

On March 9, 2010, the City Council adopted a temporary land use regulation that affects the areas known as the Yalecrest National Historic District and the Westmoreland Place Subdivision. These areas are depicted on the accompanying map.

This temporary land use regulation applies to the depicted areas beginning March 10, 2010 and will remain in effect for up to six months in accordance with state law. During this period, applications for development will be reviewed as outlined below. New zoning regulations for the affected areas are being formulated to acknowledge the importance of these neighborhoods to our City's history and contribution to our cultural fabric. There are few places in Utah that contain architectural, historical and cultural resources as unique as what these neighborhoods offer and the City is working to develop appropriate amendments to the zoning ordinance that will provide sufficient protection of these important resources. The City will provide many opportunities for public participation and encourages its citizens and stakeholders to become highly involved in this policy-development process.

During the period that this temporary land use ordinance is in effect, development activities on the properties within these areas are limited in the following ways:

- Any alteration to the exterior of a residential structure or accessory structure is prohibited, unless it conforms to the requirements applicable to the City's Historic Preservation Overlay District as provided in section 21A.34.020 of the City Code. Thus, alterations may occur, but they must either be approved by Planning Division staff or the Historic Landmark Commission as dictated by the City's zoning ordinance.
- Demolition of any structure in the affected areas is prohibited unless the City's Building Official determines that a structure is dilapidated to the point where it threatens the safety of its inhabitants.
- Properties for which a complete building permit application was submitted on or before March 9, 2010 may proceed with the development activities allowed by the permit, subject to any applicable limitations.
- Any proposed modifications to such permits during the effective period of the temporary land use regulation will need to be reviewed and approved by the City and may be subject to the zoning regulations governing the City's Historic Preservation Overlay District as provided in section 21A.34.020 of the City Code, which modifications must be approved by the Historic Landmark Commission and the City's Building Services Division.
- Any permit that was issued prior to the enactment of the temporary land use regulation, but which has expired shall be subject to the requirements applicable to the City's Historic Preservation Overlay District as provided in section 21A.34.020 of the City Code.
- Properties for which a completed demolition permit application was submitted prior to the enactment of the temporary land use regulation may proceed with the activities allowed by the permit, subject to any applicable limitations.

Utah law establishes that vested development rights are established only when a complete application for development that conforms to the existing laws and ordinances is submitted. Thus, if property owners have engaged in preliminary discussions with City departments without applying for the necessary permits, development rights are not guaranteed.

The following is a brief overview of the process for development review and approval under the Historic Preservation Overlay District zoning regulations.

City Review of Proposed Projects in the Historic Preservation Overlay District

- Review of work proposals – Most construction activity requires a building permit, and it will be the application of a building permit that will activate a design review process. A proposal must comply with both the standards outlined in Section 21A.34.020 of the Zoning Ordinance, H Historic Preservation Overlay District, and the design review criteria set forth in the city adopted *Design Guidelines for Residential Historic Districts in Salt Lake City*.
- Certificate of Appropriateness (COA) – Prior to building permit issuance, an applicant must obtain a “Certificate of Appropriate” for all work affecting the exterior of a property. Applications for design review can be submitted to Building Services in Room 215 of the City and County Building. The following improvements require a building permit and COA for design approval:
 - New construction of principal and accessory buildings
 - Additions and alterations to existing buildings
 - Construction of a garage or shed
 - Window and roof replacement
 - Masonry work including painting an unpainted masonry building
 - Erecting a fence and changes to other site features

Most applications for smaller projects, such as repairs and minor alterations can be approved administratively, if the Planning Division staff determines that the proposed work meets the applicable standards. Major projects and referrals of applications by the Planning Staff will be reviewed by the Historic Landmark Commission. The Commission typically meets on the first Wednesday of the month.

- Design Guidelines - The design guidelines provide useful information about rehabilitation practices that are appropriate for historic districts and direction for specific design issues. The repair, maintenance, and replacement of historic building materials may often require specialized knowledge or expertise. Therefore, building owners are encouraged to seek professional assistance. A copy of the City’s design guidelines can be found at www.slcgov.com/ced/hlc.
- Demolition – During the period of this temporary land use regulation, demolition of any structure located within the identified areas will not be permitted, except as approved under certain circumstances by the City’s Building Official.

