



CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: November 14, 2017
Date sent to Council: November 20, 2017

TO: Salt Lake City Council
Stan Penfold, Chair

DATE:

FROM: Mike Reberg, Community & Neighborhoods Director 

SUBJECT: Petition PLNPCM2016-00905 – Text Amendments to Standards for New Construction in Local Historic Districts

STAFF CONTACT: Anthony Riederer, Principal Planner
anthony.riederer@slcgov.com or 801-535-7625

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council adopt the proposed text amendments, as favorably recommended by the Planning Commission.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Salt Lake City has adopted a number of strong policy goals with regards to historic preservation and the support for these goals is reflected through the inclusion of preservation policies in many of the city's adopted plans.

Recently, there has been increased criticism and concern expressed by applicants in reference to new development requests, about the role, responsibilities, and predictability of the decision-making process of the Historic Landmark Commission. There have been questions raised about the ordinance standards, process, and relevance of the design guidelines as relate to proposals for new construction in local historic districts.

In mid-2016, Mayor Biskupski initiated a petition requesting that the Planning Division complete a study of the Historic Landmark Commission's processes and authorities, as well as those of other peer cities around the state and nation. The objective of this study was the generation of recommendations that might improve the process of making applications for and evaluating development projects in the city's local historic districts.

Among its recommendations, the study suggested that the standards for new construction in local historic districts be revised to better accommodate a wide range of project types, particularly larger-scale infill developments.

In late-2016, Mayor Biskupski initiated a petition to amend the zoning code to implement some of the changes identified in the study along with other process improvements and clarifications.

This became a priority project for the Planning Division and staff has crafted the proposed amendments to focus on addressing the following key issues:

1. Submittal Requirements: Clarification of the documentation required for an application to be considered complete,
2. Clarity of Standards: Revisions to the standards for new construction in a local historic district so that they are more user friendly, specific, and result in more predictable outcomes,
3. Coordination of Standards and Design Guidelines: Alignment of the standards for new construction to the city's adopted design guidelines, and
4. Role and Significance of Design Guidelines: Clarification of the importance of the design guidelines in designing and reviewing proposed projects.

Issue 1 – Submittal Requirements

A number of applicants, both in personal communications with staff and in surveys, have expressed concern that the type and extent of documentation required to complete an application is unclear and, at times, varies from project to project. There is an extent to which it is logical that projects with different levels of complexity (a single-family dwelling vs. a large multi-family project) would have significantly different impacts and might require different levels of information for staff to fully evaluate their compliance with standards.

To remedy this, staff proposes to include with standards for new construction in local historic districts, a specific list of materials required in order for an application to be considered complete. In the case of less complex applications, some of these requirements can be waived, but it is anticipated that the availability of the list in the zoning code itself should provide greater clarity and predictability to applicants from the start of a project. Additionally, staff is working to create handouts for applicants that give additional details on what these requirements look like and how to go about creating them.

Issue 2 – Clarity of Standards

The standards for new construction are fairly general in nature and have not been revisited in a number of years. Feedback received from applicants indicates that there has been some degree of misunderstanding of the intent of some standards, which has led to challenges in the review and approval process. Likewise, the research completed as part of the 2016 HLC Process and Recommendations study indicated that other cities, both in Utah and nationally, have drafted standards that allow for broad topics of design to be addressed in a more specific and focused way.

With this in mind, the proposed draft expands the number of standards so that each can be written in more plain, specific, and focused language. Though the number of standards will increase, the intention is not to greatly increase the range of things being evaluated. Instead, the amendments hope to address the significant aspects of design that are already subject to standards in a more direct and plainspoken manner.

Issue 3 – Coordination of Standards and Design Guidelines

The design guidelines for new construction in each of Salt Lake City's adopted guideline documents are organized in a logical progression intended to mirror the approach one would take to designing a project. The design guidelines progress from large scale aspects of design (like the site and placement of buildings), to the form of the buildings themselves, to smaller scale elements (like materials and details). The current ordinance standards, however, follow no such progression. This has made it more challenging than necessary to relate the design guidelines to the ordinance standards, causing confusion among applicants, staff, commissioners, and the public.

In revising the standards, staff is proposing to reorder them so that they follow the same pattern as Salt Lake City's adopted design guidelines. This should make it much easier to use the design standards and design guidelines as they are intended, in tandem and in complement with one another. Additionally, staff is preparing a matrix which will cross-reference the new design standards with the guidelines from each document that are most pertinent.

Issue 4 – Role and Significance of Design Guidelines

Although, ultimately, new construction projects are evaluated for compliance with the ordinance standards, the city's adopted design guidelines provide the foundation of design principles which inform these evaluations.

At times in the past, applicants have expressed to staff that the design guidelines are 'merely advisory' and, strictly speaking, this is true as they do not themselves have the force and effect of an ordinance standard. However, they provide applicants important advice on how to successfully address the ordinance standards and help create consistency in the decision making process as city staff and the Historic Landmark Commission use them and make findings. To clarify the significance of the design guidelines, staff is proposing to revise language strengthening the interrelationship between the design guidelines and the standards.

The changes would impact only properties that are either within one of Salt Lake City's local Historic Districts or listed individually as Local Historic Landmarks. Likewise, the changes would impact only projects which require a certificate of appropriateness involving new construction or alternation of a noncontributing structure.

PUBLIC PROCESS: The public process for this petition included notification to community councils, a public open house, a topic on Open City Hall, and public comments during commission hearings. Broadly speaking, comments supported the broad project goals of improving the clarity and predictability of the New Construction standards.

There was significant concern expressed about the initially-proposed idea of allowing staff to administratively approve single and two-family dwellings which comply with the ordinance

standards. This concern was echoed by members of the Historic Landmark Commission, and that aspect of the project was removed from the draft.

Both the Historic Landmark Commission and the Planning Commission have forwarded favorable recommendations regarding this petition number, with some modest revisions to the original staff-proposed text amendments. A review of these revisions is included below.

1. Staff Proposed Text: 21A.34.020(H)(1)(c): The Public Realm: The project frames adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face.
 - HLC Revision: Replace the word ‘frames’ with the phrase ‘relates to’.
 - The commission felt that the term ‘frames’ was confusing and that replacing it with the term ‘relates to’ would improve the clarity of the standard to the public.
 - PC Revision: Insert the following text after the HLC recommended amendment: Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.
 - The commission felt that the standard needed to be clearer to ensure uniform application and consistency with recent changes in state land use law.
 - Ordinance Draft of Standard: 21A.34.020(H)(1)(c): The Public Realm: The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.
2. Staff Proposed Text: 21A.34.020(H)(6)(a): Materials: Building facades, other than windows and doors, incorporate no less than 80% durable material such as wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.
 - HLC Revision: Insert the phrase, “but not limited to”, before the list of example materials.
 - The commission felt it important to be clear that the example list of materials was not limiting, and that other materials could be considered appropriate upon review by staff and the commission.
 - Ordinance Draft of Standard: 21A.34.020(H)(6)(a): Materials: Building facades, other than windows and doors, incorporate no less than 80% durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.

3. Staff Proposed Text: 21A.34.020(H)(6)(b): Material Restrictions: Exterior Insulated Finishing Systems (EIFS) are not appropriate in the Historic Preservation Overlay district.
 - HLC Revision: Delete this standard and adjust subsequent numbering to reflect the deletion.
 - The commission felt that Exterior Insulated Finishing Systems (EIFS) could replicate the look and character of hard-coat stucco, a material commonly approved by the commission for use in new construction and wanted to maintain purview over the appropriateness of all façade materials.
 - PC Revision: Insert the following standard as 21A.34.020(H)(6)(b) and adjust the numbering of the following standards accordingly: Materials on Street-facing Facades: The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.
 - The commission felt that recent changes to state law, which stipulate that unless something is explicitly prohibited in a jurisdiction's land use regulations then they are presumed to be permitted. Absent clear language in the zoning code, there is a great potential for inappropriate materials to be used on highly visible portions of new construction projects.
 - Ordinance Draft of Standard: 21A.34.020(H)(6)(b): Materials on Street-facing Facades: The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.

Additional Ordinance Clarifications:

This ordinance was prepared merging amendments for “new construction” and another text amendment “H Historic Preservation Overlay, Petition PLNPCM2009-00014 – Local Historic District Demolition & Economic Hardship Processes Text Amendment.” The attorney's office prepared the ordinance in this manner to ensure prevention of text collisions between the two amendments which ran in parallel and involved substantial amendments to the same section. The ordinance is found in the transmittal for PLNPCM2009-00014.

These items should be heard by the City Council together.

After final review of the ordinance prior to transmittal to the City Council, Planning Staff identified additional changes necessary which are not substantive but that include errors or revisions that are suggested to City Council and reflected in the proposed Ordinance B.

Ordinance B reflects the suggested changes and they are discussed below:

1. 21A.34.020 F.2.d. Materials Submitted with Application

Issue: The new construction amendment included the addition and identification of specific application materials for this process. In the ordinance, important language was inadvertently struck which addressed application materials required for other projects that

would go to the landmark commission such as building relocation, major alterations, etc. It is important to reinsert language in the ordinance referencing those other applications and materials required for those processes. Furthermore, as a housekeeping measure, the language should reference the “zoning administrator” rather than the “planning director” to be more consistent with other areas of the code which deal with application completeness.

Ordinance A (incorrect) :

Materials Submitted With Application: ~~The Specific requirements for the materials to be submitted upon application for a certificate of appropriateness shall be the same as specified in subsection F.1.e of this section.~~ new construction shall include, at least the following information, unless deemed unnecessary by the planning director:

- (1) The applicant's name, address, telephone number, e-mail address and interest in the subject property;
- (2) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
- (3) The street address and legal description of the subject property;
- (4) A narrative including a complete description of the project and how it meets review standards with citation of supporting adopted city design guidelines;
- (5) A context plan showing property lines, building footprints, front yard setbacks, adjacent streets and alleys, historic district boundaries, contributing/noncontributing structures and landmark sites;
- (6) A streetscape study which includes height measurements for each primary structure on the block face;
- (7) A site plan or drawing drawn to a scale which includes the following information: property lines, lot dimensions, topography, adjacent streets, alleys and walkways, landscaping and buffers, existing and proposed buildings and structures, lot coverage, grade changes, parking spaces, trash receptacles, drainage features, proposed setbacks and other details required for project evaluation;
- (8) Elevation drawings and details for all facades;
- (9) Illustrative photos and/or samples of all proposed facade materials;
- (10) Building, wall, and window section drawings;
- (11) 3D models that show the new construction in relation to neighboring buildings;
- (12) 3D models that show the new construction from the pedestrian perspective; and
- (13) Such other and further information or documentation as the planning director may deem necessary or appropriate for a full and proper consideration and disposition of the particular application.

Ordinance B (suggested change & clarification)

An application shall be made on a form provided by the Zoning Administrator and shall be submitted to the planning division in accordance with F.1.c. of this section, however,

additional specific requirements for new construction shall include the following, unless deemed unnecessary by the zoning administrator:

- (1) The applicant's name, address, telephone number, e-mail address and interest in the subject property;
- (2) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
- (3) The street address and legal description of the subject property;
- (4) A narrative including a complete description of the project and how it meets review standards with citation of supporting adopted city design guidelines;
- (5) A context plan showing property lines, building footprints, front yard setbacks, adjacent streets and alleys, historic district boundaries, contributing/noncontributing structures and landmark sites;
- (6) A streetscape study which includes height measurements for each primary structure on the block face;
- (7) A site plan or drawing drawn to a scale which includes the following information: property lines, lot dimensions, topography, adjacent streets, alleys and walkways, landscaping and buffers, existing and proposed buildings and structures, lot coverage, grade changes, parking spaces, trash receptacles, drainage features, proposed setbacks and other details required for project evaluation;
- (8) Elevation drawings and details for all facades;
- (9) Illustrative photos and/or samples of all proposed facade materials;
- (10) Building, wall, and window section drawings;
- (11) 3D models that show the new construction in relation to neighboring buildings;
- (12) 3D models that show the new construction from the pedestrian perspective; and
- (13) Any further information or documentation as the zoning administrator deems necessary in order to fully consider and analyze the application.

EXHIBITS:

- Project Chronology
- Notice of City Council Hearing
- Planning Commission – August 23, 2017
 - Staff Memo
 - Agenda and Draft Meeting Minutes
- Historic Landmark Commission – August 3, 2017
 - Staff Memo
 - Agenda and Meeting Minutes
- Planning Commission – July 12, 2017
 - Staff Memo
 - Agenda and Meeting Minutes
- Historic Landmark Commission – July 6, 2017
 - Newspaper Notice

- Staff Memo
 - Agenda and Meeting Minutes
- Mayoral Initiation Letter – November 17, 2017

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- 6) Historic Landmark Commission – July 6, 2017
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- 7) Mayoral Initiation Letter – November 17, 2016

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
Amendments to Standards for New Construction in Local Historic Districts
PLNPCM2016-00905

November 21, 2016	Petition initiated by Mayor Biskupski
February 1, 2017	Petition assigned to and received by Anthony Riederer
May 10, 2017	Required Public Notices released for Open House
May 22, 2017	Public Open House at Forest Dale Golf Course
May 20, 2017	Required Public Notices released for HLC Work Session
June 1, 2017	Historic Landmark Commission Work Session on Project
June 24, 2017	Required Public Notices released for HLC Hearing
June 30, 2017	Required Public Notices released for Planning Commission Hearing
July 6, 2017	Historic Landmark Commission Hearing on Project <i>(Hearing continued, on account of large agenda)</i>
July 12, 2017	Planning Commission Hearing on Project <i>(Hearing continued, pending recommendation from HLC)</i>
July 22, 2017	Required Public Notices released for HLC Hearing
August 3, 2017	Historic Landmark Commission Hearing on Project <i>(Favorable recommendation to city council)</i>
August 11, 2017	Required Public Notices released for HLC Hearing
August 23, 2017	Planning Commission Hearing on Project <i>(Favorable recommendation to city council)</i>
August 24, 2017	Ordinance requested from the City Attorney's office reflecting the Planning Commission's recommended text amendments
	Received ordinance from the City Attorney's Office
	Transmittal submitted to CAN

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering **Petition PLNPCM2016-00905 – Amendments to Standards for New Construction in Local Historic Districts** – A request by Mayor Jackie Biskupski to amend certain sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the new construction process more transparent and predictable. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition, as necessary. The changes would apply citywide.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

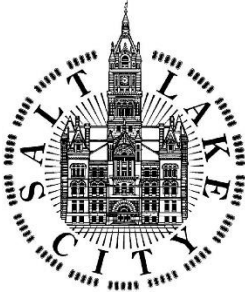
TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Anthony Riederer at (801) 535-7625 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at anthony.riederer@slcgov.com

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com , 801-535-7600, or relay service 711.

- 3. PLANNING COMMISSION – AUGUST 23, 2017**
 - a. STAFF MEMO**
 - b. AGENDA AND DRAFT MINUTES**



Memorandum

Planning Division
*Department of Community
and Neighborhoods*

To: Salt Lake City Planning Commissioners

From: Anthony Riederer, AICP – Principal Planner
801-535-7625 or anthony.riederer@gmail.com

Date: August 23, 2017

Re: **Amendments to the Standards for New Construction in Local
Historic Districts - Petition PLNPCM2016-00905**

Purpose

This memorandum is intended to update the Planning Commission on the state of this project since it was previously presented to them at their July 12 meeting.

Background

Salt Lake City has adopted a number of strong policy goals with regards to historic preservation and the support for these goals is reflected through the inclusion of preservation policies in many of the city's adopted plans.

Recently, there has been increased criticism and concern expressed by applicants in reference to new development requests, about the role, responsibilities, and predictability of the decision-making process of the Historic Landmarks Commission. There have been questions raised about the ordinance standards, process, and relevance of the design guidelines as relate to proposals for new construction in local historic districts.

In mid-2016, Mayor Biskupski initiated a petition requesting that the Planning Division complete a study of the Historic Landmark Commission's processes and authorities, as well as those of other peer cities around the state and nation. The objective of this study was the generation of recommendations that might improve the process of making applications for and evaluating development projects in the city's local historic districts.

Among its recommendations, the study suggested that the standards for new construction in local historic districts be revised to better accommodate a wide range of project types, particularly larger-scale infill developments. In late 2016, Mayor Biskupski initiated a petition to amend the zoning code to implement some of the changes identified in the study along with other process improvements and clarifications.

This project is the result of that petition and focuses on the following key elements:

1. Clarifying the documentation required for an application to be considered complete
2. Revising the standards for new construction in a local historic district so that they are more user friendly,
3. Aligning the standards for new construction to the city's adopted design guidelines, and
4. Clarifying the importance of the design guidelines in designing and reviewing proposed projects.

The changes would impact only properties that are either within one of Salt Lake City's local Historic Districts or listed individually as Local Historic Landmarks. Likewise, the changes would impact only projects which require a certificate of appropriateness involving new construction or alternation of a noncontributing structure.

