



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

**To:** Salt Lake City Historic Landmark Commission  
**From:** Lex Traughber – Senior Planner  
(801) 535-6184 or lex.traughber@slcgov.com  
**Date:** December 7, 2017  
**Re:** Petition PLNHLC201-00850, Relocation of 665 E. Ely Place

## RELOCATION OF A CONTRIBUTING STRUCTURE IN A LOCAL HISTORIC DISTRICT

**PROPERTY ADDRESS:** 665 E. Ely Place  
**PARCEL ID:** 16-05-353-014  
**HISTORIC DISTRICT:** Central City Historic District  
**ZONING DISTRICTS:** FB-UN2 (Form Based Urban Neighborhood District) &  
H – Historic Preservation Overlay District  
**MASTER PLAN:** Central Community Master Plan – Medium and Low Residential/Mixed-Use

### REQUEST:

A request by Trolley Square Ventures, LLC, to relocate the structure located at 665 E. Ely Place to 582 S. 600 East in the Central City Historic District. Please see “Attachment A” which shows the proposed move. The property where the structure is currently located is zoned FB-UN2 (Form Based Urban Neighborhood District). The property where the structure is proposed to be relocated is zoned CN (Neighborhood Commercial District). The building is a contributing structure in the Central City Historic District.



**RECOMMENDATION:**

Planning staff recommends that the Historic Landmark Commission approve the request as the proposal meets the standards for a Certificate of Appropriateness for relocation of a contributing structure outlined in zoning ordinance section 21A.34.020(I) and discussed in Attachment E – “Analysis of Standards” of this staff report, subject to the following condition:

- 1. The applicant shall comply with all City Department comments and requirements as noted in this staff report and in the attached written comments (Exhibit F).

**BACKGROUND AND PROJECT DESCRIPTION:**

According to the most recent Central City survey completed in 2013, the structure on the property is rated “EC” or Eligible Contributing. The property is located on Ely Place and abuts the parking lot that fronts on 600 South that serves the Trolley Square complex. Ely Place/Sego Avenue bisects the block from east to west, between 600 and 700 East. The subject building is located on the interior of the block Ely Place and is relatively obscured by vegetation and fencing. The proposed location for the structure is on the very visible corner of 600 South and 600 East. Please see the “Vicinity Map” – Attachment A.

In November of 2016, the applicant applied to the City with a proposal to demolish the subject structure. Subsequently, on April 20, 2017, the HLC denied the applicant’s petition for demolition. At that juncture, the applicant’s course of further action was twofold; they could either pursue the Economic Hardship process outlined in the zoning ordinance or they could apply to relocate the subject structure. In this case, the applicant chose the relocation option, hence the current request.

**KEY ISSUE DISCUSSION:**

The property where the building is proposed to be relocated is approximately 0.103 acres (4,487 square feet) in size and is zoned CN (Neighborhood Commercial District). The applicant has indicated that the building will be a mixed-use project; the CN zone allows for this use. There is no minimum lot size in the CN zone, therefore there is adequate acreage for the relocated structure. Should the relocation request be approved by the HLC, the applicant will be required to meet all zoning requirements of the CN zone, including off-street parking.

The applicant has provided a site plan and elevations for the relocated structure (Attachment D). While the site plan and elevation drawings are helpful from a visual standpoint, it is the question of relocation that is relevant at this time. Please note, the applicant is proposing an addition to the structure in the new location. Should the applicant decide to pursue this feature, further review and approval by Planning Staff and/or the HLC will need to take place prior to the issuance of a Certificate of Appropriateness for the addition and any other exterior modifications proposed. As stated previously, the project must meet all zoning requirements for the CN zone, including off-street parking. Having reviewed the submitted documents, it appears that the proposed relocation is feasible from a zoning perspective.

