



PLANNING DIVISION
HISTORIC LANDMARK COMMISSION
MEETING MINUTES

Thursday, May 7, 2026 at 5:30 PM
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111

These minutes are a summary of the meeting and not a word-for-word transcript. Attendance for the Historic Landmark Commission meeting is kept on file. An audio recording is retained temporarily, and available upon request. Video recording of the meeting is available at www.youtube.com/slclivemeetings.

ATTENDANCE

Commissioners Present	Chair Carlton Getz, Vice Chair Alan Barnett, Commissioners Babs De Lay, Emoli Kearns, Mark McGrath, Taymour Semnani
Commissioners Absent	Michael Abrahamson, Steven Cornell, Adrienne White
City Staff in Attendance	Planning Deputy Director Michaela Oktay, Planning Manager Casey Stewart, Senior City Attorney Courtney Lords, Senior Planner Diana Martinez, Principal Planner Grant Amann, and Administrative Assistant Vanessa Nelson

The meeting was called to order by Chair Getz at approximately 5:30 PM.

Roll called by Commission Secretary Vanessa Nelson.

REPORT OF THE CHAIR & VICE-CHAIR

Nothing was reported.

REPORT OF THE DIRECTOR

Nothing was reported.

MEETING MINUTES

1. Approval of the Minutes for April 2, 2026

Motion	Commissioner Semnani motioned to approve the minutes. Commissioner Kearns seconded the motion.
Vote	Yes: Barnett, De Lay, Getz, Kearns, McGrath, Semnani No: Abstained:
Result	The motion passed.

PUBLIC HEARINGS

2. National Register Nomination Consideration- for the Tenth East Senior Center at Approximately 237 S 1000 E – The State Historic Preservation Office (SHPO) has received a request to add the Tenth East Senior Center, to the National Register of Historic Places. The National Register Review Committee will consider this nomination at their meeting on May 7, 2026. The SHPO is requesting review and input from Salt Lake City as the Certified Local Government in this matter. The property is not located within a Local Historic District or listed as a Local Landmark Site and would not be subject to any local preservation standards found in the H Historic Preservation Overlay zoning district. The subject property is within Council District #4, represented by Eva Lopez Chavez. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slc.gov)

Senior Planner Diana Martinez reviewed the request to consider the National Register Nomination as outlined in the staff report.

Public Hearing

Chair Getz opened the public hearing.

Cindy Cromer – supports the nomination.

Brad Howes – spoke in support of the nomination and the original buildings architect, Birch Beal.

Robyn Taylor Granda - Preservation Utah - supports the national register nomination.

Seeing there were no more comments, Chair Getz closed the public hearing.

Executive Session

Commissioners and staff discussed the following topics:

- Removing previous text regarding status designations
- The period of significance start date, 1963 vs 1976
- Inclusion of both the park's address and the building's address

Motion	Commissioner Barnett motioned to forward a recommendation to approve the nomination of the State National Register Committee with the following comments: The address of the park should be included in the nomination, the non-contributing status reference be removed from the description, the period of significance be restricted to 1963. Commissioner De Lay seconded the motion.
Vote	Yes: Barnett, De Lay, Getz, Kearns, McGrath, Semnani No: Abstained:
Result	The motion passed.

3. Zoning Map Amendment and General Plan Amendment at Approximately 140 B St and 272 E 3rd Avenue – Tyler and Kara Alden, the property owners, are seeking approval of zoning map amendment and general plan amendment petitions for the above listed properties. The property at 140 N B St is the current site of Ellerbeck Bed and Breakfast and Café 140 B. The property at 272 E 3rd Avenue is currently a single-family home. No new construction or modifications of the historic buildings on the properties are proposed as part of this petition.

A. Zoning Map Amendment: To allow the house at 272 E 3rd Avenue to operate as a retail space and coffee/pastry shop, the applicant is requesting a zoning map amendment from RMF-35 to MU-2. The Ellerbeck B&B and Cafe 140 B are legal

nonconforming uses, and although they are included in this proposal, no change to the use or structures on this property is proposed as part of this petition. Petition Number PLNPCM2026-00034

B. General Plan Amendment: As the proposed zoning map amendment is not aligned with the adopted Avenues future land use map, changing the zoning designation also requires the general plan to be amended. Petition Number PLNPCM2026-00008

The subject properties are within Council District 3, represented by Chris Wharton. (Staff Contact: Grant Amann at 801-535-6171 or Grant.Amann@slc.gov)

Principal Planner Grant Amann reviewed both proposals as outlined in the staff report and stated that staff are recommending forwarding a recommendation of denial of both proposals to the City Council.

The applicants and property owners, Kara and Tyler Alden, presented the Ellerbeck Mansion's current and historical operations, and the proposal to expand their current business to include the home at 272 E 3rd Ave. The applicants stated that current zoning (residential) does not match with the current use (commercial) of the property at 140 N B St (Ellerbeck Mansion) a rezone would give their business long term protection as well as the ability to add a bookstore and café expansion via the 272 E 3rd Ave. parcel.

Public Hearing

Chair Getz opened the public hearing.

Cindy Cromer – spoke in opposition of the rezone

Jared Brown – neighbor, spoke in opposition of the rezone.

Jed Butler – neighbor, spoke in support of the rezone.

Victoria Beck – Ellerbeck Mansion employee spoke in support of the proposal to rezone both properties.

Maya Dangerfield – Café B Manager spoke in support of the proposal to rezone.

Brian Ess – Café B Employee spoke in support of the proposal to rezone.

Vanessa Brown – neighbor, spoke in opposition of the proposal.