Previous Planning Commission Action

This project was presented to the Planning Commission for initial feedback and a public hearing at their July 12th meeting. Staff requested that the Planning Commission review the proposed ordinance changes, hold the public hearing, and continue the item pending action by the Historic Landmark Commission.

No members of the public spoke during the public hearing.

The following topics were discussed by staff and members of the Planning Commission:

- The impact of the proposed submission requirements on the applicant.
 - Specifically, whether the requirement for 3D illustrations would be onerous.
- Various theories of new construction in historic districts and whether some of the standards might force projects towards creating 'false sense of history' in architectural design.
- Why particular materials are specifically identified as prohibited.
- How to encourage improved detailing in new construction projects.
- Whether 'durability' would be more appropriate applied citywide, rather than in historic districts specifically.

At the conclusion of the discussion, the Planning Commission continued the item to a future meeting, pending action by the Historic Landmarks Commission.

Previous Historic Landmark Commission Action

The Historic Landmark Commission held a public hearing on this item at their August 3rd Meeting.

In addition to being briefed on the draft before them, the commissioners were presented with an overview of the topics raised in staff's discussion with the Planning Commission at their July 12th meeting.

One member of the public expressed concern about whether the proposed requirement for 'durability' was appropriate, given that there are materials that might be considered durable but not desirable in a historic district.

No additional members of the public offered testimony or submitted written remarks to staff.

Through the course of their discussion the Landmarks Commission recommended three changes to the draft amendments, as presented. Those changes are as follows.

1. 21A.34.020(H)(1)(c): Replace the word 'frames' with the phrase 'relates to'.
2. 21A.34.020(H)(6)(a): Insert the phrase ", but not limited to," before the list of example materials.
3. 21A.34.020(H)(6)(b): Delete this standard and adjust subsequent numbering to reflect the deletion.

The Historic Landmark Commission forwarded a favorable recommendation on the proposed draft including the three changes previously referenced.

An updated draft reflecting these revisions is included in this memorandum as Attachment 1.

Issues for Discussion

Clarity of Standard 1(c)

Recent changes to state law requires that ordinances be written in language that is plain and clear. With this requirement in mind, staff is concerned that the phrase 'relates to' might not be specific enough to provide applicants actionable information on how to comply with the standard.

We propose including the following language at the end of the standard, to clarify the intent:

"Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces."

Appropriate Façade Materials

Recent changes to state law stipulate that unless something is explicitly prohibited in a jurisdiction's land use regulations, then they are presumed to be permitted. It is the opinion of staff that some materials do not weather well and are neither durable nor appropriate in the context of a historic district.

As a result, staff had initially proposed a prohibition on the use of Exterior Insulated Finishing Systems (EIFS) on new construction projects in the local historic district.

The Historic Landmark Commissioners felt that explicitly restricting the use of any particular material would unnecessarily tie the hands of designers, and that the landmark commission was well-equipped to determine whether materials had been employed appropriately in any given project.

Given the impact of state regulations and the loss of discretion unless specifically prohibited, it may be worth discussing whether some materials restricted elsewhere in the H – Historic Preservation Overlay District (such as vinyl, aluminum, and asbestos siding), should be considered appropriate for use on public-facing façades.

If this is considered a worthy objective, staff recommends inserting the following standard as 21A.34.020(H)(6)(b), and adjusting the numbering of the following standards accordingly:

“Materials on Street-facing Facades: The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.”

Requested Action:

Staff is requesting that the Planning Commission hold the public hearing, discuss the proposed text amendments, and forward a favorable recommendation to the City Council.

Attachments

1. Draft Amendments to 21A.34, as recommended by the Historic Landmark Commission
2. Draft Minutes of HLC Meeting – August 3, 2017
3. Original HLC staff report – July 6, 2017

Attachment 1

Draft Amendments to 21A.34, as recommended by the Historic
Landmark Commission

21A.34.020 F

F. Procedure For Issuance Of Certificate Of Appropriateness:

1. Administrative Decision: Certain types of construction or demolition may be approved administratively subject to the following procedures:
 - a. Types Of Construction: The following may be approved by administrative decision:
 - (1) Minor alteration of or addition to a landmark site or contributing principal building and/or site;
 - (2) Substantial alteration of or addition to a noncontributing site;
 - (3) Partial demolition of either a landmark site or a contributing principal building or structure;
 - (4) Demolition of an accessory building or structure;
 - (5) Demolition of a noncontributing building or structure; and
 - (6) Installation of solar energy collection systems pursuant to section 21A.40.190 of this title.
 - b. Submission of Application: An application for a certificate of appropriateness shall be made on a form prepared by the planning director or designee, and shall be submitted to the planning division. The planning director shall make a determination of completeness pursuant to chapter 21A.10 of this title, and shall forward the application for review and decision.
 - c. Materials Submitted With Application: The application shall include photographs, construction drawings, and other documentation such as an architectural or massing model, window frame sections and samples deemed necessary to consider the application properly and completely.
 - d. Fees: No application fee will be required for a certificate of appropriateness that is administratively approved.
 - e. Notice For Application For Demolition Of A Noncontributing Building or Structure: An application for demolition of a noncontributing structure shall require notice for determination of noncontributing sites pursuant to chapter 21A.10 of this title. The applicant shall be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.
 - f. Standards Of Approval: The application shall be reviewed according to the standards set forth in subsections G and H of this section, whichever is applicable.
 - g. Review And Decision By The Planning Director: On the basis of written findings of fact, the planning director or the planning director's designee shall either approve or conditionally approve the certificate of appropriateness based on the standards in subsections G and H of this section, whichever is applicable, within thirty (30) days following receipt of a completed

application. The decision of the planning director shall become effective at the time the decision is made.

h. Referral Of Application By Planning Director To Historic Landmark Commission: The planning director may refer any application to the historic landmark commission due to the complexity of the application, the significance of change to the landmark site or contributing building in the H historic preservation overlay district, or the need for consultation for expertise regarding architectural, construction or preservation issues or if the application does not meet the standards of review.

2. Historic Landmark Commission: Certain types of construction, demolition and relocation shall only be allowed to be approved by the historic landmark commission subject to the following procedures:

a. Types Of Construction: The following shall be reviewed by the historic landmark commission:

- (1) Substantial alteration or addition to a landmark site or contributing principal building;
- (2) New construction of principal building in H historic preservation overlay district;
- (3) Relocation of landmark site or contributing principal building;
- (4) Demolition of landmark site or contributing principal building;
- (5) Applications for administrative approval referred by the planning director; and
- (6) Installation of solar energy collection systems on the front facade of the principal building in a location most compatible with the character defining features of the home pursuant to section 21A.40.190 of this title.

b. Submission Of Application: The procedure for an application for a certificate of appropriateness shall be the same as specified in subsection F1b of this section.

c. Fees: The application shall be accompanied by the applicable fees shown on the Salt Lake City consolidated fee schedule. The applicant shall also be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.

d. Materials Submitted With Application: Specific requirements for new construction shall include, at least the following information, unless deemed unnecessary by the planning director. Applications for a certificate of appropriateness for demolition shall also submit a reuse plan for the property.

- 1) The applicant's name, address, telephone number, e-mail address and interest in the subject property;
- 2) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
- 3) The street address and legal description of the subject property;
- 4) A narrative including a complete description of the project and how it meets review standards with citation of supporting adopted city design guidelines;

- 5) A context plan showing property lines, building footprints, front yard setbacks, adjacent streets and alleys, historic district boundaries, contributing/noncontributing structures and landmark sites;
- 6) A streetscape study which includes height measurements for each primary structure on the block face;
- 7) A site plan or drawing drawn to a scale which includes the following information: property lines, lot dimensions, topography, adjacent streets, alleys and walkways, landscaping and buffers, existing and proposed buildings and structures, lot coverage, grade changes, parking spaces, trash receptacles, drainage features, proposed setbacks and other details required for project evaluation;
- 8) Elevation drawings and details for all facades;
- 9) Illustrative photos and/or samples of all proposed facade materials;
- 10) Building, wall, and window section drawings;
- 11) 3D models that show the new construction in relation to neighboring buildings;
- 12) 3D models that show the new construction from the pedestrian perspective; and
- 13) Such other and further information or documentation as the planning director may deem necessary or appropriate for a full and proper consideration and disposition of the particular application.

e. Notice: Applications for a certificate of appropriateness shall require notice pursuant to chapter 21A.10 of this title.

f. Public Hearing: Applications for a certificate of appropriateness reviewed by the Historic Landmark Commission shall require a public hearing pursuant to chapter 21A.10 of this title.

g. Standards For Approval: The application shall be reviewed according to the standards set forth in subsections G through K of this section, whichever are applicable.

h. Review And Decision By The Historic Landmark Commission: The historic landmark commission shall make a decision at a regularly scheduled meeting, following receipt of a completed application.

21A.34.020 H “New construction”

H. Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established historic context in ways that respect and contribute to the evolution of Salt Lake City’s architectural and cultural traditions.

- 1) Settlement Patterns and Neighborhood Character

- a) Block and Street Patterns: The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character.
 - 1. Changes to the block and street pattern may be considered when advocated by an adopted city plan.
 - b) Lot and Site Patterns: The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face.
 - 1. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.
 - c) The Public Realm: The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face.
 - d) Building Placement: Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.
 - e) Building Orientation: The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.
- 2) Site Access, Parking, and Services
- a) Site Access: The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.
 - 1. Pedestrian: Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.
 - 2. Vehicular: Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.
 - b) Site and Building Services and Utilities: Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.
- 3) Landscape and Lighting
- a) Grading of Land: The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.
 - b) Landscape Structures: Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.
 - c) Lighting: Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.
- 4) Building Form and Scale
- a) Character of the Street Block: The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.
 - 1. Height: The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.

2. Width: The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.
 3. Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.
 4. Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.
- 5) Building Character
- a) Facade Articulation and Proportion: The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches.
 1. Rhythm of Openings: The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.
 2. Proportion and Scale of Openings: The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.
 3. Ratio of Wall to Openings: Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.
 4. Balconies, Porches, and External Stairs: The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.
- 6) Building Materials, Elements and Detailing
- a) Materials: Building facades, other than windows and doors, incorporate no less than 80% durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.
 - b) Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.
 - c) Architectural Elements and Details: The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.
- 7) Signage
- a) Location: Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.

Attachment 2

Draft Minutes of HLC Meeting – August 3, 2017

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
August 3, 2017

A roll is kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:34:20 PM](#) . Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Vice Chairperson Kenton Peters; Commissioners Stanley Adams, Robert Hyde, Sheleigh Harding, David Richardson and Esther Stowell. Chairperson Charles Shepherd, Commissioners Thomas Brennan, Rachel Quist and Paul Svendsen were excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Lex Traughber, Senior Planner; Katia Pace, Principal Planner; Anthony Riederer, Principal Planner; Amy Thompson, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the meeting. Historic Landmark Commissioner present was Kenton Peters. Staff members in attendance were Michaela Oktay and Katia Pace.

The following sites were visited:

- **563 E 600 South** - Staff gave an overview of the proposal.
- **574 East 100 South** - Staff gave an overview of the proposal.

APPROVAL OF THE JULY 6, 2017, MINUTES. [5:35:03 PM](#)

MOTION [5:35:08 PM](#)

Commissioner Hyde moved to approve the minutes from the July 6, 2017, meeting. Commissioner Adams seconded the motion. Commissioners Adams, Harding, Richardson and Hyde, voted “aye”. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:35:35 PM](#)

Vice Chairperson Peters stated he had nothing to report.

DIRECTOR’S REPORT [5:35:38 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, welcomed new Commission Esther Stowell.

PUBLIC COMMENT PERIOD [5:35:56 PM](#)

Vice Chairperson Peters opened the Public Comment Period.

Ms. Cindy Cromer stated her comments were regarding the Economic Hardship panel, the issues with the economic hardship process and the ordinance. She stated the issues with the ordinance have been a huge detriment to the historic nature of the city. Ms. Cromer reviewed different cases that had applied for economic hardship and how different resolutions could have come about for each case to protect the historic structures.

Vice Chairperson Peters closed the Public Comment Period.

- OTHER HLC BUSINESS -

[6:33:27 PM](#)

Amendments to the New Construction Standards for Local Historic Districts

- A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or Anthony.riederer@slcgov.com.) Case number: PLNPCM2016-00905

Mr. Anthony Riederer, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The process for determining how a project framed adjacent streets.
- The restricted material and why some materials were and were not preferred.

PUBLIC HEARING [6:46:31 PM](#)

Vice Chairperson Peters opened the Public Hearing, seeing no one wished to speak, Vice Chairperson Peters closed the Public Hearing.

The Commission and Staff discussed the following:

- Wording in the proposal under 1.c, the word frame was confusing and should be changed to relates to or engages with the sidewalks.
- The materials that should be restricted or reviewed on a case by case basis.

- The percentage requirement for durable materials outlined in the guidelines.
- If it was the Commission's purview to determine what materials were used.
- There needed to be flexibility for interpretation on materials.
- Adding the phrase "but not limited to" to the materials section of the guidelines.

PUBLIC HEARING [6:59:29 PM](#)

Vice Chairperson Peters opened the Public Hearing.

Mr. Thomas Bath stated he agreed with the discussion regarding the inappropriateness of the dictation of the phrase "durable materials" as vinyl siding could be the most durable material but not the most desirable to use. He stated building materials were changing quickly and there may be something in the future that would be better therefore, stating how long a material should exist, in good condition, may be a better option. Mr. Bath asked if the eighty percent requirement included the roofing materials or the sub-slab insulation. He suggested the Commission be more specific on what materials were part of the required percentage.

Vice Chairperson Peters closed the Public Hearing.

The Commission and Staff discussed the following:

- The materials that were part of the eighty percent requirement.
 - The wording in the ordinance stated it was the façade materials.

MOTION [7:02:12 PM](#)

Commissioner Harding stated regarding Amendments to the New Construction Standards for Local Historic Districts PLNPCM2016-00905, based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Historic Landmark Commission recommend that the City Council approve PLNPCM2016-00905 with the following additions

- 1.c. - instead of framing it would say relates to.**
- Under 6. Building materials, elements and detailing- delete subsection b.**
- In 6.a- chance to state - durable materials such as but not limited to, then go on to describe the materials as listed.**

Commissioner Hyde seconded the motion. Commissioners Adams, Hyde, Harding and Richardson voted "aye". Commissioner Stowell abstained from voting. The motion passed unanimously.

Attachment 3

Original HLC Staff Report – July 6, 2017

For the original July 6 Staff Report,
please refer to Attachment 6b of the transmittal document.

