

**SALT LAKE CITY  
HISTORIC LANDMARK COMMISSION MEETING  
City & County Building  
451 South State Street, Room 315  
Salt Lake City, Utah 84111  
Thursday, November 2, 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, and Commissioners Michael Vela, Emoli Kearns, Michael Abrahamson, Carlton Getz, Amanda De Lucia, Adrienne White, Jared Stewart, and Alan Barnett.

City Staff members present at the meeting were: Deputy Director Michaela Oktay, Planning Manager Amy Thompson, Senior City Attorney Paul Neilson, Senior Planner Sara Javoronok, Senior Planner Lex Traughber, and Administrative Assistant Aubrey Clark.

**APPROVAL OF THE MEETING MINUTES FOR OCTOBER 5, 2023**

**Commissioner Mike Vela motioned to approve the meeting minutes. Commissioner Michael Abrahamson seconded the motion. Commissioners Ewanowski, Vela, Getz, De Lucia, Abrahamson, Kearns, and Chair De Lay motioned to approve. Commissioners White, Stewart, and Barnett abstained from voting. The motion passed.**

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

The Chair reported that they were asked to be part of a committee looking for RFP's regarding the former Northwest Pipeline Building.  
The Vice-Chair had nothing to report.

**REPORT OF THE DIRECTOR**

Deputy Director Michaela Oktay welcomed the new commissioners.

**PUBLIC COMMENT**

Cindy Cromer – Spoke on Kenton Peters as a member of the Historic Landmark Commission.

**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**

Senior Planner Sara Javoronok reviewed the petition as outlined in the Staff Report. She stated that Staff recommends approval of the petition with the condition that final approvals go to Staff.

The applicant Thom Jakab shared a presentation and reviewed the proposed project.

Commissioner Vela wanted to know if there was any research done regarding the occupants needing more parking spaces. The applicant stated that there was not any research done.

Chair De Lay opened the public hearing.

### **PUBLIC HEARING**

Cindy Cromer – Feels the project is good design.

Seeing that no one else wished to speak, Chair De Lay closed the public hearing.

### **EXECUTIVE SESSION**

The Commission discussed concerns over the lack of parking, the project fitting in with the character of the neighborhood, the window setbacks, and the contributory value of the existing structure.

Deputy Direct Michaela Oktay spoke on the importance of educating the community and commissioners on the standards relating to the historic overlays and surveys of those areas.

Commissioner Abrahamson commended the detailing and design of the project.

The Commission, staff, and the applicant discussed the existing structures that would be maintained or demolished.

### **MOTION**

**Commissioner Mike Vela stated, “Based on the information presented and discussion, I move that the Commission approve this New Construction application as recommended by staff.” Commissioner Michael Abrahamson seconded the motion.**

**Commissioners Barnett, Stewart, Kearns, Abrahamson, De Lucia, Getz, White, Vela, Ewanowski voted “aye”. Chair De Lay abstained. The motion passed.**

- 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 Traugher at 801-535-6184 or lex.traugher@slcgov.com) **Case Number: PLNHLC2023-00044**

Senior Planner Lex Traugher reviewed the petition as outlined in the Staff Report. He stated that Staff recommends forwarding a recommendation of approval to City Council.

Commissioner Jared Stewart asked whether there had been any updates to the RLS since February. Staff said there were not any updates.

The applicant Paula Harline shared a presentation and reviewed the reason for the proposal.

Commissioner Abrahamson asked why the applicant was submitting the application now. The applicant reviewed the lengthy process that started about 3 years prior.

## **PUBLIC HEARING**

Chair De Lay opened the public hearing.

Jennifer Evans – Yalecrest Neighborhood Council – wants to see the neighborhood preserved.

Cindy Cromer – approves of the petition.

Tim Ermish – Feels there is an importance to preserving the Princeton Heights community.

Ralph Finlacen – approves of the petition.

Soriah Toronto – approves of the petition.

Emily Reed – approves of the petition.

Lynn Pershing – approves of the petition.

David Nielson – In support of the petition.

Email read into the record from Jan Hemming – In support of the petition.

Seeing that no one else wished to speak, Chair De Lay Closed the public hearing.

Chair De Lay asked the applicant to respond to comments made at the Planning Commission meeting stating that these types of applications are elitest. The applicant stated that she could see how some might feel that way but felt that the neighborhood was made up of preservationists.

