

SALT LAKE CITY HISTORIC LANDMARK COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Thursday, April 3, 2025

A roll is being kept of all who attended the Historic Landmark Commission Meeting. The meeting was called to order at approximately 5:30 PM. Audio recordings of the Historic Landmark Commission meetings are retained for a period of time. These minutes are a summary of the meeting and not a verbatim transcript. A video recording of the meeting is available at www.youtube.com/slclivemeetings

Present for the Historic Landmark Commission meeting were: Chair John Ewanowski, Commissioners Babs De Lay, Adrienne White, Alan Barnett, Emoli Kearns and Michael Vela. Vice Chair Carlton Getz and Michael Abrahamson were not present.

City Staff members present at the meeting were: Planning Deputy Director Michaela Oktay, Planning Manager Krissy Gilmore, Senior City Attorney Katherine Pasker, Senior Planner Lex Traughber, Associate Planner David Stuenzi, and Administrative Assistant Bonnie Whaley.

Approval of the Meeting Minutes of February 6, 2025.

Motion

Commissioner Vela made a motion to approve the minutes from February 6, 2025
Commissioner De Lay seconded the motion.

Final Vote:

- Yes: Babs De Lay, Mike Vela, Adrienne White, Emoli Kearns, Alan Barnett, John Ewanowski
- No:
- Abstained:

The motion passed.

REPORTS OF THE CHAIR AND VICE-CHAIR

Nothing to report

REPORT OF THE DIRECTOR

Deputy Director Michaela Oktay updated the commission on Central City and East Side status of RLS and ILS.

PUBLIC COMMENT

No one wished to speak.

PUBLIC HEARING

1. **Zoning Text Amendment to Clarify Utility Exemptions in Zoning Regulations** - Mayor Erin Mendenhall initiated a petition to amend the applicability section of city code to clarify which public utilities are exempt from zoning regulations. This proposed text amendment seeks to update the city code for greater clarity and consistency. It also introduces exemptions for government-owned antennas and for fencing needed to protect public utilities. The zoning sections affected by this amendment include Section 21A.02.050.B (Applicability) and the

footnotes in Section 21A.33 (Land Use Tables), which are linked to related uses. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: David Stuenzi at 801-535-6135 or david.stuenzi@slc.gov) **Case Number: PLNPCM2024-01352**

Associate Planner David Stuenzi reviewed the zoning text amendment as outlined in the staff report. He recommends this is forwarded to the City Council.

The Chair opened the public hearing.

Public Hearing

- Cindy Cromer – opposed to waiving requirements of public utilities in Historic Districts.

Seeing as no one else wished to speak, the Chair closed the public hearing.

Executive Session

The commission and staff discussed the following topics:

- Designs and safety of pump houses
- Utility structure accessory approved administratively unless needs commission approve
- Items will be brought to the Commission as needed

Motion

Commissioner White “Based on the information presented and discussion, I move that the Historic Landmark Commission forward a recommendation to adopt this zoning text amendment to the City Council.”

Commissioner Kearns seconded the motion.

Final Vote:

- Yes: Babs De Lay, Mike Vela, Adrienne White, Emoli Kearns, Alan Barnett, John Ewanowski
- No:

The motion passed.

Chair John Ewanowski has recused himself. Commissioner Mike Vela is acting Chair.

2. **Trolley Square Ventures, LLC – Demolition of a Contributing Principal Building in a Local Historic District – 664 E 600 S** - Trolley Square Ventures, LLC, is requesting approval from the City to demolish the residential structure located at approximately 664 E 600 S. The building is a contributing structure in the Central City Historic District. The property is zoned FB-UN2 (Form Based Urban Neighborhood District). The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff contact: Lex Traughber at 801-535-6184 or lex.traughber@slc.gov) **Case Number: PLNHLC2024-01445**