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building
451 South State Street

Wednesday, August 23, 2017, at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 118 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR AUGUST 9, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Meadowlark Elementary Rezone at approximately 505 N. Morton Drive** - Tyler Barnes, on behalf of Salt Lake City School District, has requested a zoning map amendment to rezone the parcel at the above listed address from R-1-5,000: Single-Family Residential to PL: Public Lands. Meadowlark Elementary School intends on using this parcel to expand/reconfigure the existing entrance on the east side of the school's site and would like to rezone the parcel to keep the zoning consistent. The rest of the school's site is also zoned Public Lands and the expansion of the entrance is a part of the school's larger project to rebuild the school. The subject property is located within Council District 1, represented by James Rogers. (Staff Contact: Lauren Parisi, Associate Planner, at (801)535-7226 or lauren.parisi@slcgov.com.) Case Number: **PLNPCM2017-00429 (Legislative Matter)**
2. **Centro Civico Senior Housing – Planned Development & Conditional Building and Site Design Review at approximately 145 South 600 West** - Centro Civico Mexicano is requesting to build the Centro Civico Senior Housing project at the above listed address. The proposed 6-story, 61-unit apartment building would be located on a 0.38 acre (16,500 square foot) vacant parcel in the G-MU – Gateway-Mixed Use zoning district. The project would be the first phase of a larger mixed-use project to be built at this location. The G-MU zoning district requires Planned Development approval for all new principal buildings and uses. In addition, Conditional Building and Site Design Review (CBSDR) approval is requested to address some design aspects of the building. The property is located within Council District 4, represented by Derek Kitchen. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case Number: **PLNSUB2017-00370 & PLNPCM2017-00525 (Administrative Matter)**
3. **Proshield Planned Development at approximately 206 N 200 West Street** - Kevin Horn, project architect, on behalf of Proshield Insurance Group, property owner, is requesting approval of a planned development at the above listed address. The property, which is zoned CN District and within a Historic Preservation

POSTPONED

 corner parcel that contains a vacant building on approximately 0.26 of the applicant intends to construct a mixed-use development with seven residential apartments and one commercial office on the property. The property is located within Council District 3, represented by Stan Penfold. (Staff contact: Michael Maloy, Senior Planner, at (801)535-7118 or michael.maloy@slcgov.com.) Case Number: **PLNSUB2017-00435 (Administrative Matter)**

4. **Goldman Sachs Childcare Conditional Building and Site Design at approximately 421 S Main St.** - Goldman Sachs is renovating an existing commercial structure located at the above listed address into a childcare facility for their downtown employees. The project generally meets the standards of the Zoning Ordinance but has requested relief through the Conditional Building and Site Design process to add a privacy film on the Main Street windows. This would reduce the amount of transparent glass from the required 60 percent to 40 percent. The subject property is located in the D-1 Central Business District and in City Council District 4 represented by Derek Kitchen. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com.) Case Number: **PLNPCM2017-00414 (Administrative Matter)**
5. **Zoning Amendment at approximately 63 (65) South 900 East** - Jon C. Jones is requesting to amend the zoning map at the above listed address to match the adjacent zoning at 63 South 900 East. The entire City Zoning Code was rewritten in 1995 and new zoning districts and maps were created to reflect the City's policy. The landlocked parcel (65 South 900 East) is zoned R-2 Residential. The street fronting parcel (63 South 900 East) is zoned RMF-30. Both lots are used to accommodate a Boarding House. This proposal is to provide the same zoning (RMF-30) on both lots. The petitioner plans on remodeling and upgrading the existing Boarding House. The subject property is within Council District 4 represented by Derek Kitchen. (Staff Contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com or Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.) Case Number: **PLNSUB2017-00361 PLNPCM2017-00361 (Legislative Matter)**
6. **Amendments to the Local Historic District Demolition Process** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning the demolition of historic resources in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the demolition process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition as necessary. The changes would apply citywide. (Staff contact: Lex Traugher at (801)535-6184 or lex.traugher@slcgov.com.) Case number: **PLNPCM2009-00014 (Legislative Matter)**
7. **Amendments to the New Construction Standards for Local Historic Districts** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or Anthony.riederer@slcgov.com.) Case number: **PLNPCM2016-00905 (Legislative Matter)**

Work Session

8. **Conditional Building and Site Design Review for Portions of Block 67 at approximately 100/200 South and 200/300 West** - Dave Abraham of The Richie Group, is requesting to amend the zoning map at 230 W 200 South to rezone the parcel from D-4 to D-1; a conditional use application for a commercial parking structure at 131 S 300 West; a planned development of multiple buildings across both 131 S 300 West and 230 West 200 South (the northwest corner and the southeast corners of block 67), and conditional Building and Site Design Review to modify design requirements. The subject property is within Council District 4 represented by Derek Kitchen. (Staff Contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com or Molly Robinson at (801)535-7261 or molly.robinson@slcgov.com) Case Numbers: **PLNSUB2017-0000418, PLNPCM2017-00419 and PLNPCM2017-00420), PLNPCM2017-00448 (Administrative Matter)**

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at [www.slcgov.com /planning](http://www.slcgov.com/planning) for copies of the Planning Commission agendas, staff reports, and minutes. 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 Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, August 23, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:04 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Matt Lyon, Vice ChairpersonCarolynn Hoskins; Commissioners Maurine Bachman, Emily Drown, Weston Clark, Andres Paredes, Clark Ruttinger, Brenda Scheer and Sara Urquhart. Commissioner Ivis Garcia was excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; John Anderson, Senior Planner; Doug Dansie, Senior Planner; Lex Traughber, Senior Planner; Molly Robinson, Urban Planner; David Gellner, Principal Planner; Anthony Riederer, Principal Planner; Lauren Parisi, Associate Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Carolyn Hoskins, Maurine Bachman, Emily Drown, Weston Clark, Clark Ruttinger and Sara Urquhart. Staff members in attendance were Wayne Mills, Lauren Parisi, David Gellner, John Anderson and Doug Dansie.

- **505 N. Morton Drive** - Staff gave an overview of the proposal and oriented the Commission to the area. The Commissioners asked if the applicant had made changes to the proposal since the work session. Staff stated they hadn't seen changes yet but the applicant should be bringing them to the meeting.
- **100/200 South and 200/300 West** - Staff gave an overview of the proposal and oriented the Commission to the area. The Commission discussed the building height (what was the proposed in relation to what was around it.)
- **421 S Main St** - Staff gave an overview of the proposal and oriented the Commission to the area. The Commissioners asked about the ordinance requirements for transparent glass.
- **63 (65) South 900 East** - Staff gave an overview of the proposal and oriented the Commission to the area.

APPROVAL OF THE AUGUST 9, 2017, MEETING MINUTES. [5:31:22 PM](#)

MOTION [5:31:27 PM](#)

Commissioner Urquhart moved to approve the August 9, 2017, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Bachman, Garcia, Paredes, Scheer and Urquhart voted "aye". Commissioner Drown, Clark, Lyon

and Ruttinger abstained from voting as they were not present at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:55 PM](#)

Chairperson Matt Lyon stated he had nothing to report.

Vice Chairperson Carolynn Hoskins reviewed the Mayor's meeting regarding Operation Rio Grande she attended and stated she appreciated the information received.

REPORT OF THE DIRECTOR [5:32:56 PM](#)

Mr. Wayne Mills, Planning Manager, reviewed the Regent Street Hotel request for a time extension which was approved by the Planning Director. He stated elections for a new Chair and Vice Chair would be held during the first meeting in September.

The Commission and Staff discussed the postponed agenda items and why they were postponed.

-- OTHER COMMISSION BUSINESS --

[7:29:17 PM](#)

Amendments to the New Construction Standards for Local Historic Districts - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or Anthony.riederer@slcgov.com.) Case number: PLNPCM2016-00905 (Legislative Matter)

Mr. Anthony Riederer, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The wording suggested by the Historic Landmark Commission and if it was the best wording to use.
- The materials that would not be allowed under the new ordinance.

PUBLIC HEARING [7:45:08 PM](#)

Chairperson Lyon opened the Public Hearing, seeing no one wished to speak; Chairperson Lyon closed the Public Hearing.

MOTION [7:45:36 PM](#)

Commissioner Bachman stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Commission recommend that the City Council approve PLNPCM2016-00905. Commissioner Drown seconded the motion.

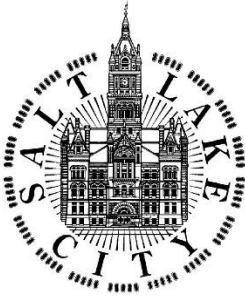
Staff asked if the motion included the Staff suggested language. The Commission and Staff discussed what was included in the motion.

Commissioner Bachman amended the motion to include the language presented in the “Issues for Discussion” section of the Staff Report. Commissioner Drown seconded the amendment.

Commissioners Hoskins, Bachman, Drown, Clark, Paredes, Ruttinger, Scheer and Urquhart voted “aye. The motion passed unanimously.

DRAFT

- 4. HISTORIC LANDMARK COMMISSION – AUGUST 3, 2017**
 - a. STAFF MEMO**
 - b. AGENDA AND MINUTES**



Memorandum

Planning Division
*Department of Community
and Neighborhoods*

To: Salt Lake City Historic Landmark Commissioners

From: Anthony Riederer, AICP – Principal Planner
801-535-7625 or anthony.riederer@gmail.com

Date: August 3, 2017

Re: **Amendments to the Standards for New Construction in Local
Historic Districts - Petition PLNPCM2016-00905**

Purpose

This memorandum is intended to update the Historic Landmark Commission on the state of this project since it was previously scheduled for hearing at the July 6th HLC meeting.

Background

Salt Lake City has adopted a number of strong policy goals with regards to historic preservation and the support for these goals is reflected through the inclusion of preservation policies in many of the city's adopted plans.

Recently, there has been increased criticism and concern expressed by applicants in reference to new development requests, about the role, responsibilities, and predictability of the decision-making process of the Historic Landmarks Commission. There have been questions raised about the ordinance standards, process, and relevance of the design guidelines as relate to proposals for new construction in local historic districts.

In mid-2016, Mayor Biskupski initiated a petition requesting that the Planning Division complete a study of the Historic Landmark Commission's processes and authorities, as well as those of other peer cities around the state and nation. The objective of this study was the generation of recommendations that might improve the process of making applications for and evaluating development projects in the city's local historic districts.

Among its recommendations, the study suggested that the standards for new construction in local historic districts be revised to better accommodate a wide range of project types, particularly larger-scale infill developments. In late 2016, Mayor Biskupski initiated a petition to amend the zoning code to implement some of the changes identified in the study along with other process improvements and clarifications.

This project is the result of that petition and focuses on the following key elements:

1. Clarifying the documentation required for an application to be considered complete
2. Revising the standards for new construction in a local historic district so that they are more user friendly,
3. Aligning the standards for new construction to the city's adopted design guidelines, and
4. Clarifying the importance of the design guidelines in designing and reviewing proposed projects.

The changes would impact only properties that are either within one of Salt Lake City's local Historic Districts or listed individually as Local Historic Landmarks. Likewise, the changes would impact only projects which require a certificate of appropriateness involving new construction or alternation of a noncontributing structure.

Previous Historic Landmark Commission Action

The Historic Landmark Commission was briefed on this item at their June 1st meeting and was scheduled to hold a public hearing on July 6, 2017.

The agenda for the July 6th meeting ran quite long and, in light of the lateness of the hour and the importance of these revisions, the HLC opted to postpone the item. The staff report prepared for that hearing is included for your review, as Attachment 1.

Previous Planning Commission Action

This project was presented to the Planning Commission for initial feedback at their July 12th meeting. Staff requested that the Planning Commission review the proposed ordinance changes, hold the public hearing, and continue the item pending action by the Historic Landmark Commission. No members of the public spoke during the public hearing.

The following topics were discussed by staff and members of the Planning Commission:

- The impact of the proposed submission requirements on the applicant.
 - Specifically, whether the requirement for 3D illustrations would be onerous.
- Various theories of new construction in historic districts and whether some of the standards might force projects towards creating 'false sense of history' in architectural design.
- Why particular materials are specifically identified as prohibited.
- How to encourage improved detailing in new construction projects.
- Whether 'durability' would be more appropriate applied citywide, rather than in historic districts specifically.

At the conclusion of the discussion, the Planning Commission continued the item to a future meeting, pending action by the Historic Landmarks Commission. The pertinent minutes from the July 12th Planning Commission meeting are included for your review as Attachment 2.

Requested Action:

Staff is requesting that the Historic Landmark Commission hold the public hearing and forward a favorable recommendation on the proposed text amendment to the City Council.

Attachments

1. HLC staff report – July 6, 2017
2. Draft Planning Commission Minutes – July 12, 2017

Attachment 1

HLC Staff Report – July 6, 2017

For the original July 6 Staff Report,
please refer to Attachment 6b of the transmittal document.

Attachment 2

Draft Planning Commission Minutes – July 12, 2017

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, July 12, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:34:36 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Matt Lyon, Vice Chairperson Carolynn Hoskins; Commissioners Maurine Bachman, Brenda Scheer, Ivis Garcia, Sara Urquhart and Weston Clark. Commissioners Emily Drown, Andres Paredes and Clark Ruttinger were excused.

Planning Staff members present at the meeting were Cheri Coffey, Assistant Planning Director; Casey Stewart, Senior Planner; Lex Traugher, Senior Planner; JP Goates, Principal Planner; Lauren Parisi, Principal Planner; Anthony Riederer, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Sara Urquhart, Brenda Scheer, Carolyn Hoskins, Maurine Bachman and Weston Clark. Staff members in attendance were Cheri Coffey, Lauren Parisi, Casey Stewart and JP Goates.

- **1229 East 1700 South** - Staff gave an overview of the proposal and oriented the Commission to the area.
- **1463 W. Van Buren Ave** - Staff gave an overview of the proposal and oriented the Commission to the area.
- **842 West Hoyt Place** - Staff gave an overview of the proposal and oriented the Commission to the area.

APPROVAL OF THE JUNE 28, 2017, MEETING MINUTES. [5:34:42 PM](#)

MOTION [5:35:01 PM](#)

Commissioner Clark moved to approve the June 28, 2017, meeting minutes as amended. Commissioner Scheer seconded the motion. Commissioners Hoskins, Bachman, Scheer, Garcia, Urquhart and Clark voted “aye”.

REPORT OF THE CHAIR AND VICE CHAIR [5:38:39 PM](#)

Chairperson Matt Lyon reviewed the time limit for applicants and how it would be applied.

Vice Chairperson Carolynn Hoskins stated she had nothing to report.

REPORT OF THE DIRECTOR [5:39:31 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, reviewed the reappointment of Commissioners Lyon and Hoskins through 2021.

--- Unrelated Planning Commission Business ---

[8:04:03 PM](#)

HLC New Construction Standards - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the process and its outcomes. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition, as necessary. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com) Case number: PLNPCM2016-00905 (Legislative Matter)

Mr. Anthony Riederer, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended the Planning Commission continue the petition to a future meeting.

The Commission and Staff discussed the following:

- The applicant was required to supply the documentation required for the application.
- The process for review of the proposal for new construction in a historic district.
- The requirement of a 3D streetscape, and if it was onerous.
- The submission requirements and how they impacted the applicant.

PUBLIC HEARING

Chairperson Lyon opened the Public Hearing, seeing no one wished to speak; Chairperson Lyon continued the Public Hearing.

The Commission and Staff discussed and stated the following:

- The two theories of new construction in historic districts and it how to address them in the proposal.
 - Staff explained it was Salt Lake City's preservation policy encourages new projects to be reflections of their own time and not replicate historic buildings.
- Why certain materials were called out specifically.
- How to encourage more historic detailing in new construction.
- Why durability was called out in a preservation code and not in the general building requirements.

MOTION [8:25:39 PM](#)

Commissioner Scheer stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Commission continue PLNPCM2016-00905 to a future meeting, pending action by the Historic Landmarks Commission. Commissioner Garcia seconded the motion. Commissioners Clark, Garcia, Bachman, Hoskins, Urquhart and Scheer voted “aye”. The motion passed unanimously.

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING AGENDA
In Room 326 of the City & County Building 451 South State Street
Thursday, August 3, 2017 at 5:30 pm
(The order of the items may change at the Commission's discretion.)

DINNER – Will be served to the Historic Landmark Commissioners and Staff at 5:00 p.m. in Room 118 of the City and County Building.

HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

Approval of the Minutes from July 6, 2017.

Report of the Chair and Vice Chair

Director's Report

Public Comments - The Commission will hear public comments not pertaining to items listed on the agenda.

Public Hearings

1. **Amendments to the Local Historic District Demolition Process** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning the demolition of historic resources in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the demolition process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition as necessary. The changes would apply citywide. (Staff contact: Lex Traugher at (801)535-6184 or lex.traugher@slcgov.com.) Case number: **PLNPCM2009-00014**
2. **Amendments to the New Construction Standards for Local Historic Districts** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or Anthony.riederer@slcgov.com.) Case number: **PLNPCM2016-00905**

Work Session

3. **New Mixed Use Construction at approximately 563 E 600 South** - A Work Session with the Historic Landmark Commission and Kristen Clifford, the applicant representing the property owner (Ernesto Gutierrez), to discuss a proposal for New Construction of a mixed use building with ground-floor commercial and two upper stories containing 5 dwelling units. There is a historically contributing duplex on the subject property that will be retained as part of the overall proposed development. Because this is only a work session, a decision will not be made on the request at this meeting. The subject property is located in the R-MU-35 (Residential Mixed Use District) and the H (Historic Preservation Overlay) zoning district within Council district 4, represented by Derek Kitchen. (Staff contact: Amy Thompson (801)535-7281 or amy.thompson@slcgov.com.) Case number: **PLNHLC2017-00555**

4. **Salisbury Mansion at approximately 574 East 100 South** - The Historic Landmark Commission will hold a work session to provide preliminary feedback on a proposed project for an addition to the Salisbury Mansion which is a Salt Lake City Landmark Site and is located within the Central City Historic District. Because this is only a work session, a decision will not be made on the request at this meeting. The subject property is located in the RMF-45 (Moderate/High Density Multi-Family Residential District) and the H (Historic Preservation Overlay) zoning district within Council District 4, represented by Derek Kitchen. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com.) Case number: **PLNHLC2017-00556**

Other Business

5. **Economic Review Panel** - Identify whom the Historic Landmark Commission wants to represent them on the Economic Review Panel for the Bishop Place Economic Hardship applications. (Staff contact: Anthony Riederer at (801) 535-7625 or anthony.riederer@slcgov.com.) Case number: PLNHLC2017-00017, -00016, -00019, -00025, -00029, -00030, -00026, -00024, -00020

The next regular meeting of the Commission is scheduled for Thursday, September 7, 2017, unless a special meeting is scheduled prior to that date.

Appeal of Historic Landmark Commission Decision: Anyone aggrieved by the Historic Landmark Commission's decision, may object to the decision 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 or the mayor within thirty (30) calendar days following the date on which a record of decision is issued.