Additional comments were read by the chair, both in opposition of the proposal, stating lack of parking, noise and increased activity as issues for neighbors.

The applicants responded to the comments.

Chair Getz closed the Public Hearing.

Executive Session

Commissioner, Staff and Applicant(s) discussed the following topics:

- What of the eight factors mentioned in the presentation should the Commissioners consider in recommending a denial?
- Details of the home at 272 E 3rd Ave: specs, comps, etc.
- Is the legal non-conforming use status permanent? It is not.
- The neighborhood's long-term preservation and historical character.

Zoning Map Amendment Motion	Commissioner Semnani motioned to forward a recommendation to approve the Zoning Map Amendment. Commissioner De Lay seconded the motion.
Vote	Yes: De Lay, McGrath, Semnani, Getz No: Barnett, Kearns Abstained:
Result	The motion passed.

General Plan Amendment Motion	Commissioner De Lay motioned to forward a recommendation to approve the General Plan Amendment petition stating the community benefit standard (providing commercial space for a local business or charitable organizations - 21A.50.050.C1.b) Commissioner Semnani seconded the motion.
Vote	Yes: De Lay, McGrath, Semnani, Getz No: Barnett, Kearns Abstained:
Result	The motion passed.

The Commissioners clarified with staff that the motion to recommend approval of the Zoning Map Amendment needed to site the standards, so the motion should be reconsidered.

Zoning Map Amendment Motion	Commissioner Semnani motioned to reconsider the original motion to recommend approval of the General Plan Amendment. Commissioner Kearns seconded the motion.
Vote	Yes: De Lay, McGrath, Semnani, Getz No: Barnett, Kearns Abstained:
Result	The motion passed, the original motion will be reconsidered.
Reconsidered Zoning Map Amendment Motion	Commissioner Semnani motioned to forward a recommendation to approve the Zoning Map Amendment. Commissioner De Lay seconded the motion.
Vote	Yes: Barnett, Kearns No: De Lay, McGrath, Semnani, Getz Abstained:
Result	The motion failed.
Zoning Map Amendment Motion	Commissioner Semnani motioned to forward a recommendation to approve the Zoning Map Amendment application because the proposal provides a community benefit (21A.50.050.C1.b.) Commissioner De Lay seconded the motion.
Vote	Yes: De Lay, McGrath, Semnani, Getz No: Barnett, Kearns Abstained:
Result	The motion passed 4-2

Chair Getz motioned a 5-minute recess.

Planning Manager Casey Stewart clarified to Commissioners that the motion to recommend approval of the General Plan Amendment should be reconsidered because it stated the incorrect code.

General Plan Amendment Motion	Commissioner De Lay motioned to reconsider the original motion to recommend approval of the General Plan Amendment. Commissioner Semnani seconded the motion.
Vote	Yes: Barnett, De Lay, Kearns, McGrath, Semnani, Getz No: Abstained:
Result	The motion passed, the original motion will be reconsidered.
Reconsidered General Plan Amendment Motion	Commissioner Semnani motioned to forward a recommendation to approve the Zoning Map Amendment. Commissioner De Lay seconded the motion.
Vote	Yes: No: Barnett, De Lay, McGrath, Kearns, Semnani, Getz Abstained:
Result	The motion failed.
General Plan Amendment Motion	Commissioner Kearns motioned to forward a recommendation to approve the General Plan Amendment application, the proposal is consistent with the city wide policy, it is consistent with the goals and policies and implementation actions of the General Plan, a significant change has occurred that warrants a change to the Plan (21A.19.06.070.B) Commissioner De Lay seconded the motion.
Vote	Yes: De Lay, McGrath, Semnani, Getz No: Barnett, Kearns Abstained:
Result	The motion passed 4-2

WORK SESSIONS

4. Liberty Park Cultural Landscape Report and Vision Plan, and Memory Grove Park Cultural Landscape Report and Preservation Maintenance Plan – In collaboration with Mundus Bishop, the Planning and Design Division is in the final stages of a cultural landscape report (CLR) and Vision Plan for Liberty Park and the beginning stages of a CLR and Preservation Maintenance Plan for Memory Grove Park. The cultural landscape reports include a site history; existing conditions; comparative analysis and evaluation of historic and existing conditions; and treatment recommendations for the parks. Planning will briefly discuss CLR's role in guiding evaluations of future proposals for park improvements and maintenance. The findings of the Liberty Park Vision Plan will also be discussed. The consultant and Public Lands Staff will be conducting the briefing. Liberty Park is in Council District 5, represented by Erika Carlsen. Memory Grove Park is in Council District 3 represented by Chris Wharton (Staff contact: Kathryn Sonntag at 801-535-6140 or kathryn.sonntag@slc.gov)

Salt Lake City Public Lands Landscape Architect Kathryn Sonntag, Mundus Bishop's Kelly Ream and Tina Bishop reviewed the various plans and gave updates as outlined in the staff report. Water sources and needs for the pond, unpermitted sales booths, parking issues, flow of the park, wayfinding, and potential path construction materials were discussed.

The meeting adjourned at approximately 8:31 PM.

RECORDS: For Historic Landmark Commission agendas, minutes, staff reports, and YouTube recordings, visit www.slc.gov/hlc. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are approved, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.

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ACCESIBILIDAD: El edificio de la Ciudad y el Condado es una instalación accesible. Puede solicitar adaptaciones razonables, que pueden incluir formatos alternativos, intérpretes y otras ayudas y servicios auxiliares. Por favor, realice su solicitud con al menos dos días hábiles de anticipación. Para hacer una solicitud, comuníquese con la Oficina de la División de Planificación en planningadmin@slc.gov o al (801) 535-7757.