
Chapter 19.86 HISTORIC PRESERVATION

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19.86.010 Purpose.

This chapter is enacted to preserve sites with special historical, architectural or aesthetic value which are unique and irreplaceable assets. To accomplish this purpose, planning commission approval is required for all modifications to historical sites. (Prior code § 22-34-1)

19.86.020 Historic sites designated.

A. Existing Sites. Each of the following structures and sites in the unincorporated area of the county is a historic site:

1. Little Dell Station, Mountain Dell Canyon.
2. Granite Paper Mill, 6900 South Big Cottonwood Canyon Road, Salt Lake City.
3. Henry J. Wheeler Farm, 6343 South 900 East, Salt Lake City.
4. David Bronson Brinton Home, 1981 East 4900 South, Holladay.
5. Santa Anna Casto Home, 2731 Casto Lane, Salt Lake City.
6. Gardner Home and Mill Site, 1475 Murphy's Lane, Salt Lake City.
7. Edward Pugh Home, 1299 East 4500 South, Salt Lake City.
8. Butler House, 1045 East 4500 South, Salt Lake City, Eff. 9-28-79.
9. William J. Bowthorpe Home, 4910 Holladay Boulevard, Salt Lake City.
10. William H. Walter Home, 2683 Hillsden Drive, Salt Lake City.
11. George Boyes Home, 4766 Holladay Boulevard, Salt Lake City.
12. Frank Dilworth Brinton Home, 4880 Highland Circle, Salt Lake City.
13. Mountain View Train Station, 6211 Emigration Canyon Road, Salt Lake City.
14. Butler School Teachers Dormitory, 2680 East Fort Union Boulevard, Salt Lake City.
15. Fabian/Tyler Home, 1130 East Vine Street, Salt Lake City.
16. Jacob Heber Griffiths Farmstead, 525 East Fort Union Boulevard, Salt Lake City.

B. Amendments. The county council may amend the above list of historic sites and structures, including designating additional historic sites subject to the amendment procedures in Chapter 19.90 of this code. (Ord. 1473 (part), 2001; Ord. 1401 § 2, 1997; Ord. 1308 § 2, 1995; Ord. 1202 § 1, 1992; Ord. 1137 § 2, 1990; Ord. 1079 § 2, 1989; Ord. 958A § 1, 1986; § 1 of Ord. passed 3/20/85; prior code § 22-34-2)

19.86.030 Conditional use permit required.

A. A conditional use permit is required for any modifications to a historic site or

structure, including modifications to the landscaping, fencing or appearance of any lot, or demolition, construction, alteration, relocation, improvement or conversion of a historic site.

B. Applications for a conditional use permit on a historic site shall be made in the manner and subject to the procedures and requirements set forth in Chapters 19.78 and 19.84 of this title. To the extent that the requirements of this chapter and Chapters 19.78 and 19.84 are inconsistent, the requirements of this chapter shall prevail. (Prior code § 22-34-3)

19.86.040 Noncomplying conditional uses.

The planning commission shall not approve a conditional use for a historic site which would be contrary to the purposes of this chapter by adversely affecting the architectural significance, the historical appearance, or the educational and historical value of the site unless all the following conditions have been met:

A. The application meets the requirements for a conditional use permit set forth in Chapters 19.78 and 19.84;

B. The application meets all the requirements of the base zone in which the property is located;

C. The application has been pending before the planning commission for a period of at least one year. (Prior code § 22-31-4)

19.86.050 Site modification.

The planning commission may modify all yard, parking, landscaping, height and other requirements of the base zone, as necessary to fulfill the purpose of this chapter. In so doing, the nature and character of adjacent properties shall be considered to ensure that the health, safety, convenience and general welfare will not be impaired. The planning commission may establish development criteria to control impacts associated with the heaviest permitted use in the base zone, including, but not limited to, noise, glare, dust or odor. (Prior code § 22-31-5)

19.86.060 Additional uses for historic sites.

A. Residential, Forestry and Agricultural Zones. The planning commission may approve any of the following uses for a historic site in addition to the permitted and conditional uses allowed in the agricultural, forestry or residential zone in which the site is located:

1. Antique shop;
2. Art shop;
3. Boardinghouse;
4. Child nursery;
5. Dental office or clinic;
6. Dwelling, single, two, three, four or multiple-family;
7. Nursing home;
8. Office;
9. Private educational institution;
10. Reception centers;
11. Restaurant;
12. Other uses of similar intensity to the above.

B. Commercial and Manufacturing Zones. The planning commission may approve any use listed in the commercial and manufacturing zones of the county zoning ordinance for

a historic site located in a commercial or manufacturing zone. (Prior code § 22-34-6)

19.86.070 Interpretation of chapter.

This chapter does not guarantee the right of any person, firm or corporation to any provision of this chapter. (Prior code § 22-34-7)