*Files for agenda items are available in the Planning Division Offices, Room 406 of the City and County Building. **Please contact the staff planner for more information.** Visit the Historic Landmark Commission's website <http://www.slcgov.com/planning/planning-historic-landmark-commission-meetings> to obtain copies of the Historic Landmark Commission's agendas, staff reports, and minutes. Staff reports will be posted by the end of the business day on the Friday prior to the meeting and minutes will be posted by the end of the business day two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.*

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at (801)535-7757, or relay service 711.

SALT LAKE CITY HISTORIC LANDMARK COMMISSION

Meeting Minutes

451 South State Street, Room 326

August 3, 2017

A roll is kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:34:20 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Vice Chairperson Kenton Peters; Commissioners Stanley Adams, Robert Hyde, Sheleigh Harding, David Richardson and Esther Stowell. Chairperson Charles Shepherd, Commissioners Thomas Brennan, Rachel Quist and Paul Svendsen were excused.

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Lex Traugher, Senior Planner; Katia Pace, Principal Planner; Anthony Riederer, Principal Planner; Amy Thompson, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the meeting. Historic Landmark Commissioners present was Kenton Peters. Staff members in attendance were Michaela Oktay and Katia Pace.

The following sites were visited:

- **563 E 600 South** - Staff gave an overview of the proposal.
- **574 East 100 South** - Staff gave an overview of the proposal.

APPROVAL OF THE JULY 6, 2017, MINUTES. [5:35:03 PM](#)

MOTION [5:35:08 PM](#)

Commissioner Hyde moved to approve the minutes from the July 6, 2017, meeting. Commissioner Adams seconded the motion. Commissioners Adams, Harding, Richardson and Hyde, voted “aye”. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:35:35 PM](#)

Vice Chairperson Peters stated he had nothing to report.

DIRECTOR’S REPORT [5:35:38 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, welcomed new Commission Esther Stowell.

PUBLIC COMMENT PERIOD [5:35:56 PM](#)

Vice Chairperson Peters opened the Public Comment Period.

Ms. Cindy Cromer stated her comments were regarding the Economic Hardship panel, the issues with the economic hardship process and the ordinance. She stated the issues with the ordinance have been a huge detriment to the historic nature of the city. Ms.

Cromer reviewed different cases that had applied for economic hardship and how different resolutions could have come about for each case to protect the historic structures.

Vice Chairperson Peters closed the Public Comment Period.

-- OTHER COMMISSION BUSINESS --

[6:33:27 PM](#)

Amendments to the New Construction Standards for Local Historic Districts - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or Anthony.riederer@slcgov.com.) Case number: PLNPCM2016-00905

Mr. Anthony Riederer, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was recommending that the Historic Landmark Commission forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The process for determining how a project framed adjacent streets.
- The proposal to restrict building materials and why some materials were and were not preferred.

PUBLIC HEARING [6:46:31 PM](#)

Vice Chairperson Peters opened the Public Hearing, seeing no one wished to speak, Vice Chairperson Peters closed the Public Hearing.

The Commission and Staff discussed the following:

- Wording in the proposal under 1.c, the word “frame” was confusing and should be changed to “relates to” or “engages with the sidewalks”.
- The materials that should be restricted or reviewed on a case by case basis.
- The percentage requirement for durable materials outlined in the ordinance.
- If it was the Commission’s purview to determine what materials were used.
- There needed to be flexibility for interpretation on materials.
- Adding the phrase “but not limited to” to the materials section of the ordinance.

PUBLIC HEARING [6:59:29 PM](#)

Vice Chairperson Peters opened the Public Hearing.

Mr. Thomas Bath stated he agreed with the discussion regarding the inappropriateness of the dictation of the phrase “durable materials” as vinyl siding could be the most durable material but not the most desirable to use. He stated building materials were changing quickly and there may be something in the future that would be better therefore, stating how long a material should exist, in good condition, may be a better option. Mr. Bath asked if the eighty percent requirement included the roofing materials or the sub-slab insulation. He suggested the Commission be more specific on what materials were part of the required percentage.

Vice Chairperson Peters closed the Public Hearing.

The Commission and Staff discussed the following:

- The materials that were part of the eighty percent requirement.
 - The wording in the ordinance stated it was the façade materials.

MOTION [7:02:12 PM](#)

Commissioner Harding stated regarding Amendments to the New Construction Standards for Local Historic Districts PLNPCM2016-00905, based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Historic Landmark Commission recommend that the City Council approve PLNPCM2016-00905 with the following additions

- a. 1.c. - instead of framing it would say relates to.
- b. Under 6. Building materials, elements and detailing- delete subsection b.
- c. In 6.a- chance to state - durable materials such as but not limited to, then go on to describe the materials as listed.

****** For clarification purposes the proposed changes to the language in the ordinance would read as follows.**

- a. 21A.34.020.H.1.c. The Public Realm: The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face.

21A.34.020.H. 6 Building Materials, Elements and Detailing

- a) Materials: Building facades, other than windows and doors, incorporate no less than 80% durable material such as but not limited to wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.
- b) Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.

Commissioner Hyde seconded the motion. Commissioners Adams, Hyde, Harding and Richardson voted “aye”. Commissioner Stowell abstained from voting. The motion passed unanimously.

- 5. PLANNING COMMISSION – JULY 12, 2017**
 - a. STAFF MEMO**
 - b. AGENDA AND MINUTES**



Memorandum

Planning Division
*Department of Community
and Neighborhoods*

To: Salt Lake City Planning Commissioners

From: Anthony Riederer, AICP – Principal Planner
801-535-7625 or anthony.riederer@gmail.com

Date: July 12, 2017

Re: **Amendments to the Standards for New Construction in Local
Historic Districts - Petition PLNPCM2016-00905**

Background

Salt Lake City has adopted a number of strong policy goals with regards to historic preservation and the support for these goals is reflected through the inclusion of preservation policies in many of the city's adopted plans.

Recently, there has been increased criticism and concern expressed by applicants in reference to new development requests, about the role, responsibilities, and predictability of the decision-making process of the Historic Landmarks Commission. There have been questions raised about the ordinance standards, process, and relevance of the design guidelines as relate to proposal for new construction in local historic districts.

In mid-2016, Mayor Biskupski initiated a petition requesting that the Planning Division complete a study of the Historic Landmark Commission's processes and authorities, as well as those of other peer cities around the state and nation. The objective of this study was the generation of recommendations that might improve the process of making applications for and evaluating development projects in the city's local historic districts.

Among its recommendations, the study suggested that the standards for new construction in local historic districts be revised to better accommodate a wide range of project types, particularly larger-scale infill developments. In late 2016, Mayor Biskupski initiated a petition to amend the zoning code to implement some of the changes identified in the study along with other process improvements and clarifications.

This project is the result of that petition and focuses on the following key elements:

1. Clarifying the documentation required for an application to be considered complete
2. Revising the standards for new construction in a local historic district so that they are more user friendly,

3. Aligning the standards for new construction to the city's adopted design guidelines, and
4. Clarifying the importance of the design guidelines in designing and reviewing proposed projects.

The changes would impact only properties that are either within one of Salt Lake City's local Historic Districts or listed individually as Local Historic Landmarks. Likewise, the changes would impact only projects which require a certificate of appropriateness involving new construction or alternation of a noncontributing structure.

Historic Landmark Commission Action

The Historic Landmark Commission was briefed on this item at their June 1st meeting and were scheduled to hold a public hearing on July 6, 2017.

The agenda for the July 6th meeting ran quite long and, in light of the lateness of the hour and the importance of these revisions, the HLC opted to postpone the item. The staff report prepared for that hearing is attached for review.

Request of Planning Commission

Planning staff requests that the Planning Commission review the proposed ordinance changes, hold the public hearing, and continue the item pending action by the Historic Landmark Commission.

Attachments

1. HLC staff report – July 6, 2017

Attachment 1
HLC Staff Report – July 6, 2017

For the original July 6 Staff Report,
please refer to Attachment 6b of the transmittal document.

2nd AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, July 12, 2017, at 5:30 p.m.
(The order of the items may change at the Commission's discretion)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 118 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR JUNE 28, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Special Exception for a Hobby Shop Use at approximately 1229 East 1700 South** - AJ Waller, the property owner, is requesting approval for a hobby shop (home office) use in the 2nd story of his existing detached garage. Uses other than parking a vehicle or storage in an accessory structure require Special Exception approval for a "hobby shop." Hobby shop uses include, but are not limited to, home offices, art studios, exercise rooms, and dressing rooms adjacent to swimming pools. A hobby shop cannot be used as an accessory dwelling unit. The subject property is located within Council District 5, represented by Councilwoman Erin Mendenhall. (Staff Contact: Lauren Parisi at (801)535-7932 or lauren.parisi@slcgov.com). Case number: **PLNPCM2017-00222 (Administrative Matter)**
2. **Cottam Acre Planned Development and Preliminary Plat at approximately 1463 W. Van Buren Ave** - Dave Brach is requesting approval of a planned development to create a flag lot in a proposed three lot subdivision and to locate a detached garage in the front yard area of the flag lot located at the above listed address in a R-1/7,000 (Single Family Residential) zoning district. The subject property is located within Council District 2, represented by Andrew Johnston. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com) Case number: **PLNSUB2017-00346 & PLNPCM2017-00347 (Administrative Matter)**
3. **Hoyt Place Planned Development and Preliminary Plat at approximately 842 West Hoyt Place** - Dave Robinson is requesting approval for a Planned Development to develop two existing lots on approximately 0.55 acres with ten single family units on individual lots that will not front a public street. The proposed project consists of two single-family townhome structures with three units each, and four single family detached units with optional accessory dwellings, to be accessed by a private street requiring full street and utility infrastructure improvements. The proposed project is located at the above listed address in an SR-3 (Special Development Pattern Residential District) within Council District 2, represented by Andrew Johnston. (Staff contact: JP Goates at (801)535-7236 or jp.goates@slcgov.com) Case number: **PLNSUB2017-00324 & PLNSUB2017-00504 (Administrative Matter)**

4. **HLC New Construction Standards** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the process and its outcomes. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition, as necessary. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com) Case number: **PLNPCM2016-00905 (Legislative Matter)**
5. **Amendments to the Local Historic District Demolition Process** - A text amendment to amend certain sections of Title 21A (Zoning) of the Salt Lake City Code to amend and clarify regulations concerning the demolition of historic resources in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the demolition process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition as necessary. The changes would apply citywide. (Staff contact: Lex Traugher at (801)535-6184 or lex.traugher@slcgov.com.) Case number: **PLNPCM2009-00014 (Legislative Matter)**

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/planning for copies of the Planning Commission agendas, staff reports, and minutes. 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 Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, July 12, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:34:36 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Matt Lyon, Vice Chairperson Carolynn Hoskins; Commissioners Maurine Bachman, Brenda Scheer, Ivis Garcia, Sara Urquhart and Weston Clark. Commissioners Emily Drown, Andres Paredes and Clark Ruttinger were excused.

Planning Staff members present at the meeting were Cheri Coffey, Assistant Planning Director; Casey Stewart, Senior Planner; Lex Traugher, Senior Planner; JP Goates, Principal Planner; Lauren Parisi, Associate Planner; Anthony Riederer, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Sara Urquhart, Brenda Scheer, Carolyn Hoskins, Maurine Bachman, Ivis Garcia and Weston Clark. Staff members in attendance were Cheri Coffey, Lauren Parisi, Casey Stewart and JP Goates.

- **1229 East 1700 South** - Staff gave an overview of the proposal and oriented the Commission to the area.
- **1463 W. Van Buren Ave** - Staff gave an overview of the proposal and oriented the Commission to the area.
- **842 West Hoyt Place** - Staff gave an overview of the proposal and oriented the Commission to the area.

APPROVAL OF THE JUNE 28, 2017, MEETING MINUTES. [5:34:42 PM](#)

MOTION [5:35:01 PM](#)

Commissioner Clark moved to approve the June 28, 2017, meeting minutes as amended. Commissioner Scheer seconded the motion. Commissioners Hoskins, Bachman, Scheer, Garcia, Urquhart and Clark voted “aye”.

REPORT OF THE CHAIR AND VICE CHAIR [5:38:39 PM](#)

Chairperson Matt Lyon reviewed the time limit for applicants and how it would be applied.

Vice Chairperson Carolynn Hoskins stated she had nothing to report.

REPORT OF THE DIRECTOR [5:39:31 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, reviewed the reappointment of Commissioners Lyon and Hoskins through 2021.

-- OTHER COMMISSION BUSINESS --

[8:04:03 PM](#)

HLC New Construction Standards - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the process and its outcomes. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition, as necessary. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com) Case number: PLNPCM2016-00905 (Legislative Matter)

Mr. Anthony Riederer, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended the Planning Commission continue the petition to a future meeting.

The Commission and Staff discussed the following:

- The applicant was required to supply the documentation required for the application.
- The process for review of the proposal for new construction in a historic district.
- The requirement of a 3D streetscape, and if it was onerous.
- The submission requirements and how they impacted the applicant.

PUBLIC HEARING

Chairperson Lyon opened the Public Hearing, seeing no one wished to speak; Chairperson Lyon continued the Public Hearing.

The Commission and Staff discussed and stated the following:

- The two theories of new construction in historic districts and it how to address them in the proposal.
 - Staff explained that Salt Lake City's preservation policy encourages new projects to be reflections of their own time and not replicate historic buildings.
- Why certain materials were called out specifically.
- How to encourage more historic detailing in new construction.
- Why durability was called out in a preservation code and not in the general building requirements.

MOTION [8:25:39 PM](#)

Commissioner Scheer stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Commission continue PLNPCM2016-00905 to a future meeting,

pending action by the Historic Landmarks Commission. Commissioner Garcia seconded the motion. Commissioners Clark, Garcia, Bachman, Hoskins, Urquhart and Scheer voted “aye”. The motion passed unanimously.

- 6. HISTORIC LANDMARK COMMISSION – JULY 6, 2017**
 - a. NEWSPAPER NOTICE**
 - b. STAFF REPORT**
 - c. AGENDA AND MINUTES**

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

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CUSTOMER NAME AND ADDRESS

PLANNING DIVISION,

PO BOX 145480

SALT LAKE CITY UT 84114

ACCOUNT NUMBER

9001394298

DATE

6/26/2017

ACCOUNT NAME

PLANNING DIVISION,

TELEPHONE

8015357759

ORDER # / INVOICE NUMBER

0001158855 /

PUBLICATION SCHEDULE

START 06/24/2017 END 06/24/2017

CUSTOMER REFERENCE NUMBER

Landmark PH 7/6

CAPTION

Notice of Public Hearing On Wednesday, July 6, 2017, the Salt Lake City Historic Landma

SIZE

49 LINES

2 COLUMN(S)

TIMES

2

TOTAL COST

127.50

Notice of Public Hearing

On Wednesday, July 6, 2017, the Salt Lake City Historic Landmark Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

Amendments to the Local Historic District Demolition Process - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning the demolition of historic resources in the H - Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the demolition process more transparent. The proposed regulation changes will affect section 21 A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition as necessary. The changes would apply citywide. (Staff contact: Lex Traugbber at (801)535-6184 or le x.traugbber@slcgov.com.) Case number: **PLNPMC2009-00014**

Amendments to the New Construction Standards for Local Historic Districts - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H - Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801) 535-7625 or Anthony.riederer@slcgov.com.) Case number: **PLNPMC2016-00905**

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.
1158855 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Notice of Public Hearing On Wednesday, July 6, 2017, the Salt Lake City Historic Landmark Commission will hold a public hearing to consider making recommendations FOR PLANNING DIVISION, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 06/24/2017 End 06/24/2017

DATE 6/26/2017

SIGNATURE

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 26TH DAY OF JUNE IN THE YEAR 2017

BY ANN DARTNELL



Virginia Craft
NOTARY PUBLIC SIGNATURE



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Anthony Riederer, Principal Planner
anthony.riederer@slcgov.com – or – 801-535-7625

Date: July 6, 2017

Re: PLNPCM2016-00905 – Revisions to HLC New Construction Standards

Zoning Text Amendment

PROPERTY ADDRESS: N/A

PARCEL ID: N/A

MASTER PLAN: N/A

ZONING DISTRICT: Citywide, within the Historic Preservation Overlay District

REQUEST: This proposal would revise Salt Lake City's zoning standards for new construction in local historic districts and amend related portions of the zoning code. It would apply citywide to all properties subject to the city's Historic Preservation Overlay District.

RECOMMENDATION: Based on the information in this staff report and the factors to consider for zoning text amendments, Planning Staff recommends that the Historic Landmark Commission forwards a positive recommendation to the City Council regarding this proposal.

MOTION: "Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Commission recommend that the City Council approve PLNPCM2016-00905."

