

**SALT LAKE CITY
HISTORIC LANDMARK COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Thursday, August 3, 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: Chair Babs De Lay, Vice-Chair John Ewanowski, Commissioners Kenton Peters, Emoli Kearns, Michael Abrahamson, Amanda De Lucia, and Carlton Getz. Commissioner Michael Vela was absent from the meeting.

City Staff members present at the meeting were: Planning Manager Amy Thompson, Senior Planner Aiden Lillie, and Administrative Assistant Aubrey Clark.

APPROVAL OF THE MEETING MINUTES FOR JUNE 1, 2023

Commissioner Carlton Getz motioned to approve the minutes. Commissioner John Ewanowski seconded the motion. Commissioners Peters, Getz, Kearns, Ewanowski, and De Lay voted “aye”. Commissioner Abrahamson abstained from the minutes due to absence from the June 1, 2023, meeting. Commissioner De Lucia had not yet joined the meeting.

REPORTS OF THE CHAIR AND VICE-CHAIR

The Chair and Vice Chair stated they had nothing to report.

REPORT OF THE DIRECTOR

Planning Manager Amy Thompson had nothing to report.

PUBLIC COMMENT

Cindy Cromer provided project updates on two cases that previously came before the commission.

BRIEFING

1. **Adaptive Reuse Text Amendment Briefing** - Mayor Erin Mendenhall has initiated a petition for a text amendment that would make changes to the zoning ordinance to support adaptive reuse and preservation of existing buildings. The goal of this proposed text amendment is to remove zoning barriers that prevent the reuse of buildings and offer zoning incentives to encourage a building to be reused rather than demolished. The proposed amendments involve multiple chapters of the Zoning Ordinance. Related provisions of Title 21A-Zoning may be amended as part of this petition. The changes would apply Citywide. This briefing is intended to introduce the proposed changes to the Commission in anticipation of a future public hearing. (Staff Contact: Aiden Lillie at 801-535-7263 or aiden.lillie@slcgov.com) **Case number PLNPCM2023-00155**

Commissioner De Lucia joined the meeting.

Senior Planner Aiden Lillie and Planning Manager Amy Thompson reviewed the reason for the petition initiation. They stated that they did research of other cities, held focus groups, and looked at the current ordinance. Aiden stated that the proposed changes would be in a newly created subsection of the ordinance. Incentives were reviewed and the next steps were discussed.

Chair De Lay asked if the square foot minimum would be reduced. Staff confirmed that it would be reduced.

Commissioner Kearns asked whether the expansion of the definition of eligible buildings would include structures regardless of their age or significance. Staff confirmed that would be the case.

Commissioners and staff discussed the square footage requirements.

Commissioners and staff discussed the issues that could materialize because of these incentives and how to counteract them.

The Commission and Staff discussed adaptive reuse projects around the city.

Commissioner Peters asked who would make the determination if a building does not clearly fit within the eligibility parameters. Staff clarified that with the proposal it would be at the discretion of the Planning Director.

Chair De Lay asked if the preserved properties would be required to be listed on a historic registry. Staff said that would not be a requirement to use the incentive.

Commissioner Abrahamson brought up the adaptive reuse program in Los Angeles stating the goals seem to be slightly different, with Los Angeles version being motivated by affordable housing. He wanted to know why the goals were different. Staff clarified that there is another proposal before City Council that is specifically targeted towards affordable housing and, if adopted, will live within the same chapter as the proposed adaptive reuse incentives within city code.

The meeting adjourned at 6:42 PM.