



October 31, 2023

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair  
Sugar House Community Council 

RE: PLMPCN2023-00336 Enforcement on Work Without a Certificate of Appropriateness

This proposal is to prevent unlawful construction or demolition activities in local historic districts, or landmark sites. We agree with the recommendation that we should have enforcement tools available to prevent and counter potential violations in the local historic districts and to local historic landmark sites.

We should have a clear process to remedy alterations or demolition that occur without approval. And we should have standards that require that if a contributing structure is demolished without City permits, it shall be reconstructed as it was prior to unlawful demolition. But, this shouldn't be just lip service. There should be a clear penalty written into the ordinance. Too many times, we let people get off Scott free, we need to stop that. We agree with the language in the Proposed ordinance

We ask that you approve this request.

Attachment

Comments from Committee Members

## Comments Certificate of Appropriateness

**Contact Email**

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**Commentor Street Address**

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**Your Comments for the Planning Commission**

I am supportive of the proposal to prevent unlawful construction or demolition of buildings in local historic districts or landmark sites in Salt Lake City. Requiring a Certificate of Appropriateness is a good idea. It will ensure that the remodel of an historic building or the replacement of a structure that was removed in the past, such as a carriage house, results in a structure being built that is appropriate for the site. The demolition of a building on a landmark site will also require a certificate of appropriateness. This is a very good idea. These proposed changes will help maintain and protect the historical and architectural integrity of Salt Lake City's historic properties.

I don't see what the penalties are for noncompliance. I assume they are spelled out in sections that aren't included in the Proposed Text Amendment. But if not, that needs to be added to the ordinance.

**Commentor First Name**

Lynn

**Commentor Last Name**

Schwarz

**Contact Email**

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**Your Comments for the Planning Commission**

I am in favor of the proposed changes to the H Historic Preservation Overlay District Ordinance regarding work done without a Certificate of Appropriateness. There seems to be a great emphasis on Carriage Houses. Section M3c speaks to the need for use of documentary evidence for the reconstruction of a structure rather than conjecture, but does not seem to provide a solution if this evidence does not exist. I also approve of the provision stating that no subdivision will be allowed after approval of a reconstruction. The use of a 25 year restrictive covenant after reconstruction of a contributing structure demolished without a Certificate of Appropriateness to prohibit demolition or alteration of the reconstructed building is also welcome. Enforcement is, of course, always an issue and I hope that there is a robust structure to both find and fine offenders. And these fines have to be meaningful enough to be a deterrence. I would also like to see a provision that when a structure gains Historic Designation the owner must acknowledge in writing that they have been notified by Salt Lake City about this Ordinance. I would also like to see a corresponding mechanism for existing Historically designated structures so that ignorance can never be used as an excuse for violating the Ordinance.