

**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION MEETING  
City & County Building  
451 South State Street, Room 315  
Salt Lake City, Utah 84111  
Thursday, January 4, 2024**

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, and Commissioners Michael Vela, Emoli Kearns, Carlton Getz, Amanda De Lucia, Adrienne White, Jared Stewart, and Alan Barnett. Commissioner Michael Abrahamson, and Chair Babs De Lay were absent from the meeting.

City Staff members present at the meeting were: Planning Manager Amy Thompson, Senior City Attorney Paul Neilson, Zoning Administrator Mayara Lima, and Administrative Assistant Aubrey Clark.

**APPROVAL OF THE MEETING MINUTES FOR NOVEMBER 2, 2023**

**Commissioner Mike Vela motioned to approve the minutes. Commissioner Emoli Kearns seconded the motion. Commissioners White, Stewart, Barnette, Vela, Getz, De Lucia, Kearns, and Ewanowski voted “aye”. The motion passed.**

**REPORTS OF THE CHAIR AND VICE-CHAIR**

Vice-Chair Ewanowski reported that the historic preservation community lost a few people, including Stephen Pace and Robert Pett, in the last part of 2023.

**REPORT OF THE DIRECTOR**

Planning Manager Amy Thompson reported that the H Overlay changes were adopted by City Council and were now codified. She also reported on the 3 Local Historic District applications stating that Laird Heights and Princeton Heights had gone through the public opinion ballot process in favor of the district designation. She stated that the third district is in the initial stages and will be before the commission shortly.

**PUBLIC COMMENT**

No one wished to speak.

**PUBLIC HEARING**

1. **Zoning Text Amendment for Enforcement on work done without a COA** - Mayor Erin Mendenhall has initiated a petition for a Zoning Text Amendment to address unlawful construction and demolition activities in the H Historic Preservation Overlay District. The purpose of the petition is to protect historic resources, which includes designated local historic districts and local landmark sites. The text changes are aimed at adding enforcement tools to

prevent and counter potential code violations. It also aims to establish a clear process to remedy alterations or demolition that occur without a COA (Certificate of Appropriateness). The proposed changes will affect Chapter 21A.34.020 and related provisions of Title 21A-Zoning. (Staff Contact: Mayara Lima at 801-535-6141 or mayara.lima@slcgov.com) **Case Number: PLNPCM2023-00336**

Zoning Administrator Mayara Lima reviewed the petition as outlined in the staff report. She discussed the effect that the loss of a contributing structure has on the city. She shared the objective of the proposal is to create a robust process to address unauthorized demolitions in local historic districts, prevent and counter violations, and to provide a clear and consistent message regarding historic preservation. She shared the proposed changes including an enforcement subsection for the historic overlay, prohibition of redevelopment of a property, establishing A reconstruction process, prohibiting a rezoning of the property, clarifying Eligibility for economic hardship, and coordination between other city code sections that relate to reconstruction and enforcement. She covered the key considerations and how the proposed amendment would be enforced. She stated that staff recommends forwarding a recommendation of approval to City Council.

The commission and staff discussed:

- Demolition by neglect and how that would be addressed in the city ordinance with a future petition.
- Whether unauthorized demolitions could be prevented rather than penalized after the fact.
- The timelines of Restrictive covenants – some of the commissioners requesting 50 years instead of 25 years. Staff requested the commission discuss whether that includes prohibition on redevelopment of the property.
- Whether a lot would be undevelopable if there was an unauthorized demolition.

## **PUBLIC HEARING**

Vice-Chair Ewanowski opened the public hearing.

Cindy Cromer – In favor of the proposal but did not feel that is was enough.

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

## **EXECUTIVE SESSION**

The commission and staff discussed:

- 25 verses 50 year restrictive covenants.
- Redevelopment of demolished contributing structures.
- Fines and tracking for boarded up buildings.
- Prevention versus punitive action.

## **MOTION**

**Commissioner Amanda De Lucia stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this zoning text amendment to the City Council with the caveat that that penalty be 50 years versus 25**

**years for demolition.” Commissioner Alan Barnette seconded the motion. Commissioner Getz asked for a friendly amendment to include a vacant lot fee for any lots that are not redeveloped after unauthorized demolition.**

Commissioners discussed the benefit of adding an additional 25 years.

**Commissioner Amanda De Lucia amended her motion stating, “based on the information presented and discussion I move that the Commission forward a recommendation to adopt the zoning text amendment to City Council with the caveat that the penalty be 50 years versus 25 years for unauthorized demolition and to request that City Council consider a financial penalty in addition to the recommendation of 50 years for inappropriate or unauthorized demolition.”**

Staff asked for further clarification of the motion.

**Commissioner De Lucia amended the motion once again to state, “Based on the information presented and discussion, I move that the Commission forward a recommendation to approve this zoning text amendment to City Council with the caveat that the penalty be 50 years versus 25 years for unauthorized demolition, and that if the property owner chooses not to rebuild the demolished historic structure that there be a penalty imposed for the vacant lot.” Commissioner Mike Vela seconded the motion.**

**Commissioners White, Stewart, Barnette, Vela, Getz, De Lucia, Kearns, and Vice-Chair Ewanowski voted “aye”. The motion passed unanimously.**

The meeting adjourned at approximately 6:45 PM.