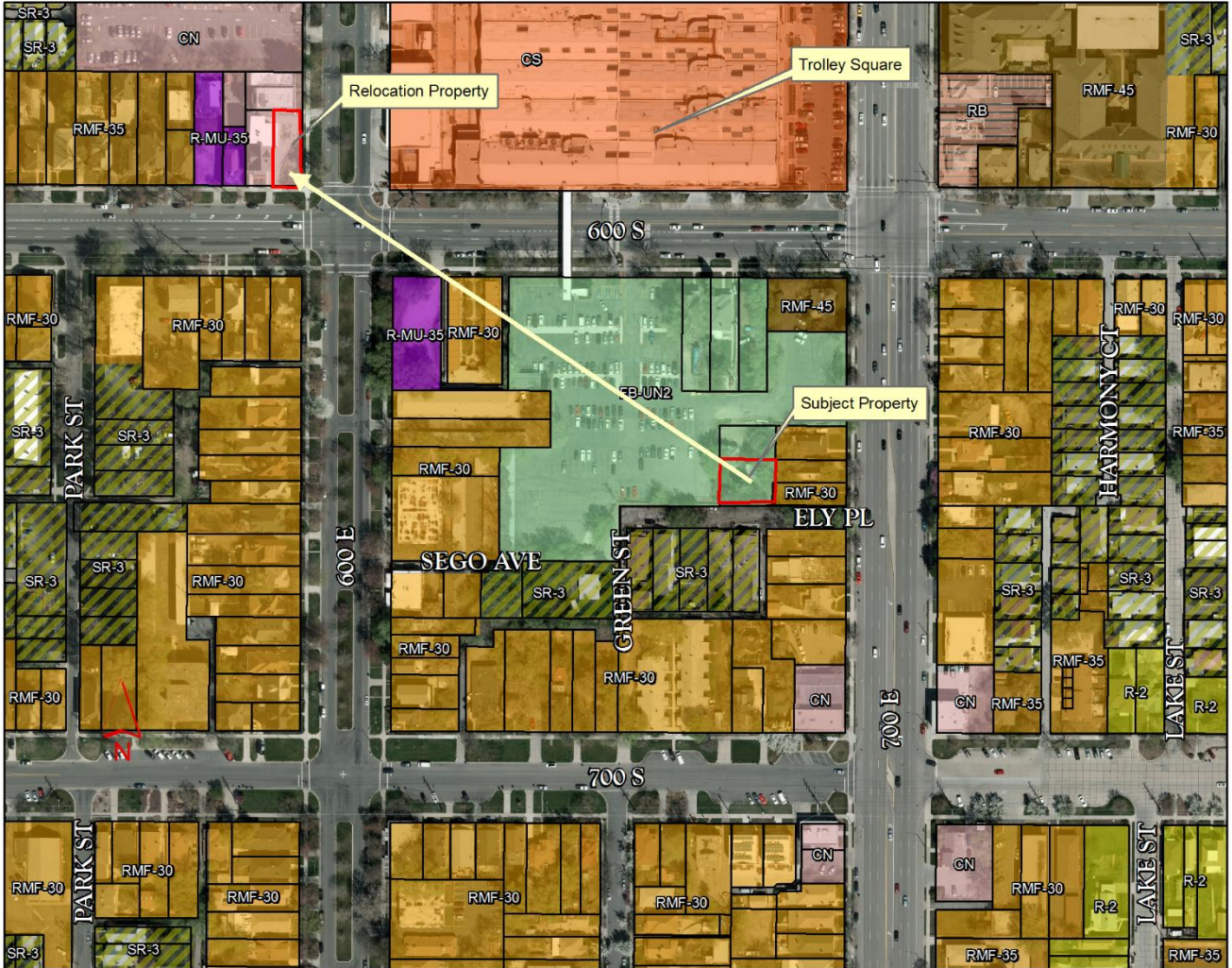
**NEXT STEPS:**

Should the Historic Landmark Commission approve the relocation request, a Certificate of Appropriateness would be issued by Planning Staff. Subsequently, the applicant would need to work with the Permits office to obtain a permit for the move.