If you have any questions about how this temporary land use regulation may affect your property, you may speak with a representative of the City’s Planning Division and Building Services Division in person or over the phone Monday, Tuesday, Thursday and Friday between 7:30 a.m. and 4:30 p.m. and Wednesday between 9:00 a.m. and 4:30 p.m.

The information provided herein is intended to provide basic information and does not constitute legal advice nor shall it be binding against Salt Lake City Corp. Persons affected by the above-referenced ordinance provisions should review such provisions in their entirety and may wish to consult a lawyer.

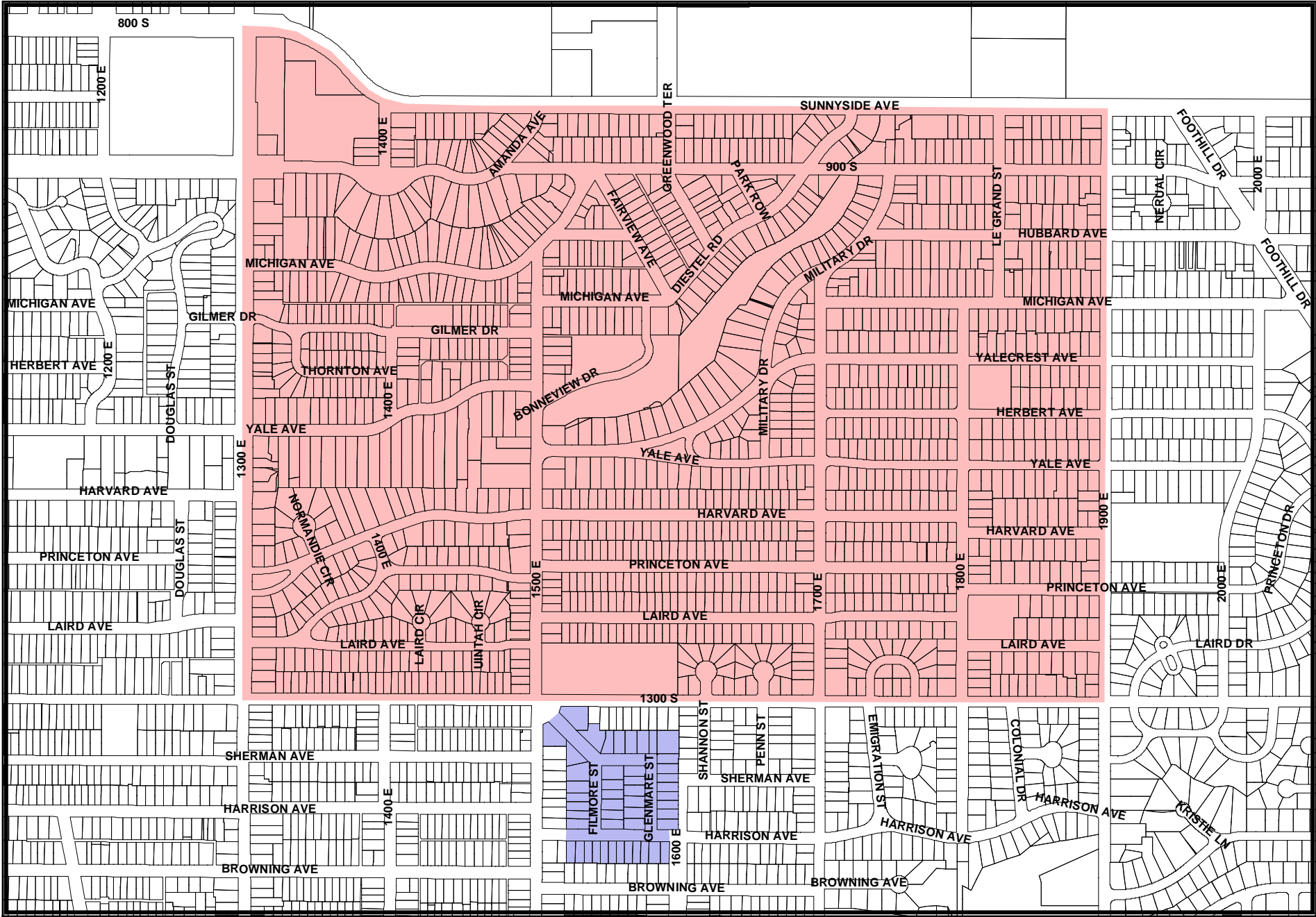


Exhibit A Yalecrest National Register Historic District

Exhibit B Westmoreland Place National Register Historic District

