kenton Peters asked what benefits the applicant would receive from building in the TSA zone and what is permitted. Staff clarified the approval process for developments within TSA districts, including the point system, and how material requirements are determined. The Commission and staff discussed parking and setbacks.

Vice-Chair John Ewanowski asked for details on the murals. The applicant stated that they want it to be a collaboration that ties into the neighborhood.

Commissioner Emoli Kearns stated that she would like to see Fendel's sign used in the design somehow. The applicants stated they would have it restored and incorporated into the design.

Commissioner Amanda De Lucia asked for clarification on the Malloy Mansion and whether there were any requests they asked for that they were not able to meet? The applicant stated that he would defer to the Murdock's, the owners of the mansion, on that matter. They also discussed setbacks and public space on the project near the mansion.

PUBLIC HEARING

Vice-Chair John Ewanowski opened the public hearing.

Cindy Cromer – Stated that murals are not characteristic of the Central City neighborhood. She shared her view on the proposal.

Denelle Murdock – Owner of the Malloy Mansion – Asked the Commission to deny the proposal.

Zack Clegg (read into the record) – opposed to the petition.
Anna Foster (read into the record) – opposed to the petition.

Seeing that no one else wished to speak, Vice-Chair John Ewanowski closed the public hearing.

Bruce Baird, applicant representative, stated that they would be willing to add a condition of approval to ensure that the applicant would comply with all applicable rules regarding the construction stability related to the property next door and that they would do what is required by law and best practices to ensure that the maximum extent possible construction of Trolley North would have no impact. He also spoke on physical access during the construction, stating that the developer would comply with all City requirements and that an additional condition could be added regarding access. He also spoke on the 700 East setbacks stating that the requirements were set by City Council when the zoning was adopted. Finally, he stated that Liberty Square and Trolley Square have raised no opposition regarding the proposed project. Regarding the light and air claims, he explained that an easement could be imposed, per state law.

Michael Augustine addressed comments regarding their parking proposal and columns.

Aaron Barlow addressed the comments regarding 700 East setbacks, stating the proposal meets the standards.

EXECUTIVE SESSION

Vice-Chair Ewanowski asked the Commission whether they felt there were any standards that have not been met. Commissioners discussed the mass of the building and concerns over the number of parking spaces included in the project. They discussed whether or not the proposal met the standards. They also discussed the setbacks to the columns.

MOTION

Commissioner Carlton Getz stated, Based on the information presented and discussed, I move that the Commission approve this application based on staff's recommendation, which includes the following conditions:

A. Final review of the plans is delegated to staff. In addition to showing compliance with zoning regulations not modified through this request, the plans shall show compliance with New Construction Standards:

- **3c (Lighting)**

B. Strong recommendation of a heartier planting on the north side of the building.

Commissioner Mike Vela seconded the motion. Commissioners John Ewanowski, Kenton Peters, Emoli Kearns, Michael Vela, Amanda De Lucia, and Carlton Getz voted "aye". The motion passed.

The Commission took a break at 7:52 PM and reconvened at 8:05 PM.

- 3. Trolley North Wireless Communication Facility at approximately 675 E 500 South - 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**

Principal Planner Aaron Barlow reviewed the petition as outlined in the staff report. He stated that Staff recommends approval with the conditions listed in the staff report.

Commissioner Michael Vela asked the applicant if there is any data related to health concerns with cell tower exposure. The applicant, Kelly Glass-Adams stated that the cell towers are regulated by the FCC and must comply with the FCC guidelines.

Vice-Chair John Ewanowski asked for a timeframe on the project and Aaron Barlow went over it. Vice-Chair John Ewanowski asked whether the temporary tower would be removed if the development of Trolley North ceased. Staff clarified that the proposal requires Conditional Use approval from the Administrative Hearing Officer. He stated that Staff is recommending a development agree so that the temporary tower does not remain in that state for an extended length of time.

PUBLIC HEARING

Vice-Chair John Ewanowski opened the public hearing.

Seeing that no one wished to speak, Vice-Chair John Ewanowski closed the public hearing.

EXECUTIVE SESSION

No Commissioners wished to speak.

MOTION

Commissioner Amanda De Lucia stated, Based on the information presented and discussed, I move that the Commission approve this application based on staff's recommendation, which includes the following conditions:

- **Conditional Use approval for a roof-mounted facility higher than 15 feet above the roof of a building in the TSA-UN-C district.**
- **The owner of the Property shall direct AT&T and Verizon, as applicable, to remove all of their respective antennas and associated equipment ("Temporary Equipment") located in the pole on top of the stair tower as soon as practicable following the completion of the Trolley North development project ("Project").**
- **The owner of the Property shall cause the antenna structure located on top of the stair tower to be removed within one hundred eighty (180) days following**

the date in which the Temporary Equipment is removed, and the wireless communication facilities owned by AT&T and Verizon are fully operational within the Project.

Commissioner Kenton Peters seconded the motion. Commissioners John Ewanowski, Kenton Peters, Emoli Kearns, Michael Vela, Amanda De Lucia, and Carlton Getz voted “aye”. The motion passed.

The meeting was adjourned at approximately 8:18 PM.

The next regular meeting of the Commission is scheduled for Thursday, July 13, 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.