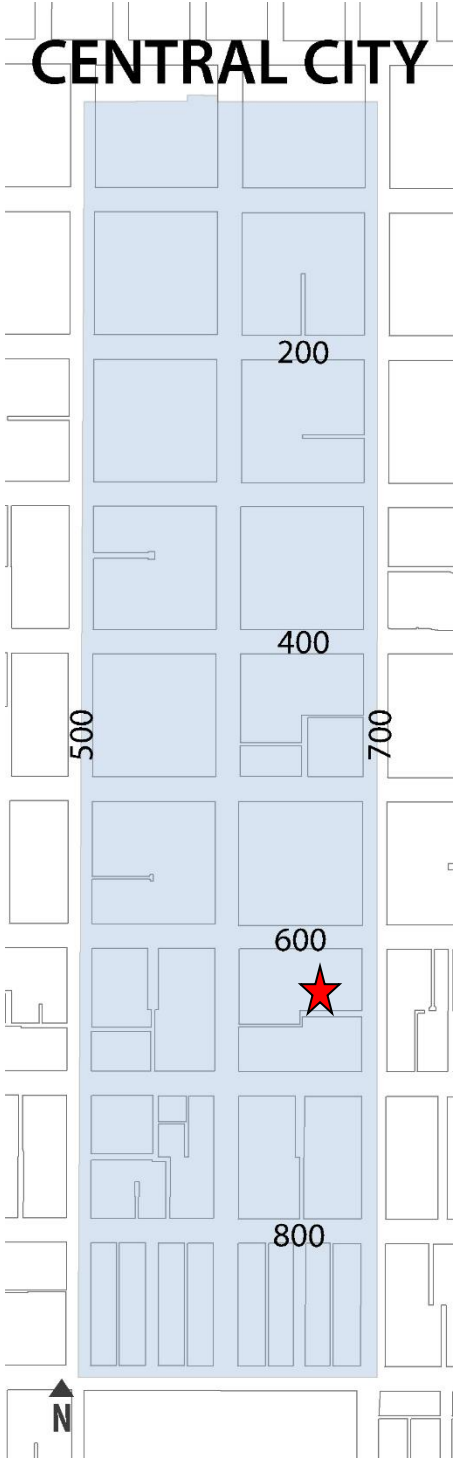
**ATTACHMENTS:**

- A. Vicinity Map
- B. Historic District Map
- C. Applicant Information
- D. Site Plan & Elevations
- E. Analysis of Standards
- F. City Comments
- G. Public Process and Comments

# ATTACHMENT A: VICINITY MAP



**ATTACHMENT B: HISTORIC DISTRICT MAP**



**★ *Approximate Project Location***

# **ATTACHMENT C: APPLICANT INFORMATION**

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## DESCRIPTION OF PROPOSAL

It is proposed that the herein described building, located at 665 East Ely Place, be dismantled and removed from its foundation by professional house restoration specialists and relocated and rebuilt at 600 South and 600 East, parcel No. 16- 053-353-014, and more particularly described as:

“Beginning 107 feet West from the SE corner of lot 7 of Block 18 Plat B SLC Survey and West 77.75 feet thence North 66 feet thence East 82.06 feet thence South 33 feet thence West 4.31 feet thence South 33 feet to the point of beginning. Also beginning 7 rods West from the NE corner of Lot 8, Block 18, Plat B, SLC Survey; South 1 foot; West 69.25 feet; North 1 foot; East 69.25 feet to the point of beginning.”

The proposed new lot is located in a CN (Neighborhood Commercial) zone. See Section 21A.26.020 The relocated house as platted meets the minimum front yard requirements, the minimum interior side yard requirements and the minimum back yard requirements of the CN zone. The proposed lot is located at 600 South 600 East, Salt Lake City, Utah, parcel No, 16-06-477-028 and contains 4,356 square feet. This location is approximately 400 yards directly West of the current location. See attached photos.

It is the owner’s opinion that this house cannot be lifted off its foundation and relocated based upon the following study:

“Based on the limited evaluation and observation completed for this residential structure, it is our opinion that the structures lack the necessary strength and construction detailing to resist significant seismic (earthquake) or wind forces. It also has a severely deteriorated roof structure, floor structure and foundation system. Beams supports for floor beams have been removed and sections of the floor remain unsupported. Interior and exterior walls have been exposed to water and are moldy and rotten. Mortar between brick veneer and rocks in the foundation has deteriorated and is soft. Cracks in the unreinforced stone or adobe walls with brick veneer occur in multiple locations. To rehabilitate this structure would require a significant tear down of existing elements in order to support gravity loads (code prescribed dead loads, live loads and roof snow loads) and resist some specified level of seismic force. There are (2) wood framed sheds on this site that also appear to be safety concerns. The roof joists are severely sagging and the bearing walls do not appear to be plumb. There does not appear to be a continuous foundation around the perimeter walls. The roofing has deteriorated and it appears that structural members are in poor condition. To rehabilitate these sheds would require a complete tear down of existing elements in order to support gravity loads (code prescribed dead loads and roof

snow loads) and resist some specified level of wind and seismic force. See attached photos. As the owner moves forward with considerations of future use, remodel, renovation, rehabilitation or tear down of this residential structure and sheds, more detailed evaluation and analysis methods are available and may be employed if additional detailed information is needed or desired during the decision making process.” See Exhibit 1C Prescott Muir Architect Demotion/Relocation Study.