3. **Trolley Square Ventures, LLC – Demolition of a Contributing Principal Building in a Local Historic District – 665 E Ely Place (632 S 700 E)** - Trolley Square Ventures, LLC, is

requesting approval from the City to demolish the residential structure located at approximately 665 E Ely Place (632 S 700 E). The building is a contributing structure in the Central City Historic District. The property is zoned FB-UN2 (Form Based Urban Neighborhood District). The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff contact: Lex Traughber at 801-535-6184 or lex.traughber@slc.gov) **Case Number: PLNHLC2024-01447**

4. **Trolley Square Ventures, LLC – Demolition of a Contributing Principal Building in a Local Historic District – 652 E 600 S** - Trolley Square Ventures, LLC, is requesting approval from the City to demolish the residential structure located at approximately 652 E 600 S. The building is a contributing structure in the Central City Historic District. The property is zoned FB-UN2 (Form Based Urban Neighborhood District). The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff contact: Lex Traughber at 801-535-6184 or lex.traughber@slc.gov) **Case Number: PLNHLC2024-01448**

Commission voted to discuss Agenda items 2, 3, & 4 at one time. Separate motions and votes will be made for each item.

Senior Planner Lex Traughber reviewed the petition as outlined in the staff report. He stated that staff is recommending approval.

Planning Manager Krissy Gilmore read comments from Cindy Cromer.

Staff and commission discussed clarification of previous approval for the demolition, reasons behind the project changes due to Ordinance and Zoning changes, and a brief about the process moving forward.

Jory Walker, Architect for Beach and Walker, Destin Glazer, Beach and Walker, and Douglas White, Attorney for Trolley Square, gave a presentation to the commission.

Commissioner Kearns asked will any of the historic materials be preserved and reused.

The Chair opened the public hearing.

Public Hearing

As no one wished to speak, the Chair closed the public hearing.

Executive Session

Key discussion topics presented by the commissioners included:

- Integrity of the historic district
- Demolition of contributing structures
- Economic hardships and costs needed for these structures

Motion

664 E 600 S - Case Number: PLNHLC2024-01445

Commissioner Kearns motioned “Based on the information presented and discussion, I move

that the Commission approve the Demolition application as recommended by staff."

Commissioner De Lay seconded the Motion.

Final Vote:

- Yes: Babs De Lay, Adrienne White, Emoli Kearns, Mike Vela
- No: Alan Barnett

The motion passed four to one.

665 E Ely Place - Case Number: PLNHLC2024-01447

Commissioner Kearns motioned "Based on the information presented and discussion, I move that the Commission approve the Demolition application as recommended by staff."

Commissioner White seconded the Motion.

Final Vote:

- Yes: Babs De Lay, Adrienne White, Emoli Kearns, Alan Barnett, Mike Vela
- No:

The motion passed.

652 E 600 S - Case Number: PLNHLC2024-01448

Commissioner Kearns motioned "Based on the information presented and discussion, I move that the Commission approve the Demolition application as recommended by staff."

Commissioner De Lay seconded the Motion.

Final Vote:

- Yes: Babs De Lay, Adrienne White, Emoli Kearns, Mike Vela
- No: Alan Barnett

The motion passed four to one.

Chair John Ewanowski rejoined the meeting and resumed the role of the Chair.

BRIEFING

5. **Liberty Park Cultural Landscape Report and Vision Plan** - In collaboration with Mundus Bishop, the Public Lands Division is in the process of compiling a cultural landscape report (CLR) for Liberty Park. The report includes a site history; existing conditions; comparative analysis and evaluation of historic and existing conditions; and treatment recommendations for the park. Planning will briefly discuss CLR's role in guiding evaluations of future proposals for park improvements and maintenance. The preliminary scope and details of the Liberty Park Vision Plan will also be discussed. The consultant and Public Lands Staff will be conducting the briefing. Liberty Park is located in Council District 5 represented by Darin Mano. (Staff contact: Kathryn Sonntag at 801-535-6140 or kathryn.sonntag@slc.gov)

Kelly Ream - Mundus Bishop Design, Tina Bishop – Mundus Bishop Design, and Kathryn Sonntag- Salt Lake City Landscape architect presented the Liberty Park Cultural Landscape Report and Vision Plan to the Commission.

The meeting adjourned at approximately 7:21.

For Historic Landmark Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Historic Landmark Commission.