



Recognized Organization Input Notification Demolition of Contributing Structures

TO: Laura Arnellano, Chair, Capitol Hill Community Council
FROM: Anthony Riederer, AICP, Principal Planner, Salt Lake City Planning Division
(anthony.riederer@slcgov.com or 801-535-7625)
DATE: February 2, 2016
RE: PLNHLC2017- PLNHLC2017-00014, 00015, 00018, 00021, 00022, 00023, 00027, 00028,
00031 Demolition of Contributing Historic Structures on Bishop Place

The Planning Division has received the below request and is notifying your organization to solicit comments on the proposal:

Request Type: Demolition of a Contributing Structure

Location: Various – Centered around Bishop Place, including 432 North 300 West

Zone: SR-3, Special Development Pattern Residential District

Request Description:

Don Armstrong has requested approval for the demolition of the historic structures located at approximately 241-265 West Bishop Place, as well as the property at approximately 432 North 300 West. City surveys indicate that all the buildings in question are contributing properties within the Capitol Hill Historic District.

I have attached information submitted by the applicant relating to the project to facilitate your review as well as an information sheet that outlines the project area clearly.

Request for Input from Your Recognized Organization

As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on the following day:

March 20, 2017

Please contact me to let me know if you would like the applicant to attend and present their proposal at one of your meetings within this 45 day period. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend your meeting. Planning staff will be available at the meeting to answer any questions related to decision standards or the decision making process.

Open House

The Planning Division will be holding an Open House to solicit comments on this project. The Open House will be held on **February 16, 2017** at 5:00 PM at the Tenth East Senior Center (237 South 1000 East).

Comment Guidance

Public comments will be received up to the date of the Historic Landmarks Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues.
- The number of persons that attended the meeting (not including those with the applicant or City Staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

Standards for the Demolition of a Contributing Structure Request

For your reference, the standards are criteria that the Historic Landmarks Commission will use to make its decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the below approval criteria:

1. The physical integrity of the site as defined in subsection C10b of this section is no longer evident;
2. The streetscape within the context of the H historic preservation overlay district would not be negatively affected;
3. The demolition would not adversely affect the H historic preservation overlay district due to the surrounding noncontributing structures;
4. The base zoning of the site is incompatible with reuse of the structure;
5. The reuse plan is consistent with the standards outlined in subsection H of this section;
6. The site has not suffered from wilful neglect, as evidenced by the following:
 - a. Wilful or negligent acts by the owner that deteriorates the structure,
 - b. Failure to perform normal maintenance and repairs,
 - c. Failure to diligently solicit and retain tenants, and
 - d. Failure to secure and board the structure if vacant; and
7. The denial of a certificate of appropriateness for demolition would cause an "economic hardship" as defined and determined pursuant to the provisions of subsection K of this section.

Comment Submission Address

You may submit your written comments via e-mail to anthony.riederer@slcgov.com or mail them to:

ATTN: Anthony Riederer
Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480

If you have any questions, please call me at (801) 535-7625 or contact me via e-mail.