Commissioner White commended the applicant for the time and effort put into the application. Commissioner Getz said that he felt this was a positive development for the area.

## **EXECUTIVE SESSION**

Commissioner Barbett said that he felt that historic neighborhoods build community and address the idea of the preservation of the neighborhood being elitist.

## **MOTION**

**Commissioner John Ewanowski stated, “Based on the information presented and the discussion, I move that the Commission forward a recommendation to adopt this local historic district designation to the City Council.” Commissioner Getz seconded the**

motion.

**Commissioners Ewanowski, Vela, White, Getz, De Lucia, Abrahamson, Kearns, Stewart, Barnett, and Chair De Lay voted “aye”. The motion passed unanimously.**

A five minute break was called for. The meeting continued at 7:21 PM.

- 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**

Commissioner Adrienne white disclosed that she spoke with Sugar House Council, but her comments were not included in the Staff Report.

Senior Planner Lex Traughber reviewed the petition as outlined in the staff report. He stated that staff recommends forwarding a recommendation of adoption to the City Council.

Commissioner Vela wanted to know whether allowing vinyl windows for multi-family new construction was going to open the City to disputes from those building single-family housing. Staff stated that the existing standards. They explained that if it’s an existing structure the standard is repaired before replaced, and new construction has its standards that apply on a case by case basis depending on the location of the window.

The Commission and Staff discussed window reveals on stucco verses masonry and what they felt the standard should say.

## **PUBLIC HEARING**

Chair De Lay opened the public hearing.

Seeing that no one wished to speak, Chair De Lay closed the public hearing.

## **EXECUTIVE SESSION**

Commissioner Getz stated that he felt some of the language needed to be cleaned up regarding vinyl windows.

## **MOTION**

**Commissioner Mike Vela stated, “based on the information presented and the discussion heard this evening, I move that the Commission forward a recommendation to adopt this text amendment to City Council regarding case number PLNPCM2023-00444.” Commissioner Stewart seconded the motion.**

**Commissioner De Lucia asked if there needed to be an amendment regarding masonry.**

Commissioner Ewanowski agreed to an amendment recommending, “the language in 12.21 and 12.73 is changed from “most masonry facades” to “most facades”.” Commissioner Vela seconded the motion.

Commissioners Ewanowski, Vela, White, Getz, De Lucia, Abrahamson, Kearns, Stewart, Barnett, and Chair De Lay voted “aye”. The motion passed unanimously.

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**

Planning Manager Amy Thompson reviewed the petition as outlined in the staff report. She stated that staff recommends forwarding a recommendation of approval to City Council.

## **PUBLIC HEARING**

Chair De Lay opened the public hearing.

Seeing that no one wished to speak, Chair De Lay closed the public hearing.

## **EXECUTIVE SESSION**

Commissioner Vela felt this would incentivise developers to reuse existing buildings.

## **MOTION**

Commissioner De Lucia stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this text amendment to the City Council.” Commissioner Carlton Getz seconded the motion.

Commissioners Ewanowski, Vela, White, Getz, De Lucia, Abrahamson, Kearns, Stewart, Barnett, and Chair De Lay voted “aye”. The motion passed unanimously.

## **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**

Planning Manager Amy Thompson reviewed the petition as outlined in the staff report. She stated that she was looking for input from the commission. She shared examples of contributing buildings in other cities that were demolished without permits and how it depletes City historic resources.

Commissioner De Lay asked if Salt Lake City experienced a lot of unpermitted demolitions. Staff replied that they get lots of threats of demolition and because of this realized that there are loopholes in the code that they are addressing with this proposed text amendment.

Staff reviewed the proposed fees and fines that would be imposed. Commissioner Getz wanted to know how it was enforced. Staff stated that it was handled by the City's Civil Enforcement.

Commissioner Stewart asked staff to review the state code limitations. Staff reviewed the state code limitations.

Staff reviewed the tools that they would like to implement as well as the proposed changes to the code text.

Staff and Commissioner White discussed the purpose of a restrictive covenant.

Commissioner Getz asked how the City has the authority to mandate reconstruction when there are state limitations. Staff clarified that there are state limitations of criminal fines but not civil fines. Senior City Attorney Paul Neilson stated that the City's Fines Hearing Officer has the authority to reduce the amount of the fine. Staff and the Commission discussed whether these fines were enforceable and who would be responsible for the fines.

The meeting adjourned at 8:33 PM.