



# Citizens Advisory Committee – Meeting #1

## Agenda

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- ☞ Welcome and Introductions
- ☞ Presentation
- ☞ Key Issues Discussion

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## WELCOME AND INTRODUCTIONS

Matt Goebel (Project Manager, Clarion Team) kicked off the meeting by introducing himself and the other members of the planning consultant team: Amy Kacala (Clarion Associates) and Ron Sladek (Tatanka Historical Associates). Mr. Goebel welcomed the committee and asked each to briefly introduce themselves to the rest of the group, highlighting their experience and interest in historic preservation.

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## PRESENTATION

Matt Goebel (Clarion Associates) gave a brief overview presentation on the current historic preservation program of Salt Lake City, the objectives for the plan, and the planning process and schedule. A PDF of the complete presentation is available at the project website:

<http://www.slccgov.com/CED/planning/pages/HistoricPreservation.htm>.

### Role of CAC

The citizens' advisory committee (CAC) is a volunteer committee composed of a variety of historic preservation professionals, stakeholders, and property owners. The committee will play an advisory role throughout the development of the plan. City elected and appointed officials will be the ones to formally vote to approve and adopt the final plan document. Committee member responsibilities include:

- ☞ Attend CAC meetings,
- ☞ Review draft products and provide comment,
- ☞ Relay information about the plan to the public, and
- ☞ Provide insight on public ideas and sentiment to the discussion.

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## KEY ISSUES DISCUSSION

Following the presentation, Mr. Goebel opened the meeting up for discussion of the following three questions:

- ☞ What are the key issues for the plan to address?
- ☞ What areas of the city are future survey/designation priorities?
- ☞ How would you define success for this plan?

The discussion of the committee in response to these questions is summarized below.

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## What are the key issues for the plan to address?

### Citywide Preservation Perspective

- ☞ Area plans vary greatly in the way they treat historic preservation and the weight it is given.



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- ☞ How do we form a unified vision and set priorities to create some consistency without a full Comprehensive Plan?
- ☞ How does the city want to define "preservation" - an umbrella that also captures community character?
- ☞ There is no citywide view of preservation. This has led to conflicts between different plans and goals within the city.
- ☞ These conflicts make for difficult and inconsistent decision-making because there is a lack of consistent goals and values or guidance for how to evaluate and prioritize when conflicts do arise.
- ☞ Set citywide preservation priorities so that we can appropriately focus resources.
- ☞ Would like to see some "best practice" models of other communities for historic preservation.

### Land Use Planning, Growth, and Historic Preservation

- ☞ The plan should provide guidance on how best to deal with mixed-use areas within the districts as well as areas where residential and commercial uses interface.
- ☞ Clear guidance is needed for how to accommodate infill and transit-oriented development (TOD) in historic areas so that the city can successfully direct growth pressures.
- ☞ Area plans do not provide clear guidance on what should happen along major corridors and the edges of districts.
- ☞ Area land use plans, even in newer plans, lack compatibility with historic preservation objectives.
- ☞ How do we integrate commercial nodes in old neighborhoods? Currently they are prohibited by zoning in most places (e.g., C-N).
- ☞ Establish areas of stability v. areas of change as a planning tool. This could be especially useful in cases where change is anticipated (e.g., TOD corridors) as a means of guiding how change occurs within historic neighborhoods.

### Program Administration

- ☞ HLC has been inconsistent in the way they evaluate projects and administer the program over time.
- ☞ Need clear guidance for decision-making on what constitutes historically significant structure?
- ☞ This guidance should also apply to demolition decisions. The current system does not distinguish between resources based on their significance to the city.
- ☞ Lip-service to HLC - decision-making does not function as written.
- ☞ Legal and political pressures play a role in historic preservation decisions.
- ☞ There is not much consistency in the decision-making on historic preservation projects. To some extent, this is due to the scale of the project. Demolition of a few historic structures as part of a larger project with multiple benefits can be approved, but then demolition of a single structure meets strong resistance (even if not particularly significant) because it is a stand-alone decision.
- ☞ The rationale is not clear to public and leads to negative perception of the program.
- ☞ HLC and Architectural Subcommittee
  - Have scaled back and become more cautious.
  - The perception that the HLC was "out of control" and going too far led to the dissolution of the architectural review committee and the "audit"/legislative intent on the program.
- ☞ Staffing is too low for the volume of projects and size of program.
- ☞ Not all staff members have a background in historic preservation or a firm knowledge of the program requirements and processes (planner of the day).
- ☞ Do we need more historic preservation specialists on the planning staff?
- ☞ Decision-making process unclear (Especially for larger projects.).



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- ☞ Need better communication between departments and decision-making bodies on project review.
- ☞ RDA and historic preservation do not collaborate effectively. Need to clarify the economic development value of historical preservation and tourism.

### Historic Preservation Regulations

- ☞ Demolition by neglect still occurs - the economic hardship process is not working.
- ☞ Should we consider a transfer of development rights (TDR) program to assist with preservation in the city? Density could be a tool to preserve but now generally creates an incentive for demolition via the economic hardship process.
- ☞ Underlying zoning sometimes conflicts with historic preservation goals.
- ☞ Design guidelines need to address a wider range of historical resources:
  - Home versus block
  - Victorian versus modern
- ☞ Design guidelines tend to get boiled down to rigid rules in their application, missing the bigger picture of their intent.

### Historic Preservation and Community Character

- ☞ This planning process should explore additional tools for protecting historical character such as conservation districts.
- ☞ Some are wary of using conservation districts as a “fix-all.”
- ☞ Local districts are working, just need some improvements.
- ☞ How do we deal with the challenge of defining the character to preserve in eclectic neighborhoods?
- ☞ The plan should address how to deal with transit corridors within historic districts.
- ☞ The plan will need to address residential densities. Many neighborhoods do not want to see accessory units allowed.

### Preservation Education and Outreach

- ☞ Education should focus on getting the correct information out to counteract or neutralize fears raised by misinformation.
- ☞ Clearly market the economic and other benefits of historic preservation to the general public, property owners, and economic development professionals.
- ☞ Two key messages the program needs to convey in its outreach: What historic preservation does for the community and property owners and how historic preservation fits in with the city and where the city is going in the future.

### What areas of the city are future survey/designation priorities?

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- ☞ Local designation – Yalecrest
- ☞ Survey and consider designation of Post War Resources
  - Rose Park
  - St. Rose Area
  - Douglas-Gilmore
  - Post Building- S. Temple Area



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## How would you define success for this plan?

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### **Resolve inconsistencies and conflict between historic preservation and other city plans, goals, and regulations, including:**

- ☞ Existing and planned Transit-Oriented Development (TOD) corridors,
- ☞ Zoning and demolitions, and
- ☞ Redevelopment Authority (RDA) and other city departments.

### **Provide clear project evaluation guidelines:**

- ☞ Tailored and clear evaluation criteria for projects with very different factors (e.g., large v. small).

### **Add flexibility to demolition provisions:**

- ☞ Create a system that makes sense for any size project.
- ☞ Create a system that works better for staff.