

**SALT LAKE CITY PLANNING DIVISION
HISTORIC LANDMARK COMMISSION MEETING AGENDA
Thursday, November 2, 2023, at 5:30 PM
City & County Building
451 South State Street, Room 315
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
- SLCTV Channel 17 Live: 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.

DINNER - Dinner will be served to the Commissioners and Staff at 5:00 p.m. in Room 335 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 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 HEARING

1. **New Construction for Bamboo Multifamily Housing 602 E and 612 E 300 S, & 321 S 600 East** - Thom Jakab, on behalf of the property owners, is requesting approval for New Construction in a Historic District for the above-listed properties. The proposal is to construct a single structure of multifamily housing with 38 units on the properties at 602 E 300 S and 321 S 600 E. The structure at 614 E 300 S will be remodeled. The request includes a modification to the required front yard setback. A Planned Development will be reviewed by the Planning Commission (PLNPCM2023-00124) for the request to use the density provision to change the nonconforming commercial use on the properties at 602 E 300 S and 321 S 600 E to a permitted residential use. The property is within Council District 4, represented by Ana Valdemoros (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case Number: PLNHLC2023-00125**
2. **Yalecrest - Princeton Heights Local Historic District** - Paula Harline, a property owner in the proposed local historic district, has submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Princeton Heights Local Historic District are approximately 1323 Princeton Avenue to 1500 East along Princeton Avenue. The request is before the Historic Landmark Commission

because the local historic district designation process requires the Commission to hold a public hearing and forward a recommendation to the City Council which has final decision making authority on this type of request. The proposed district is located in City Council District 6 represented by Dan Dugan. (Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case Number: PLNHLC2023-00044**

3. **Window Requirements for New Construction in the City's Local Historic Districts Text Amendments** – Mayor Erin Mendenhall has initiated a petition to update the Salt Lake City Zoning Ordinance text, and the Historic Residential and Multifamily/Historic Apartment Design Guidelines text, to coordinate and clarify the use of vinyl windows in new construction projects in the City's Local Historic Districts (LHDs). The text amendments apply citywide in all local historic districts and individually listed landmark sites. (Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case Number: PLNPCM2023-00444**

4. **Adaptive Reuse Text Amendment** - 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. (Staff contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Number: PLNPCM2023-00155**

WORK SESSION

1. **Enforcement on work done without a Certificate of Appropriateness Text Amendment Briefing** - Mayor Erin Mendenhall has initiated a petition for a zoning text amendment to Chapter 21A.34 to address unlawful construction and demolition activities in local historic districts and to landmark sites. This proposed text amendment is intended to add enforcement tools to prevent and counter potential violations in the local historic districts and to local historic landmark sites; establish a clear process to remedy alterations or demolition that occur without approval; and create standards that require that if a contributing historic structure is demolished without city permits, it shall be reconstructed as it was prior to the unlawful demolition. This briefing is intended to introduce the proposed changes to the Commission in anticipation of a future public hearing. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Number: PLNPCM2023-00336**

The next regular meeting of the Commission is scheduled for Thursday, December 7, 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.