ATTACHMENTS:

- A. Proposed Ordinance
- B. Petition Initiation Request
- C. Analysis of Factors
- D. Public Process and Comments
- E. Departmental Comments
- F. Map of Local Historic Districts and Landmark Sites
- G. Motions

PROJECT DESCRIPTION: Salt Lake City has adopted a number of strong policy goals with regards to historic preservation and the support for these goals is reflected through the inclusion of preservation policies in many of the city's adopted plans.

Recently, there has been increased criticism and concern expressed by applicants in reference to new development requests, about the role, responsibilities, and predictability of the decision-making process of the Historic Landmarks Commission. There have been questions raised about the ordinance standards, process, and relevance of the design guidelines as relate to proposal for new construction in local historic districts.

In mid-2016, Mayor Biskupski initiated a petition requesting that the Planning Division complete a study of the Historic Landmark Commission's processes and authorities, as well as those of other peer cities around the state and nation. The objective of this study was the generation of recommendations that might improve the process of making applications for and evaluating development projects in the city's local historic districts.

Among its recommendations, the study suggested that the standards for new construction in local historic districts be revised to better accommodate a wide range of project types, particularly larger-scale infill developments. In late 2016, Mayor Biskupski initiated a petition to amend the zoning code to implement some of the changes identified in the study along with other process improvements and clarifications.

This project is the result of that petition and focuses on the following key elements:

1. Clarifying the documentation required for an application to be considered complete
2. Revising the standards for new construction in a local historic district so that they are more user friendly,
3. Aligning the standards for new construction to the city's adopted design guidelines, and
4. Clarifying the importance of the design guidelines in designing and reviewing proposed projects.

The changes would impact only properties that are either within one of Salt Lake City's local Historic Districts or listed individually as Local Historic Landmarks. Likewise, the changes would impact only projects which require a certificate of appropriateness involving new construction or alternation of a noncontributing structure.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Submittal Requirements
2. Clarity of Standards
3. Coordination of Standards and Design Guidelines
4. Use of Design Guidelines
5. Single and Two-Family Dwellings

Issue 1 – Submittal Requirements

A number of applicants, both in personal communications with staff and in surveys, have expressed concern that the type and extent of documentation required to complete an application is unclear and, at times, varies from project to project. There is an extent to which it is logical that projects with different levels of complexity (a single-family dwelling vs. a large multi-family project) would have significantly different impacts and might require different levels of information for staff to fully evaluate their compliance with standards.

To remedy this, staff proposes to include with standards for new construction in local historic districts, a specific list of materials required in order for an application to be considered complete. In the case of less complex applications, some of these requirements can be waived, but it is anticipated that the availability of the list in the zoning code itself should provide greater clarity and predictability to applicants from the start of a project. Additionally, staff is working to create

handouts for applicants that give additional details on what these requirements look like and how to go about creating them.

Issue 2 – Clarity of Standards

The standards for new construction are fairly general in nature and have not been revisited in a number of years. Feedback received from applicants indicates that there has been some degree of misunderstanding of the intent of some standards, which has led to challenges in the review and approval process. Likewise, the research completed as part of the 2016 HLC Process and Recommendations study indicated that other cities, both in Utah and nationally, have drafted standards that allow for broad topics of design to be addressed in a more specific and focused way.

With this in mind, the proposed draft expands the number of standards so that each can be written in more plain, specific, and focused language. Though the number of standards will increase, the intention is not to greatly increase the range of things being evaluated. Instead, the amendments hope to address the significant aspects of design that are already subject to standards in a more direct and plainspoken manner.

Issue 3 – Coordination of Standards and Design Guidelines

The design guidelines for new construction in each of Salt Lake City's adopted guideline documents are organized in a logical progression intended to mirror the approach one would take to designing a project. The design guidelines progress from large scale aspects of design (like the site and placement of buildings), to the form of the buildings themselves, to smaller scale elements (like materials and details). The current ordinance standards, however, follow no such progression. This has made it more challenging than necessary to relate the design guidelines to the ordinance standards, causing confusion among applicants, staff, commissioners, and the public.

In revising the standards, staff is proposing to reorder them so that they follow the same pattern as Salt Lake City's adopted design guidelines. This should make it much easier to use the design standards and design guidelines as they are intended, in tandem and in complement with one another. Additionally, staff is preparing a matrix which will cross-reference the new design standards with the guidelines from each document that are most pertinent.

Issue 4 – Role and Significance of Design Guidelines

Although, ultimately, new construction projects are evaluated for compliance with the ordinance standards, the city's adopted design guidelines provide the foundation of design principles which inform these evaluations.

At times in the past, applicants have expressed to staff that the design guidelines are 'merely advisory' and, strictly speaking, this is true as they do not themselves have the force and effect of an ordinance standard. However, they provide applicants important advice on how to successfully address the ordinance standards and help create consistency in the decision making process as city staff and the Historic Landmarks Commission use them and make findings. To clarify the significance of the design guidelines, staff is proposing to revise language strengthening the interrelationship between the design guidelines and the standards.

Issue 5 – Single and Two-Family Dwellings

In an early draft of the proposed amendments, staff was recommending a process for the administrative approval of single and two-family dwellings which clearly met all of the design standards.

The intent of this was to allow the Historic Landmarks Commission to focus their attention on the most significant development projects, referring only those single and two-family projects that were significantly impactful, contentious, or which in staff's opinion did not meet the standards for new construction to the commission.

After feedback from both members of the Historic Landmarks Commission and the public, this idea has been removed from the draft and no changes to the types of projects that will come before the commission are proposed.

DISCUSSION:

In November, 2011, the Salt Lake City Council adopted a *Preservation Philosophy* to guide the City's Preservation Program. Some of the policy directives from this document relate directly to the current project, namely:

The Historic Preservation Overlay District standards are to be used as the basis for decision making when considering applications for Certificates of Appropriateness. Apply standards in a reasonable manner, taking into consideration economic and technical feasibility.

Adopted design guidelines are intended to help decision makers interpret the Historic Preservation Overlay District standards and to provide the public with design advice.

The proposed changes to the standards for new construction allow for more direct and specific application of standards to aspects of design. Likewise, the improved coordination between the adopted design guidelines and the ordinance standards will support the ability of decision makers to make interpretations and for city staff to provide specific design advice to the public.

Another significant guiding document for Salt Lake City's historic preservation program is the *Community Preservation Plan* (2012). This document adds context, detail, and direction in implementing the broad outlines of the city's adopted preservation philosophy.

Action 1 (Page III-25): Amend the zoning ordinance relating to standards for alteration and new construction of locally designated historic resources to reflect the adopted preservation philosophy and policies of this plan.

The *Community Preservation Plan* speaks at length about the need to ensure that the connection between the design guidelines and ordinance approval standards is clear and accessible to all users. By clarifying the standards, and aligning them to the sequence of design guidelines, the essential relationship between them is strengthened, taking a concrete step toward the implementation of the aforementioned action item.

Additionally, preservation objectives are a significant element of significant number of Salt Lake City's neighborhood master plans. What follows is a sample of pertinent passages, policies and objectives from some of these documents.

Central Community Master Plan:

- "Central Community gives high priority to the preservation of historic structures and development patterns."
- "Use building codes and regulations to support preservation."

Avenues Master Plan:

- "Encourage preservation of historically and architecturally significant sites and the established character of the avenues and South Temple Historic Districts."

Downtown Master Plan:

- "Preserving the character of many of our older buildings is an important component of downtown's image."
- "Goal 5: Repurposed and renovated older building stock for housing."

Each of these stated objectives would be furthered by applicants and city staff having more targeted and specific guidelines, written in language which is plainer to the average reader to understand. Likewise, all would benefit from the supportive design framework provided by the design guidelines to understand, interpret, and apply these standards – precisely what the proposed amendments intend to achieve.

Finally, preservation is mentioned as a specific objective of Plan Salt Lake (2015), Salt Lake City's citywide master plan with the guiding principal of "maintaining places that provide a foundation for the City to affirm our past." Additional context and guidance is given to this citywide objective through a series of initiatives, many of which directly relate to and support the proposed changes.

- Preserve and enhance neighborhood and district character.
- Retain areas and structures of historic and architectural value.
- Integrate preservation into City regulation, policy, and decision making.
- Balance preservation with flexibility for change and growth.
- Improve education and outreach about the value of historic preservation.

The purpose statement for the H – Historic Preservation Overlay District is as follows:

In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

The proposed amendments, in clarifying and updating the standards for new construction and strengthening the relationship between those standards and the city's adopted design guidelines are fully consistent with these purposes.

NEXT STEPS:

The proposal will also be presented to the Planning Commission for their feedback and recommendation. The recommendations of both the Historic Landmark Commission and the Planning Commission will be forwarded to the City Council for their consideration when they take action on the proposal. The City Council is the decision making body for amendments to the zoning code.

ATTACHMENT A: PROPOSED ORDINANCE

21A.34.020 F

F. Procedure For Issuance Of Certificate Of Appropriateness:

1. Administrative Decision: Certain types of construction or demolition may be approved administratively subject to the following procedures:
 - a. Types Of Construction: The following may be approved by administrative decision:
 - (1) Minor alteration of or addition to a landmark site or contributing principal building and/or site;
 - (2) Substantial alteration of or addition to a noncontributing site;
 - (3) Partial demolition of either a landmark site or a contributing principal building or structure;
 - (4) Demolition of an accessory building or structure;
 - (5) Demolition of a noncontributing building or structure; and
 - (6) Installation of solar energy collection systems pursuant to section [21A.40.190](#) of this title.
 - b. Submission of Application: An application for a certificate of appropriateness shall be made on a form prepared by the planning director or designee, and shall be submitted to the planning division. The planning director shall make a determination of completeness pursuant to chapter 21A.10 of this title, and shall forward the application for review and decision.
 - c. Materials Submitted With Application: The application shall include photographs, construction drawings, and other documentation such as an architectural or massing model, window frame sections and samples deemed necessary to consider the application properly and completely.
 - d. Fees: No application fee will be required for a certificate of appropriateness that is administratively approved.
 - e. Notice For Application For Demolition Of A Noncontributing Building or Structure: An application for demolition of a noncontributing structure shall require notice for determination of noncontributing sites pursuant to chapter 21A.10 of this title. The applicant shall be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.
 - f. Standards Of Approval: The application shall be reviewed according to the standards set forth in subsections G and H of this section, whichever is applicable.
 - g. Review And Decision By The Planning Director: On the basis of written findings of fact, the planning director or the planning director's designee shall either approve or conditionally approve the certificate of appropriateness based on the standards in subsections G and H of this section, whichever is applicable, within thirty (30) days following receipt of a completed

application. The decision of the planning director shall become effective at the time the decision is made.

h. Referral Of Application By Planning Director To Historic Landmark Commission: The planning director may refer any application to the historic landmark commission due to the complexity of the application, the significance of change to the landmark site or contributing building in the H historic preservation overlay district, or the need for consultation for expertise regarding architectural, construction or preservation issues or if the application does not meet the standards of review.

2. Historic Landmark Commission: Certain types of construction, demolition and relocation shall only be allowed to be approved by the historic landmark commission subject to the following procedures:

a. Types Of Construction: The following shall be reviewed by the historic landmark commission:

- (1) Substantial alteration or addition to a landmark site or contributing principal building;
- (2) New construction of principal building in H historic preservation overlay district;
- (3) Relocation of landmark site or contributing principal building;
- (4) Demolition of landmark site or contributing principal building;
- (5) Applications for administrative approval referred by the planning director; and
- (6) Installation of solar energy collection systems on the front facade of the principal building in a location most compatible with the character defining features of the home pursuant to section 21A.40.190 of this title.

b. Submission Of Application: The procedure for an application for a certificate of appropriateness shall be the same as specified in subsection F1b of this section.

c. Fees: The application shall be accompanied by the applicable fees shown on the Salt Lake City consolidated fee schedule. The applicant shall also be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.

d. Materials Submitted With Application: Specific requirements for new construction shall include, at least the following information, unless deemed unnecessary by the planning director. Applications for a certificate of appropriateness for demolition shall also submit a reuse plan for the property.

- 1) The applicant's name, address, telephone number, e-mail address and interest in the subject property;
- 2) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
- 3) The street address and legal description of the subject property;
- 4) A narrative including a complete description of the project and how it meets review standards with citation of supporting adopted city design guidelines;

- 5) A context plan showing property lines, building footprints, front yard setbacks, adjacent streets and alleys, historic district boundaries, contributing/noncontributing structures and landmark sites;
- 6) A streetscape study which includes height measurements for each primary structure on the block face;
- 7) A site plan or drawing drawn to a scale which includes the following information: property lines, lot dimensions, topography, adjacent streets, alleys and walkways, landscaping and buffers, existing and proposed buildings and structures, lot coverage, grade changes, parking spaces, trash receptacles, drainage features, proposed setbacks and other details required for project evaluation;
- 8) Elevation drawings and details for all facades;
- 9) Illustrative photos and/or samples of all proposed facade materials;
- 10) Building, wall, and window section drawings;
- 11) 3D models that show the new construction in relation to neighboring buildings;
- 12) 3D models that show the new construction from the pedestrian perspective; and
- 13) Such other and further information or documentation as the planning director may deem necessary or appropriate for a full and proper consideration and disposition of the particular application.

e. Notice: Applications for a certificate of appropriateness shall require notice pursuant to chapter 21A.10 of this title.

f. Public Hearing: Applications for a certificate of appropriateness reviewed by the Historic Landmark Commission shall require a public hearing pursuant to chapter 21A.10 of this title.

g. Standards For Approval: The application shall be reviewed according to the standards set forth in subsections G through K of this section, whichever are applicable.

h. Review And Decision By The Historic Landmark Commission: The historic landmark commission shall make a decision at a regularly scheduled meeting, following receipt of a completed application.

21A.34.020 H “New construction”

H. Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure: In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established historic context in ways that respect and contribute to the evolution of Salt Lake City’s architectural and cultural traditions.

1) Settlement Patterns and Neighborhood Character

- a) Block and Street Patterns: The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character.
 - 1. Changes to the block and street pattern may be considered when advocated by an adopted city plan.
 - b) Lot and Site Patterns: The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face.
 - 1. Changes to the lot and site pattern may be considered when advocated by an adopted city plan.
 - c) The Public Realm: The project frames adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face.
 - d) Building Placement: Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.
 - e) Building Orientation: The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.
- 2) Site Access, Parking, and Services
- a) Site Access: The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.
 - 1. Pedestrian: Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.
 - 2. Vehicular: Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.
 - b) Site and Building Services and Utilities: Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.
- 3) Landscape and Lighting
- a) Grading of Land: The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.
 - b) Landscape Structures: Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.
 - c) Lighting: Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.
- 4) Building Form and Scale
- a) Character of the Street Block: The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.
 - 1. Height: The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.

2. Width: The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.
 3. Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.
 4. Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.
- 5) Building Character
- a) Facade Articulation and Proportion: The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than 12 inches.
 1. Rhythm of Openings: The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.
 2. Proportion and Scale of Openings: The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.
 3. Ratio of Wall to Openings: Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.
 4. Balconies, Porches, and External Stairs: The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.
- 6) Building Materials, Elements and Detailing
- a) Materials: Building facades, other than windows and doors, incorporate no less than 80% durable material such as wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.
 - b) Material Restrictions: Exterior Insulated Finishing Systems (EIFS) are not appropriate in the Historic Preservation Overlay district.
 - c) Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.
 - d) Architectural Elements and Details: The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.
- 7) Signage
- a) Location: Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.

ATTACHMENT B: APPLICATION INFORMATION



Petition Initiation Request

Community & Neighborhoods Development Department

To: Mayor Biskupski

From: Cheri Coffey, Assistant Planning Director

Date: November 17, 2016

CC: Mike Reberg, Department of Community & Neighborhoods Director; Nora Shepard, Planning Director; file

Re: Zoning Amendments relating to New Construction in Historic Districts

This memo is to request that you initiate a petition for the Planning Division to begin the process of amending the zoning ordinance to improve and clarify the standards for new construction in local historic districts. This is one of the recommendations in the 2016 HLC Process and Authority Study you requested and is believed will provide clarity and predictability to the staff, decision makers and applicants on what is required for the development of new construction in local historic districts. The proposal will include issues that consistently arise in the review of new construction projects as well as ensure best practices are incorporated into the standards.

The creation of the proposed standards will include a review of the current issues, standards from other cities' ordinances and public input from the general public as well as the development community and past applicants. The adoption process will include review and recommendation by both the Historic Landmark Commission and Planning Commission prior to a review and decision by the City Council.

If you have any questions, please contact me.

Concurrence to initiating the zoning map amendment petition as noted above.



