



Recognized Organization Input Notification

Zoning Text Amendment

TO: All Salt Lake City Recognized Community Organizations

FROM: Lex Traughber, Senior Planner, Salt Lake City Planning Division (lex.traughber@slcgov.com or 801-535-6184)

DATE: August 16, 2023

RE: PLNPCM2023-00444 – Text Amendment Related to Window Requirements for New Construction in the City’s Local Historic Districts

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

Request Type: Zoning Text Amendment

Location: Citywide

Zone: Impacts properties within the H Historic Preservation Overlay District

Request Description:

Mayor Erin Mendenhall has initiated a petition directing the Salt Lake City Planning Division to update the Salt Lake City Zoning Ordinance, and the Historic Residential and Multifamily/Historic Apartment Design Guidelines, to address the use of vinyl windows in new construction projects in the City’s local historic districts (LHDs). **Please note that this only applies to new construction in the City’s local historic districts and to individually listed landmark sites throughout the City.** The following is a link to a map of the City’s local historic districts:

<http://www.slcdocs.com/Planning/Historic%20Preservation/New%20Local%20HD%20map.pdf>

Two work sessions regarding this matter were held with the Historic Landmark Commission on March 2 & May 4, 2023. The Historic Landmark Commission directed Planning Staff to pursue a “hybrid” approach to the use of vinyl windows in new construction in the City’s LHDs. A “hybrid” approach to the use of vinyl windows includes the exploration of where vinyl windows may be appropriate in new construction projects, how windows are installed, and the relation of the vinyl window to proposed building cladding. A hybrid approach would allow for the reasonable use of vinyl windows on a new construction project along with the use of more historically appropriate windows such as wood, wood clad, or composite windows. Further, a “hybrid” approach means not allowing vinyl windows where they are readily visible from the right-of-way (public or private), and allowing them on secondary or rear façades where they are not readily visible from the right-of-way (public or private), on a case-by-case basis.

The City has prepared a draft ordinance. Through the public and City Staff review process this draft will be further revised. The draft ordinance is attached for your review.

This proposed text amendment is intended to do the following:

- Provide clarification regarding appropriate window materials and installation in chapter 21A.34.020 (the H Historic Preservation Overlay). Further, to provide clarification of the use of vinyl windows, and where they are appropriate or inappropriate in terms of view from the right-of-way (public and private).

The proposed text amendment is being taken to the public for comment and input. Following this input, the proposal may be revised. Staff will then take the proposed ordinance changes to the Historic Landmark Commission and the Planning Commission for a public hearing and recommendation. The recommendations will then be sent to the City Council for another public hearing and decision. The City Council may adopt the proposal, adopt the proposal with changes, or decline to adopt the proposal. Dates for these public hearings have not yet been set.

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:

September 30, 2023

Comment Guidance & Submission

Public comments will be received up to the date of the Historic Landmark Commission and Planning Commission public hearings. 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.

You may submit your written comments via e-mail to lex.traughber@slcgov.com

Open House

The Planning Division will also be holding an online Open House to solicit comments on this proposal. The petition open house webpage will be accessible from this City webpage under "Window Requirements for New Construction in the City's Local Historic Districts Text Amendment" when it is posted: <https://www.slc.gov/planning/open-houses/>.

For your reference, the following are the standards for general amendments that the City Council 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 your organization may be more general in nature but we recommend that you also consider the criteria below:

Standards for General Amendments 21A.50.050

21A.50.050: STANDARDS FOR GENERAL AMENDMENTS:

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard.

- A. In making its decision concerning a proposed text amendment, the City Council should consider the following factors:
1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
 2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
 3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
 4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.