

**Demolition of Contributing Structure in Historic District or Landmark Site  
Community Council / Citizen Group Input**

TO: \_\_\_\_\_, Chair \_\_\_\_\_ Community Council  
FROM: \_\_\_\_\_, Planning Division Staff  
DATE: \_\_\_\_\_  
RE: \_\_\_\_\_

Applicant \_\_\_\_\_, represented by \_\_\_\_\_, is requesting the Salt Lake City Historic Landmark Commission approve the demolition of the contributing structure or Landmark Site located at \_\_\_\_\_. As part of this process, the applicant is required to solicit comments from the \_\_\_\_\_ Community Council. The purpose of the Community Council review is to inform the community of the project and solicit comments / concerns they have with the project. The Community Council may also take a vote to determine whether there is support for the project, but this is not required. (Please note that the vote in favor or against is not that important to the Planning Commission. What is critical is to raise relevant issues for their review.) I have enclosed information submitted by the applicant relating to the project to facilitate your review. The applicant will also present information at the meeting.

If the Community Council chooses to have the project presented to them, the applicant will only be required to meet with the Community Council once before the Planning Staff will begin processing the application. The Community Council should submit its comments to me, as soon as possible, after the Community Council meeting to ensure there is time to incorporate the comments into the staff report to the Historic Landmark Commission. Comments submitted too late to be incorporated into the staff report, can be submitted directly to the Historic Landmark Commission, via the Planning Division, for their review prior to the Historic Landmark Commission Public Hearing.. I will also attend the meeting to answer any questions and listen to the comments made by the Community Council members.

Following are City adopted criteria that the Historic Landmark Commission will use to make their decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from the Community Council / citizen groups can be more general in nature and focus on issues of integrity of the structure and impacts to streetscape and historic district. Staff is not looking for you to make comments on each of the below listed criteria, but general comments should pertain to the criteria listed below.

- a. The physical integrity of the site is no longer evident;
- b. The streetscape within the historic district would not be negatively affected;
- c. The demolition would not adversely affect the historic district due to the surrounding noncontributing structures;
- d. The base zoning of the site is incompatible with reuse of the structure;
- e. The reuse plan is consistent with the standards outlined in subsection H of this section;
- f. The site has not suffered from willful neglect, as evidenced by the following:
  - i. Willful or negligent acts by the owner that deteriorates the structure,
  - ii. Failure to perform normal maintenance and repairs,
  - iii. Failure to diligently solicit and retain tenants, and
  - iv. Failure to secure and board the structure if vacant; and
- g. 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.

You may submit you written comments to the Planning Division by mail at Salt Lake City Planning Division, 451 South State Street, Room 406, SLC, UT 84111; by Fax at (801) 535-6174 or via e-mail to me at \_\_\_\_\_@slcgov.com.

If you have any questions, please call me at \_\_\_\_\_ or via e-mail.

Thank you.