Jackie Biskupski, Mayor

11-21-16

Date

ATTACHMENT C: ANALYSIS OF FACTORS

ZONING TEXT AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision concerning a proposed text amendment, the City Council should consider the following:

Factor	Finding	Rationale
1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	The proposed amendment is consistent with the purposes, goals, objectives and policies of the city.	The proposed text amendment is consistent with adopted city documents that address the topic of preservation. Please see the “Discussion” section for additional details.
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	The proposed amendment furthers the specific purpose statements of the zoning ordinance.	The proposed text amendment furthers the specific purpose of the H – Historic Preservation Overlay District. Please see the “Discussion” section for additional details.
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	The proposed amendment is consistent with the purpose and provisions of the base and overlay zoning districts with which it interacts.	Under the proposed amendments, the H – Historic Preservation Overlay District will continue to interact with other districts in the same manner it has previously. It is currently consistent with their purposes and provisions and, hence, it will continue to be consistent.
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	The proposed amendment is in keeping with the best and current professional practices of urban planning and design.	The framework and structure of Salt Lake City’s zoning regulations and development standards are sound and do not require wholesale restructuring. The proposed amendments seek to improve the usability of the code by clarifying language and aligning standards with other city policy documents, specifically the adopted design guidelines. It is beneficial for Salt Lake City to make code revisions that lead to a greater ease of use and understanding. These revisions to the Standards for New Construction are consistent with best practices with regard to public process and the design review of proposed developments.

ATTACHMENT D: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and Comments

The following is summary of the public notice that has occurred, as well a list of meetings that have been held, and other public input opportunities related to the proposed project.

Project Posted to City Websites:

- Citizen Access Portal/Accela – May 11, 2017.
- Open City Hall – May 19, 2017.

Notification of Recognized Organizations:

- All recognized organizations were sent notification of the proposal via email on May 8, 2017.

Meetings

- An Open House was held on May 22, 2017.
- HLC briefing and work session held on June 1, 2017 (Minutes are attached).

Notice of the public hearing for the proposal include:

- Newspaper notification on June 20, 2017.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on June 23, 2017.

Public Comments:

- All written public comments as of the production and distribution of this staff report are included for review.
- All comments received via Open City Hall as of the production and distribution of this staff report are included for review.

June 1st HLC Minutes:

SALT LAKE CITY HISTORIC LANDMARK COMMISSION Meeting Minutes 451 South State Street, Room 326 June 1, 2017

A roll is kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:30:33 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Charles Shepherd, Vice Chairperson Kenton Peters; Commissioners Stanley Adams, Thomas Brennan, Robert Hyde, David Richardson, Paul Svendsen and Rachel Quist. Commissioner Sheleigh Harding was excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; Lex Traughber, Senior Planner; Kelsey Lindquist, Principal Planner; Anthony Riederer, Principal Planner; Amy Thompson, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

A field trip was not held for this meeting.

APPROVAL OF THE MAY 18, 2017, MINUTES. [5:31:04 PM](#)

MOTION [5:32:50 PM](#)

Commissioner Richardson moved to approve the minutes from the May 18, 2017, meeting as amended. Commissioner Brennan seconded the motion. Commissioners Peters, Adams, Brennan, Hyde, Richardson, Svendsen and Quist voted “aye”. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:33:25 PM](#)

Chairperson Shepherd stated he had nothing to report.

Vice Chairperson Peters stated he had nothing to report.

--- Other items on that evening's HLC agenda ---

[9:12:30 PM](#)

Amendments to the HLC New Construction Standards - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the new construction process more transparent and predictable. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition, as necessary. The changes would apply citywide. (Staff contact is Anthony Riederer at (801)535-7625 or Anthony.riederer@slcgov.com.) Case number PLNPCM2016-00905

Mr. Anthony Riederer, Principal Planner, gave an overview of the proposal as outlined in the Staff Report (located in the case file). He stated Staff was looking for comments and suggestions on the proposal.

The Commission and Staff discussed and stated the following:

- When a proposal would be reviewed by the Commission or when it could be done administratively.
- The time line for approval of the proposed amendments.
- The ability for neighbors to comment on a proposal.
- The notification process for petitions.

- Need to have a public forum for petitions in order for people to be heard.
- The background for the proposed amendments.
- Specifying the specific guidelines that relate to the individual standards in the ordinance.
- Encourage realistic views and neighborhood context showing the relation of the proposal to the surrounding neighborhood.
- Staff will make the changes and bring the document back to the Commission for further review.

The meeting adjourned at [9:36:25 PM](#)

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

All Responses sorted chronologically

As of June 23, 2017, 10:12 AM



Open City Hall is not a certified voting system or ballot box. As with any public comment process, participation in Open City Hall is voluntary. The responses in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

As of June 23, 2017, 10:12 AM, this forum had:

- Attendees: 172
- All Responses: 48
- Hours of Public Comment: 2.4

This topic started on May 30, 2017, 12:45 PM.

Responses

Please select the phrase that best describes you.

		%	Count
I live in one of Salt Lake City's local historic districts	<div></div>	47.9%	23
I own property in one or more of Salt Lake City's local historic districts, but do not live there	<div></div>	4.2%	2
None of the above	<div></div>	47.9%	23

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

Average Priorities

- That the form of new buildings have similar proportions to nearby buildings
- That new buildings are about the same distance from the street as existing buildings
- That the form of the area - blocks, street pattern, lots - remain the same
- That new buildings use high-quality materials similar to those on nearby buildings
- That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

Answered	22
Skipped	26

2 all area areas building buildings change character
construction design different district do down especially existing
form from high historic homeowners houses important let low
materials neighborhood new original preserving quality rather

streets **structures** surrounding **than they** time **want were**

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

		%	Count
Redrafting the standards using clearer language	<div></div>	64.6%	31
Reorganizing the standards to more closely mirror the city's design guidelines	<div></div>	39.6%	19
Creating standards that each address an aspect of the design more specifically	<div></div>	47.9%	23

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

		%	Count
Yes	<div></div>	35.4%	17
No	<div></div>	52.1%	25
Other	<div></div>	12.5%	6

Comments regarding administrative approval of single and two-family projects:

Answered	25
Skipped	23

- **administrative** all applications approval **approve** better building **change** character come **commission** construction district **do does** fewer **get** given **historic hlc** know landmark

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

more neighborhoods **new** one political **process** **projects** s see single
staff standards structure t **they** too what

General Comments:

Answered 22

Skipped 26

all also area buildings change **construction** core current **demolition**
density **design** development **district** districts do existing
guidelines **historic** historical homes how more need
needs neighborhoods **new** please quality S scale
standards **structures** surrounding t they **unique** want **what**
while zoning

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

David Scheer inside Council District 3 (registered)

June 22, 2017, 4:58 PM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That the form of new buildings have similar proportions to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

The ordinance should provide a "safe harbor"- requirements that, if met, ensure a project's approval.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

The City's current design guidelines show a misunderstanding of form-based codes. They impose requirements that have no basis in either historical precedent or good design principles. The current design guidelines may expose the city to lawsuits due to their lack of clarity and arbitrary interpretation. In general, design guidelines discourage innovation and impose unnecessary burdens on applicants. They don't even accomplish their goals. Good design can't be legislated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 7 (registered)

June 22, 2017, 4:44 PM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

- That the form of new buildings have similar proportions to nearby buildings
- That new buildings are about the same distance from the street as existing buildings
- That new buildings have similar styling in windows and ornamentation to nearby buildings
- That new buildings use high-quality materials similar to those on nearby buildings
- That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

That new construction not change or block the view of neighbors. That they not change the character and feel of the neighborhood. That new construction not make original houses look dingy and puny.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Other - depends on their qualifications, timeliness, input from neighbors.

Comments regarding administrative approval of single and two-family projects:

I do not know enough about the bureaucracy of the city staff vs Landmark commission. It should be timely, not political or vindictive. Neighbor's opinions should be taken into account as their property values could change. I don't know the current standards so cannot select.

General Comments:

No response

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 5 (registered)

June 22, 2017, 10:56 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

Not looking like a box would be great, all new development looks the same and is boring. These are historic districts, sure move forward and build efficiently, but how about a nod of homage to design.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

Their home is in a historic district and they knew the HLC would come with it when they bought it. Ask, define why, and follow due process if a change needs to be made.

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 20, 2017, 12:28 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That the form of new buildings have similar proportions to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

I oppose forcing new construction to match windows, or details of nearby buildings or to use higher grade materials. Old is not the same as historic. Preserve buildings with pertinent history, rather than prohibit or prevent homeowners from making low cost and reasonable repairs and changes to improve livability. Especially in LOW INCOME areas. Let homeowners choose if they want to tear down their unsafe structures and replace them with new modern homes. Stop forcing low income homeowners to live in structurally unstable structures because you think they are historic and pretty.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

Staff should review and approve of all changes to single family projects. If a homeowner is forced to appear before a volunteer board full of opinionated political appointees and then appeal their arbitrary decisions afterwards through the courts, the city will be paying for the lawsuits and takings claims.

General Comments:

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Simplify regulations. Provide them to every homeowner directly, including right to appeals.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

June 17, 2017, 3:35 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

I think first priority should be given to preserving existing historic buildings. There is much that can be done by updating internally without destroying the historic beauty and importance of these buildings.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Other - It should be collaborative between the staff and HLC

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

Preserving the historic nature of this city should be of the highest priority. I understand that the city needs to build for future population growth, but it should not be at the expense of history.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

June 9, 2017, 12:58 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Reorganizing the standards to more closely mirror the city's design guidelines

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

I fear administrative approval might be an opening for different kinds of abuse for property owners to sneak something in that really does not meet local historic district standards. Having one body that does all approvals will achieve the consistency that is desired.

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Carl Kibler inside Council District 4 (registered)

June 8, 2017, 4:17 PM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

Missing option - require little consideration of existing buildings. Preserving historic areas too aggressively just means saying "building from this decade are specifically the best here forever". Historic districts minimize innovation and improvement. I would prefer builders have freedom to create beautiful buildings and shouldn't be shackled to the past. That raises building cost, decreases investment in the area, and long term leaves a bunch of buildings designed for outdated uses rather than current needs.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Reorganizing the standards to more closely mirror the city's design guidelines

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

The fewer approval levels required, the better. Aesthetics should be the last concern in structure building - it is fickle opinions. Instead, real need and adaptation should outweigh it. Therefore - fewer approvals and fewer regulations. Enforce safety and require certain density and such, but don't enforce random ideas on what is currently regarded as pretty.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

General Comments:

City should care about safety and adaptation to the times far more than aesthetic notions. Locking ourselves into particular decades of construction style is a weird habit and goes against almost everything Utahns should stand for: improvement, conscious controlled change for the best, and creating things we can be proud of. Decrease regulations on building aesthetics and zoning generally, and we'll get new, more amazing districts that can become unique and historical. Let's not enshrine the past as some perfect time for the city.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 8, 2017, 11:03 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

In some instances, the city and community may have master plans that suggest changing the form of the blocks, street pattern, to be different than the surrounding historic neighborhood. Cities are dynamic places, that grow and change over time. It is sort of weird that we expect new buildings to look like buildings that were built 150 years ago, when horses were the primary form of transportation (and do we also want the accompanying horse poop in the streets?). The streets should be different than they were 150 years ago, when streets were not paved. Our wide streets, once meant for teams of horses, have since become lined for many lanes of automobiles. I also don't want to freeze our city in time in the 1950s when automobiles and access for autos became dominant. High quality architecture and transportation choices are more important than matching the surrounding area. Let our city continue to evolve and grow.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

I did not want to choose an answer to "What changes to the standards for new construction would do the most to improve the process and the buildings constructed?" but was forced to. I actually have no opinion.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 7, 2017, 1:30 PM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

If staff is authorized to approve applications, then the role of the Landmarks Commission is effectively nullified. In addition, authorizing staff to approve applications creates the opportunity for staff to come under significant pressure from developers, potentially compromising their ability to perform due diligence. Some intermediate structure may be appropriate - i.e. that staff is authorized to approve applications under certain conditions.

General Comments:

No response

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

June 7, 2017, 1:28 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

- That the form of new buildings have similar proportions to nearby buildings
- That new buildings use high-quality materials similar to those on nearby buildings
- That the form of the area - blocks, street pattern, lots - remain the same
- That new buildings have similar styling in windows and ornamentation to nearby buildings
- That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

That historic neighborhoods retain their character and variety as such, with homes of appropriate scale, contextual design, fine construction (as to both methods and materials), and landscaping plans

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 5, 2017, 4:42 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Reorganizing the standards to more closely mirror the city's design guidelines

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 3, 2017, 10:19 PM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings use high-quality materials similar to those on nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Matthew Kirkegaard inside Council District 6 (registered)

June 3, 2017, 5:03 PM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings use high-quality materials similar to those on nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Other - Yes, but this should be subject to appeal to the Historic Landmark Commission or another body with citizen representation or input.

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

June 2, 2017, 10:16 PM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

Minimize demolitions. Restrict Envelope size and total heights of new construction with appropriate roof pitches similar to original buildings Do not allow a change in side yards, increase rear setbacks for 2 story houses and require landscaping to increase privacy to abutting neighbors

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

Administrative approval for minor projects including remodels and additions projects. New construction should be approved by HLC

General Comments:

Zoning changes are too readily approved in LHDs and especially NRHP neighborhoods. Setbacks, height

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

limitations, calculations of % demolition and % buildable lot should be based on "all roof structures above grade" and envelope size language should be Created to minimize McMansions

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Daniel Salmon inside Council District 1 (registered)

June 2, 2017, 4:02 PM

Please select the phrase that best describes you.

I own property in one or more of Salt Lake City's local historic districts, but do not live there

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

That removal of existing buildings within a historic district conform to 2 standards:

1. Existing buildings must be removed responsibly (deconstructed rather than demolished).
2. New Construction conforms aesthetically to surrounding architecture of district/neighborhood.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

New design plans should be approved by historic landmark commission since the HLC will (hopefully) approve plans that preserve the look of the neighborhoods

General Comments:

I would like to see 2 definite standards for new construction in historic districts:

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

1. Responsible demolition of existing buildings (deconstruction)
2. Historic/aesthetically-sensitive new construction

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

June 2, 2017, 12:39 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

Consistency. Clarity. Taking the time to get it right. Train staff to deflect undue pressure and influence by developers/owners that cross the line.

General Comments:

Balance, folks. We need to balance important interests of owners, both CURRENT and new. We can't be all things to all people. It's ok to have smaller historical areas that provide history, charm and relative affordability. Thoughtful preservation is a value which makes our city attractive and interesting.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

June 1, 2017, 7:30 PM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Other - Staff should be able to approve applications so long as they conform to a set of guidelines.

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 7 (registered)

June 1, 2017, 8:44 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

No response

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

New buildings should retain the historic character of their respective area but be made with sustainable materials and be more energy efficient.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

Checks and balances are good. We should be able to look forward yet honor the past to retain the character of our city.

General Comments:

It seems as though nothing is sacred in this valley as far as buildings and historical character go. I would ask that decision makers ask what makes our city historically unique? What legacy do we want to leave? How do we honor the past while looking to a sustainable future? Thanks!

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 9:01 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

New construction should not try mimic original historic structures, you cannot build an historic building. New construction should exemplify the period that it is built in.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

I think HLC reviewing construction/building in local historic districts is beneficial. The whole commission with its experience can come to a reasonable interpretation and application of the standards. They can be a collaborative commission and the results produce a better project.

General Comments:

After living and building in a local historic district, I support the system and standards that are currently in place.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

I also believe the HLC is necessary to have and help determine how the standards are applied. It is better to have a group of interested, concerned and educated residents helping applicants with design standards vs. a single planner giving a stamp of approval. HLC can work collaboratively with residents to determine a fair outcome while still maintaining historic attributes of original structures, which is the point of local historic districts.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 7:24 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

How much space, both horizontal and vertical, that it takes up on the lot.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

Please do what you can to prevent the spread of McBungalows and preserve what we can.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 6:21 PM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 5:34 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

No response

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

I believe it should be easier and less expensive to get permits to build and/or renovate properties in historic land districts.

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Mehul Asher inside Council District 7 (registered)

May 31, 2017, 5:08 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 4 (registered)

May 31, 2017, 2:26 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

High quality materials are essential to preserving the character of historic areas, and second only to the historic form. But do not confuse "high quality materials" with historic materials. New construction can---and should---be distinct from historic constructions, including in materials (glass, steel, concrete).

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Reorganizing the standards to more closely mirror the city's design guidelines

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

I do not trust all city staff to be objective, transparent, honest, ethical, and informed if given additional administrative authority. Also, the presumption that single and two-family homes are unlikely to negatively affect the character of a district is demonstrably false (see: Garage Mahal).

General Comments:

Some historic design guildelines should apply only to historic structures under repair/renovation. While

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

demolitions should obviously be a last resort (I applaud the lack of demolitions in recent years---we should never reward neglectful land squatters with demolition approval), any infill/new construction in a district should be markedly different (in materials and design---not in setback, massing, and scale) from the surrounding historic structures. Obviously modern new structures are perfect for historic district infill so nobody ignorant about historic structures confuses new construction for historic construction. Faux historic buildings are the worse!

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 4 (registered)

May 31, 2017, 1:43 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

This leaves the public out of the process and makes it too susceptible to corruption.

General Comments:

As our population increases, I understand the need for increased density in city neighborhoods. However, the overall character of the neighborhoods needs to be maintained and improved. It's not acceptable to build a multi-story apartment complex on a small neighborhood lot with surrounding single-family homes left in the shadows. Parking and density of cars in the area also need to be kept compatible, maintaining walk-ability and safety. Please do not turn 9th and 9th (for example) into another Sugarhouse! Development in Sugarhouse was

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

not done with long-term quality of life and sustainability in mind, and that area is no longer unique, colorful, and walkable. Please maintain small neighborhoods (like Douglas) as they are, with a preponderance of single-family homes and quiet streets. New construction needs to be in line with what's existing in terms of size, height, quality, and density.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 4 (registered)

May 31, 2017, 12:31 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

- That the form of new buildings have similar proportions to nearby buildings
- That new buildings use high-quality materials similar to those on nearby buildings
- That new buildings have similar styling in windows and ornamentation to nearby buildings
- That the form of the area - blocks, street pattern, lots - remain the same
- That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

- Redrafting the standards using clearer language
- Reorganizing the standards to more closely mirror the city's design guidelines

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

A focus should be made on quality urban environments that allow for density. Historic districts are too often used to limit the density of an area. Unless we want historic district to be a haven for the wealthy this needs to change.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 12:19 PM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Reorganizing the standards to more closely mirror the city's design guidelines

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

It can be difficult to get approval for home upgrades.

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 12:07 PM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

I live in Harvard/Yale, but not in an official historic district. The main problem is the huge size of houses that replace the classic houses that have been torn down. Some virtually cover the whole lot and tower over the street.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

The premise that one- and two- family houses are unlikely to change the character of a neighborhood is completely false, as we have seen in this neighborhood. People are building abhorrent barns which simply cannot be ignored.

General Comments:

The plan to cut the Historic Landmark Commission out of the process is a very bad one. It's hard to see how it benefits anyone except a few developers.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Gregory Wilson inside Council District 4 (registered)

May 31, 2017, 11:41 AM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

- That new buildings use high-quality materials similar to those on nearby buildings
- That new buildings have similar styling in windows and ornamentation to nearby buildings
- That the form of new buildings have similar proportions to nearby buildings
- That new buildings are about the same distance from the street as existing buildings
- That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

- Redrafting the standards using clearer language
- Reorganizing the standards to more closely mirror the city's design guidelines
- Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

Thank you.

New construction and multi-family homes need to resemble historic structures of the same kind. More especially, historic structures needn't be torn down in favor of larger scale construction. Perhaps the definitions

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

on what is "historic" needs to be addressed and perhaps expanded.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 11:20 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

The more input the better. I would not like to see a single staffer that does not even live within these areas making decisions that impact the community as a whole.

General Comments:

While architectural styles evolve and change I believe that a new home construction can be done in a complexly different style from the surrounding homes while still retaining the scale, quality and sense of place that is required in these neighborhoods.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 10:53 AM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

Making the structures taller than all their surroundings is a bad idea.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Reorganizing the standards to more closely mirror the city's design guidelines

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

Being a competent city staff-person does not necessarily make one a fair, unbiased decision-maker. One un-elected and un-appointed staff-person shouldn't have that power. That's why the commission exists: to mitigate subjective biases.

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

William Grimshaw inside Council District 7 (registered)

May 31, 2017, 10:52 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 9:47 AM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

The Historic Landmark Commission is best qualified and most focused on the preservation of the character and esthetic of the historic neighborhoods in our city. General staff is concerned with the following of guidelines but not necessarily the overall impact of a new structure in a particular area. I think that the preservation of the general character of neighborhoods, not just individual structures is important.

General Comments:

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 9:46 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

- That the form of new buildings have similar proportions to nearby buildings
- That new buildings are about the same distance from the street as existing buildings
- That new buildings have similar styling in windows and ornamentation to nearby buildings
- That the form of the area - blocks, street pattern, lots - remain the same
- That new buildings use high-quality materials similar to those on nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

- Redrafting the standards using clearer language
- Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

The optimum standards will make the requirements very clear, preserve the historic landmarks, improve the communities, but also encourage (not discourage) needed upgrades and work that needs doing.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 9:43 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 3 (registered)

May 31, 2017, 9:10 AM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

The building's aesthetics need to fit the neighborhood.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 6 (registered)

May 31, 2017, 9:08 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

No response

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 8:46 AM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Robert Barth inside Council District 5 (registered)

May 31, 2017, 8:26 AM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

New construction in historic districts should be permitted only after all residents living in the vicinity have been clearly notified (with a written descriptions, elevation renderings, and on-site story poles) and the public having been given adequate time to comment on the project, especially if zoning variances (such as height and block face setbacks) are requested. This is especially important if proposed projects are of different proportion, height, and use than the properties in the vicinity.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Other - Yes, but with adequate review and appeals processes.

Comments regarding administrative approval of single and two-family projects:

This idea may seem more efficient but it also allows for more arbitrary and subjective judgment on the part of city administrators. For example, if an individual administrator were working in collusion with a developer. City administrators should not be given opportunities to engage in favoritism, cronyism, or graft.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

General Comments:

I am not opposed to new development in established neighborhoods. I am in favor of clear, timely, and adequate public notification of proposed development and of requiring that new development be of a design, construction quality, and use that is consistent and compatible with surrounding properties. Adequate and frequent opportunities for public comment are essential to sound city planning. As the city's historic and core districts become more desirable to developers so does the pressure on city administrators to relax existing zoning and design guidelines. This has already resulted in a rash of architecturally incompatible construction in established neighborhoods and, if not checked, could leave the city's core neighborhoods pockmarked with cheaply constructed, incompatible, ersatz design and construction that will mar older neighborhoods for decades to come. This has already happened in the city's core neighborhoods in the 60s and 70s (e.g.: the "spider" apartments and cement block houses scattered throughout the Douglass district). Please don't let it happen again. What looks "modern" today is most likely tomorrow's tear-down.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 8:17 AM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Reorganizing the standards to more closely mirror the city's design guidelines

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

In dealing with the historic committee folks, I have found their application of guidelines to be inconsistent. This is discouraging to us ordinary folks who want to upgrade property.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown outside Salt Lake City Council Districts (registered)

May 31, 2017, 7:26 AM

Please select the phrase that best describes you.

I own property in one or more of Salt Lake City's local historic districts, but do not live there

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

The process needs to be fast and easy. If a historic property is close to ruin or condemnation, let the builder tear it down and build a new building according to the design guidelines. There are "drug house" that are abandoned because the homes have no value but the city won't let them be torn down. This hurts the entire neighborhood as undesireables break in and use the property for illegal activity.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

Admin should be given more authority to speed the process and reduce the cost.

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 7:24 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

All of the above are of equal priority. What purpose could prioritization serve, especially as all are vague, general and without reference to specific scale, massing, materials, and extent of ornamentation that typify any given historical context? Lifestyle is an important component in perpetuating this context. Occupant preference and/or insistence on a wider driveway, forecourt extension with retention walls often comprised of non-traditional materials, water and lighting features, prefabricated paving and partitioning materials, etc. are afterthought considerations that extend beyond the timeframe of applicant review. Prequalification of reviewer(s) and access to more readily understood and defined design concept by general public would contribute to improved transparency and acceptance.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Reorganizing the standards to more closely mirror the city's design guidelines

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Other - Dependent upon qualifications; access to input by outside consultants would contribute to more informed and objective determinations.

Comments regarding administrative approval of single and two-family projects:

See above.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown outside Salt Lake City Council Districts (registered)

May 31, 2017, 7:16 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

A huge concern I have is not limited to Historic Districts, but includes them. That is--the increasing number of high rise apartment buildings around the city. Our mountains are the main attraction in Salt Lake Valley and we are losing our views of them. This is changing the whole look of the entire city.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 7:11 AM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click here to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings have similar styling in windows and ornamentation to nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 4 (registered)

May 31, 2017, 6:57 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings
That new buildings use high-quality materials similar to those on nearby buildings
That new buildings have similar styling in windows and ornamentation to nearby buildings
That new buildings are about the same distance from the street as existing buildings
That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language
Reorganizing the standards to more closely mirror the city's design guidelines
Creating standards that each address an aspect of the design more specifically

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

No

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

No response

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Russell Pack inside Council District 7 (registered)

May 31, 2017, 6:35 AM

Please select the phrase that best describes you.

None of the above

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That new buildings use high-quality materials similar to those on nearby buildings

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

No response

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Reorganizing the standards to more closely mirror the city's design guidelines

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

No response

General Comments:

I strongly agree with the proposed administrative approach provided that a variance is not being requested.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not available (unclaimed)

May 31, 2017, 5:50 AM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, click [here](#) to view a map.

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That new buildings have similar styling in windows and ornamentation to nearby buildings

That the form of new buildings have similar proportions to nearby buildings

That new buildings use high-quality materials similar to those on nearby buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings are about the same distance from the street as existing buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

Maintenance and upkeep of existing historical structures is equally important as to standards for new construction. Making rules easier for maintaining existing historical structures would be helpful.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

There are too many want-to-be-architects on the commissions. Government should be about health, safety and welfare. It should not be about people's personal preferences which is often what commissions turn into. The process is too long and uncertain when you use the Historic Landmark Commission.

General Comments:

No response

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Your feedback is greatly appreciated.

Proposed Changes to Standards for New Construction in Historic Districts

Public feedback is being sought on proposed changes to the standards used to evaluate new construction projects in Salt Lake's Local Historic Districts.

Name not shown inside Council District 4 (registered)

May 31, 2017, 5:33 AM

Please select the phrase that best describes you.

I live in one of Salt Lake City's local historic districts

If you are not sure whether or not you live in a Local Historic District, [click here to view a map.](#)

List in order of priority the aspects of new construction projects in historic districts that are most important to you.

My Priorities

That the form of new buildings have similar proportions to nearby buildings

That new buildings are about the same distance from the street as existing buildings

That the form of the area - blocks, street pattern, lots - remain the same

That new buildings use high-quality materials similar to those on nearby buildings

If there is an aspect of new construction that is important to you that was not listed, please describe it here.

Parking should be behind buildings, or underground, for large apartments especially. There should be green space. It all needs to be pedestrian friendly.

What changes to the standards for new construction would do the most to improve the process and the buildings constructed?

Redrafting the standards using clearer language

Should city staff be allowed to approve applications for single and two-family homes, rather than requiring Historic Landmark Commission approval?

Yes

Comments regarding administrative approval of single and two-family projects:

But they do need to be answerable, so that if they are acting arbitrarily there is an appeal process.

General Comments:

Having just gone through the process for a porch repair in an historical district, I get the need for clarity, as well as checks and balances.

Your feedback is greatly appreciated.

ATTACHMENT E: DEPARTMENTAL COMMENTS

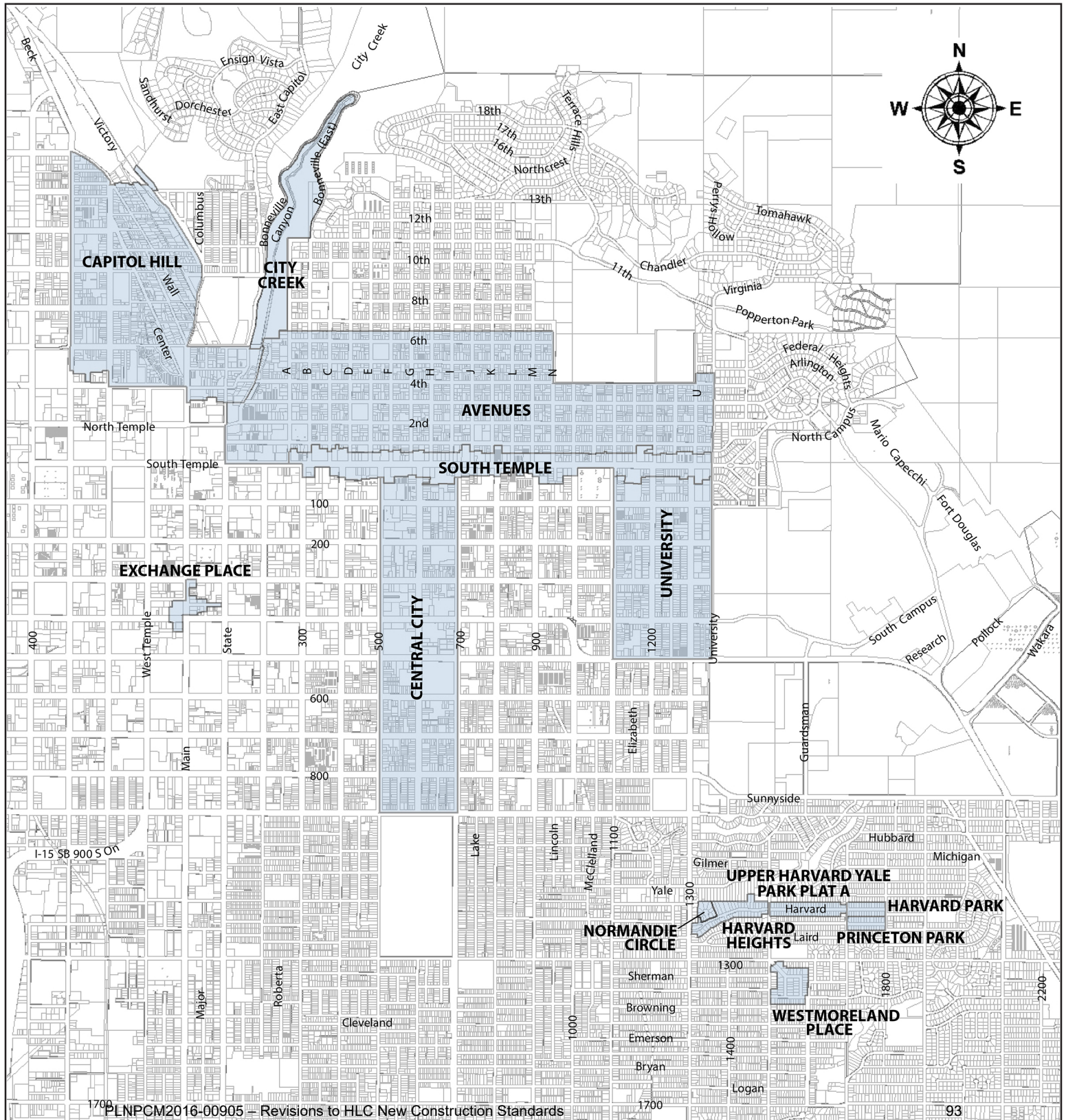
An updated draft of the proposed text changes was circulated to various city departments and divisions involved in the project review and permitting process to solicit their input and feedback.

No concerns or objections were raised by any of the reviewers.

ATTACHMENT F: MAP OF LOCAL HISTORIC DISTRICTS AND LIST OF LANDMARK SITES

SALT LAKE CITY

LOCAL HISTORIC DISTRICTS



Salt Lake City Local Landmark Sites

Location	Building or Site	Also Listed as a National Register Site
100 East, 1300 North	Ensign Peak	
100 South, 22 East	Utah Commercial & Savings Bank Bldg	X
100 South, 231 East	St. Mark's Episcopal Cathedral	X
100 South, 411 East	Dinwoodey House (Henry)	X
100 South, 425-427 East	Hills House (Lewis S.)	X
100 South, 574 East	Salisbury House (O.J.)	
100 South, 623 East	Bamberger House (Simon)	X
100 South, 635 East	Royle House (Jonathan C. & Eliza K.)	X
100 South, 648 East	Langton House (James & Susan R.)	X
100 South, 667 East	Armstrong House (Wm. Francis)	X
100 South, 1172 East	Nelden House (William A.)	X
100 South, 1211 East	Covey House (Almon A.)	X
100 South, 1229 East	Covey House (Hyrum T.)	X
100 South, 1265 East	Neuhausen House (Carl M.)	X
1000 East, 501 South	Salt Lake Brewery	
11th Avenue, 381 East	Keyser House (Malcom A.)	
1300 East, 258 South	Fire Station #8	X
1700 South, 747 East	Arbuckle House (George)	X
1700 South, 936 East	Cummings House (Byron)	X
1st Avenue, 387-389 East	Danish Evangelical Lutheran Church	
1st Avenue, 1007 East	Darling House (Elmer E.)	
200 North, 36 East	Kimball House (J. Golden)	
200 North, 95 East	Woodruff-Riter-Stewart House	X
200 South, 1206 West	Fisher House & Carriage House	
200 South, 401 East	Emmanuel Baptist Church	X
200 South, 734 East	Freeze House (James)	
200 South, 929 East	Meyer House (Frederick A. E.)	X
200 West, 700 North	24th Ward Meeting House	X
2000 East, 300 South	Fort Douglas Officers Circle	X
2100 South, 1179 East	Irving Junior High School	X
2600 East, 800 South	Pioneer Trails State Park	
2nd Avenue, 140 East	Clayton House (Nephi B.)	
2nd Avenue, 607 East	Ellis House (Adrian C.)	
300 North, 80 West	Beeskey House	X
300 South, 352 East	First Church of Christ Scientist	X
300 South, 974 East	Baddley House (George)	
300 West, 279 South	Holy Trinity Greek Orthodox Church	X

300 West, 300 South	Old Pioneer Fort Site (Pioneer Park)	X
300 West, 458 North	Hawk Cabin (William)	X
300 West, 740 South	5th Ward Meeting House	X
300 West, 840 North	Wasatch Springs Plunge	X
3rd Avenue, 1203 East	Taylor-Pendelton House	
400 East, 249 South	B'nai Israel Temple	X
400 East, 626 South	Jensen Granary (James)	
400 North, 160 West	Nutting House (Rev. John)	
400 North, 564 West	Whipple House (Nelson Wheeler)	X
400 North, 1102 West	29th Ward Meeting House	
400 West, 25 South	Union Pacific Railroad Station	X
4th Avenue, 207-209 East	Cobbleknoll	
500 East, 466 South	Peck House (Thorid)	
500 East, 1604 South	Woodruff Farm House (Wilford)	X
500 East, 1622 South	Woodruff Villa (Wilford)	X
500 North, 168 West	19th Ward Chapel & Relief Society Hall	X
500 South, 941 East	Keyser-Cullen House	X
500-700 East, 500-600 South	Trolley Square	
600 East, 53 South	Bettles House (Alfred J.)	
600 East, 57 South	Boxrud House (Anton H.)	
600 East, 124 South	Kimball House (Edwin P.)	
600 East, 132 South	Whiteley House (Rose Hartwell)	
600 East, 780 South	Rudine House (August & Annie)	
7th Avenue, 259 East	McIntyre House	X
800 East, 404 South	10th Ward Square	X
900 East, 164 South	Anselmo House (Fortunato)	X
900 East, 511 South	Mickelson House (A.P.)	
900 East, 1146 South	Best-Cannon House	X
900 East, 2375 South	Forest Dale Golf Course Club House	X
900 South, 600 East	Liberty Park	X
900 South, 859 East	Lefler-Woodman Building	X
900 West, 577 South	Chapman Branch Library	X
Alameda Avenue, 436 East	Donelson-Pyper House	
Almond Street, 318 North	Rawlings House (Edwin)	
Ashton Avenue, 720 East	Cannon House (George M.)	X
B Street, 157 North	Barton House	
B Street, 174 North	Evans House (John A.)	
B Street, 181 North	Beer Estate (William F.)	X
Bryan Avenue, 1228 East	Fairbanks House (J. Leo)	X
C Street, 33 North	Culmer House (William)	X
Canyon Road, 217 North	Snow-Lieff-Stieffel House	
Canyon Road, 233 North	Ottinger Hall (City Creek)	X
Capitol Hill	Council Hall	X
Center Street, 328 North	Browning-Aures House	

Center Street, 390 North	Jonasson House (Swen J.)	
D Street, 80 North	Savage House (Charles R.)	
East Capitol Street, 105 N.	Brooks-Geoghan House	
East Capitol Street, 273 N	Dickson-Gardner-Wolf House	
Exchange Place, 39 East	Salt Lake Stock & Mining Exchange	X
G Street, 73 North	Murdoch House (David Lennox)	
G Street, 328 North	Tripp House (Alonzo E.)	
Garfield Avenue, 975 East	Whitaker House (John M.)	X
Gordon Place, 45 East	Heber C. Kimball Grave Site	
Gray Avenue, 31 East	Jenkinson House (Charles H.)	
Highland Drive, 2155 So.	Sugarhouse Postal Station	X
I Street, 128 North	Spry House (William)	
Liberty Park	Chase Mill (Isaac)	X
Main Street, 15 South	Z.C.M.I. Cast Iron Front	X
Main Street, 68 South	McIntyre Building	X
Main Street, 102 South	Old Clock @ Zions First National Bank	X
Main Street, 102 South	Eagle Emporium	
Main Street, 128 South	Daft Block	X
Main Street, 163 South	First National Bank (Bamberger Bldg.)	X
Main Street, 175 South	Walker Bank Building	X
Main Street, 200 North	McCune Mansion (Alfred W.)	X
Main Street, 236 South	Karrick Block	X
Main Street, 238 South	Lollin Block	X
Market Street, 39 West	Independent Order of Odd Fellows Hall	X
Market Street, 42 West	New York Hotel	X
Mead Avenue, 126 West	Baysinger House (Madison)	
Ninth South Circle, 2474 East	Furgis, George & Ellen House	X
Pierpont Avenue, 159 West	General Engineering Company Bldg.	X
Pioneer Trails State Park	Brigham Young Farm House	
Pugsley Aves., 464 North	Widdison House (Robert R.)	
Quince Street, 355 North	Quayle House (Thomas)	
Quince Street, 363 North	Platts House (John)	X
Quince Street, 375 North	Christenson House (Neils C.)	
Quince Street, 378 North	Carlson House (August W.)	
Quince Street, 390 North	Morrow-Taylor House	
Quince Street, 434 North	Bowman House (Robert)	
Rio Grande St., 300 South	Denver & Rio Grande Railroad Station	X
South Temple, 15 East	Hotel Utah	X
South Temple, 63 East	Lion House (Brigham Young)	X
South Temple, 67 East	Beehive House (Brigham Young)	X

South Temple, 100 East	Alta Club	
South Temple, 331 East	Cathedral of the Madeleine	X
South Temple, 334 West	Devereaux House	X
South Temple, 347 East	First Presbyterian Church	
South Temple, 411 East	Wall House (Enos A.)	
South Temple, 529 East	Keith-Brown House & Carriage House	X
South Temple, 576 East	Gentsch-Thompson House	
South Temple, 603 East	Kearns Mansion & Carriage House	X
South Temple, 610 East	Walker House (Matthew H.)	
South Temple, 617 East	Glendenning House (James)	
South Temple, 667 East	Fife House (William E.)	
South Temple, 678 East	Kahn House (Emanuel)	X
South Temple, 701 East	Evans House (Morris R.)	
South Temple, 731 East	Sherman-Jackling House	
South Temple, 780 East	Western General Agency Building	X
South Temple, 808 East	Downey House & Carriage House	
South Temple, 850 East	Ladies Literary Club Clubhouse	X
South Temple, 940 East	Haxton Place	
South Temple, 943 East	Godbe House (Anthony H.)	
South Temple, 966 East	Stiehl House (George F.)	
South Temple, 1050 East	Holy Cross Hospital Chapel	
South Temple, 1081 East	Town Club	
South Temple, 1116 East	Franklin House (Pedar)	
South Temple, 1127 East	Scheid House (Karl A.)	
South Temple, 1135 East	Lyne House (Walter C.)	X
South Temple, 1167 East	Hatfield-Lynch House	
South Temple, 1177 East	Armstrong House (W.W.)	
South Temple, 1205 East	Grant-Walker House	
South Temple, 1229 East	Terry House (Louis L.)	
State Street, 15 South	Salt Lake City Public Library (Hansen Planetarium)	X
State Street, 56 South	Rocky Mountain Bell Telephone	
State Street, 132 South	Orpheum Theatre (Promised Valley)	
State Street, 451 South	Salt Lake City and County Building	X
Wall Street, 680 North	Mullett House (Charles James)	
West Temple, 137 North	Gibbs-Thomas House	X
West Temple, 222 North	Groesbeck House (Nicholas)	
West Temple, 404 South	Eagles / Equitable Building	

ATTACHMENT G: MOTIONS

Motion Sheet for PLNPCM2016-00905 - Amendments to the New Construction Standards for Local Historic Districts

Motion to recommend approval:

Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Commission recommend that the City Council approve PLNPCM2016-00905.

Motion to recommend denial:

Based on the information, the information presented, and the input received during the public hearing, I move that the Commission recommend that the City Council deny PLNPCM2016-00905 for the following reasons:

1. (the commission should list what standards, factors, etc. were considered to recommend denial if different than what is in the staff report)

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING AGENDA
In Room 326 of the City & County Building 451 South State Street
Thursday, July 6, 2017 at 5:30 pm
(The order of the items may change at the Commission's discretion.)

DINNER – Will be served to the Historic Landmark Commissioners and Staff at 5:00 p.m. in Room 118 of the City and County Building.

HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

Approval of the Minutes from June 1, 2017.

Report of the Chair and Vice Chair

Director's Report

Public Comments - The Commission will hear public comments not pertaining to items listed on the agenda.

Public Hearings

1. **New Rear Addition, Side Porch and Garage to Single Family Residence at approximately 638 6th Avenue** - A request by Thom Jakab, on behalf of owner James Williamson, for approval of a two story addition with basement to the rear of the existing house, the reconstruction of a new porch to match the original and a new garage. The house is a contributing building in the Avenues Historic District, is on a corner lot and the addition will face J Street. The subject property is zoned SR-1A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. This proposal is being referred to the Historic Landmark Commission for decision because it is a substantial addition to this residence, and special exception approval is required for proposals exceeding the SR-1A zone standards. (Staff contact: Carl Leith at (801) 535-7758 or carl.leith@slcgov.com)
 - a. **Proposed Addition and Porch** - The proposed addition and garage are situated to the rear and porch along the north and east sides of this original dwelling, and on this corner lot they face onto J Street. Case number: **PLNHLC2015-00586**
 - b. **Special Exception** – Special Exception approval is sought for the proposed porch that would project into the corner side yard by 1'-2 ½", an accessory building positioned within 2'-9 ¼" from an adjacent residential building, cooling equipment placed 1' from the property line within the inside yard area, grade changes which may exceed 4 feet and proposed lot coverage of 54%. Case number: **PLNHLC2015-00587**
2. **Single Family New Construction at approximately 970 E 2nd Avenue** - Dallas Davis, the architect and the owner of the property, is requesting New Construction approval from the Historic Landmark Commission for the design of a single family dwelling in the Avenues Local Historic District. The proposed development requires approval from the Historic Landmark Commission for new construction in an historic district. The subject property is zoned SR1-A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com) Case number: **PLNHLC2017-00339**.
3. **Bishop Place Demolition Request** - Don Armstrong is request approval for the demolition of nine (9) contributing structures located at the approximate addresses listed below in the Capitol Hill Local Historic District. The subject properties are located within Council District

3, represented by Stan Penfold (Staff Contact: Anthony Riederer at (801)535-7625 or Anthony.riederer@slcgov.com)

- a. **Demolition of a Historic Structure at approximately 241 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00014**
 - b. **Demolition of a Historic Structure at approximately 245 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00015**
 - c. **Demolition of a Historic Structure at approximately 249 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00021**
 - d. **Demolition of a Historic Structure at approximately 259 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00023**
 - e. **Demolition of a Historic Structure at approximately 265 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00028**
 - f. **Demolition of a Historic Structure at approximately 432 North 300 West** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00031**
 - g. **Demolition of a Historic Structure at approximately 262 W Bishop Place** City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. **PLNHLC2017-00027**
 - h. **Demolition of a Historic Structure at approximately 258 W Bishop Place** - City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00022**
 - i. **Demolition of a Historic Structure at approximately 248 W Bishop Place** City surveys indicate that the building in question is a contributing property within the Capitol Hill Historic District. Case number: **PLNHLC2017-00018**
4. **Amendments to the Local Historic District Demolition Process** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning the demolition of historic resources in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the demolition process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition as necessary. The changes would apply citywide. (Staff contact: Lex Traugher at (801)535-6184 or lex.traugher@slcgov.com.) Case number: **PLNPCM2009-00014**
5. **Amendments to the New Construction Standards for Local Historic Districts** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801) 535-7625 or Anthony.riederer@slcgov.com.) Case number: **PLNPCM2016-00905**

Work Session

6. **Trolley Square Ventures Rezone Briefing at approximately 603 S 600 East Street** - Douglas White, on behalf of Trolley Squares Ventures LLC, has requested a zoning map amendment from RMF-30 Low Density Multi-Family Residential District to R-MU-35 Residential/Mixed Use District at the above listed address. Currently the land is used for parking. The purpose of the request is to develop a 24 unit apartment building that will not exceed 35 feet in height. Although the applicant has requested the property be rezoned to R-MU-35 District, consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is located within Council District 4, represented by Derek Kitchen. (Staff contact: Michael Maloy, Senior Planner, at (801)535-7118 or michael.maloy@slcgov.com). Case number: **PLNPCM2017-00373**.

The next regular meeting of the Commission is scheduled for Thursday, August 3, 2017, unless a special meeting is scheduled prior to that date.

Appeal Of Historic Landmark Commission Decision: The applicant, any owner of abutting property or of property located within the same H historic preservation overlay district, any recognized or registered organization pursuant to title 2, chapter 2.62 of this code, the Utah State Historical Society or Preservation Utah (Utah Heritage Foundation), aggrieved by the Historic Landmark Commission's decision, may object to the decision 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.

*Files for agenda items are available in the Planning Division Offices, Room 406 of the City and County Building. **Please contact the staff planner for more information.** Visit the Historic Landmark Commission's website <http://www.slcgov.com/planning/planning-historic-landmark-commission-meetings> to obtain copies of the Historic Landmark Commission's agendas, staff reports, and minutes. Staff reports will be posted by the end of the business day on the Friday prior to the meeting and minutes will be posted by the end of the business day two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.*

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at (801)535-7757, or relay service 711.

SALT LAKE CITY HISTORIC LANDMARK COMMISSION
Meeting Minutes
451 South State Street, Room 326
July 6, 2017

A roll is kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at [5:30:44 PM](#). Audio recordings of the Historic Landmark Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Historic Landmark Commission meeting were: Chairperson Charles Shepherd, Vice Chairperson Kenton Peters; Commissioners Stanley Adams, Thomas Brennan, Sheleigh Harding, Robert Hyde and Paul Svendsen. Commissioners Rachel Quist and David Richardson were excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Michaela Oktay, Planning Manager; Carl Leith, Senior Planner; Michael Maloy, Senior Planner; Lex Traugher, Senior Planner; Anthony Riederer, Principal Planner; Amy Thompson, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP NOTES:

No field trip was held for this meeting.

APPROVAL OF THE JUNE 1, 2017, MINUTES. [5:34:24 PM](#)

MOTION [5:34:31 PM](#)

Commissioner Brennan moved to approve the minutes from the June 1, 2017, meeting. Commissioner Adams seconded the motion. Commissioners Peters, Adams, Brennan, Hyde and Svendsen voted “aye”. The motion passed unanimously.

REPORT OF THE CHAIR OR VICE CHAIR [5:35:11 PM](#)

Chairperson Shepherd stated he had nothing to report.

Vice Chairperson Peters stated he had nothing to report.

DIRECTOR’S REPORT [5:35:19 PM](#)

Mr. Nick Norris, Planning Director, stated he had nothing to report.

-- OTHER COMMISSION BUSINESS --

[10:13:06 PM](#)

Amendments to the New Construction Standards for Local Historic Districts - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes

will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801) 535-7625 or Anthony.riederer@slcgov.com.) Case number: PLNPCM2016-00905

MOTION [10:13:25 PM](#)

Commissioner Brennan stated regarding PLNPCM2016-00905 - Amendments to the New Construction Standards for Local Historic Districts, he moved to table the petition to the August 3, 2017 meeting. Commissioner Peters seconded the motion. Commissioners Peters, Adams, Brennan, Harding, Hyde and Svendsen voted “aye”. The motion passed unanimously.

7. MAYORAL INITIATION LETTER – NOVEMBER 17, 2016



Petition Initiation Request

Community & Neighborhoods Development Department

To: Mayor Biskupski

From: Cheri Coffey, Assistant Planning Director

Date: November 17, 2016

CC: Mike Reberg, Department of Community & Neighborhoods Director; Nora Shepard, Planning Director; file

Re: Zoning Amendments relating to New Construction in Historic Districts

This memo is to request that you initiate a petition for the Planning Division to begin the process of amending the zoning ordinance to improve and clarify the standards for new construction in local historic districts. This is one of the recommendations in the 2016 HLC Process and Authority Study you requested and is believed will provide clarity and predictability to the staff, decision makers and applicants on what is required for the development of new construction in local historic districts. The proposal will include issues that consistently arise in the review of new construction projects as well as ensure best practices are incorporated into the standards.

The creation of the proposed standards will include a review of the current issues, standards from other cities' ordinances and public input from the general public as well as the development community and past applicants. The adoption process will include review and recommendation by both the Historic Landmark Commission and Planning Commission prior to a review and decision by the City Council.

If you have any questions, please contact me.

Concurrence to initiating the zoning map amendment petition as noted above.

Jackie Biskupski

Jackie Biskupski, Mayor

11-21-16

Date