This particular house should be demolished and it is the owner’s opinion this house meets the Hardship Test set forth in Section 21A.34.020 (K). Nevertheless, the owner has sought out seasoned professional house restoration specialists and created a plan to dismantle the house, some would say “brick by brick” and move the house to a new location. This can only be done at great expense.

The house will be relocated in the same Historic District. See attached map.

## PROPOSED REUSE OF CLEARED LOT

The cleared lot, parcel No. 16-053-353-014 will be immediately build upon when construction begins on the South Trolley Square development. This is scheduled to begin in the Spring of 2018. At present, the cleared lot will be used to build a underground and above ground parking terrace with attached townhouses or apartments. The building is shown on the current site plan as building E. See attached site plan.



# RELOCATION STUDY

PRESCOTT MUIR ARCHITECTS

171 WEST PIERPONT AVENUE  
SALT LAKE CITY, UTAH

# MEMO

DATE: 11.18.16

**TO:** Douglas F. White  
3282 South Sunset Hollow Dr.  
Bountiful, Utah 84010

**FROM:** Jay Lems

**PROJECT:** Trolley Square Study

**RE:** Parcel 014 Demolition Application

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## Application Requirements Completed and Attached:

- Aerial photograph w/ photographic key
- Photographs of existing conditions, streetscape, surrounding structures,
- Structural report on existing structures w/ written and photographic documentation of existing structural deficiencies.

## Application Requirements Still Needed:

- From Owner: Completed Demolition Application
- Historic photographs of buildings, if required by Planning
- From Owner: Project summary memo describing reuse of cleared, and conditions of building when acquired, and stating that the structures have been kept secured and boarded since acquired.
- From Owner: Economic Hardship Application, including Submittal Requirements (from Owner, General Contractor, Real Estate Consultant, and Appraiser), listed below:
  1. Indicate if there was knowledge of the landmark designation at the time of acquisition or whether the property was designated subsequent to acquisition.
  2. Provide a list of economic incentives and/or funding available through federal, state, city, or private programs
  3. Show current level of economic return on the property by providing the following information
    - a. Amount paid for the property, the date of purchase, the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant, and the person from whom the property was purchased.
    - b. The annual gross and net income, if any, from the property for the previous three (3) years; itemized operating and maintenance expenses for the previous three (3) years; and depreciation deduction and annual cash flow before and after debt service, if any, for the previous three (3) years
    - c. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, during the previous three (3) years
    - d. Real estate taxes for the previous four (4) years and assessed value of the property according to the two (2) most recent assessed valuations by the Salt Lake County assessor
    - e. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property

- f. the fair market value of the property immediately prior to its designation as a landmark site and the fair market value of the property as a landmark site at the time the application is filed
  - g. Form of ownership or operation of the property, i.e., sole proprietorship, for profit corporation or not for profit corporation, limited partnership, joint venture, etc.
  - h. Any state or federal income tax returns on or relating to the property for the previous two (2) years
4. Show the marketability of the property for sale or lease, considered in relation to any listing of the property for sale or lease, and price asked and offers received, if any, within the previous two (2) years. This determination can include testimony and relevant documents regarding:
  - a. Any real estate broker or firm engaged to sell or lease the property
  - b. Reasonableness of the price or rent sought by the applicant
  - c. Any advertisements placed for the sale or rent of the property
5. Show the infeasibility of alternative uses that can earn a reasonable economic return for the property as considered in relation to the following:
  - a. [provided by PMA]
  - b. Estimate of the cost of the proposed construction, alteration, demolition or removal, and an estimate of any additional cost that would be incurred to comply with the decision of the historic landmark commission concerning the appropriateness of proposed alterations
  - c. Estimated market value of the property in the current condition after completion of the demolition and proposed new construction; and after renovation of the existing property for continued use
  - d. Testimony of ...developer, real estate consultant, appraiser, [and general contractor] as to the economic feasibility of rehabilitation or reuse of the existing structure.

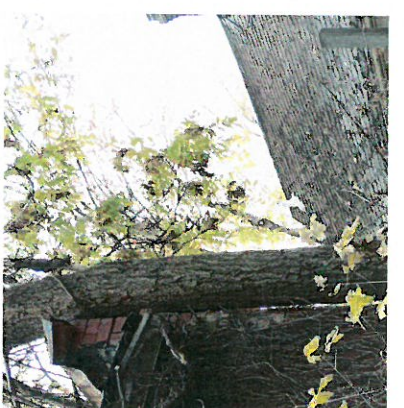
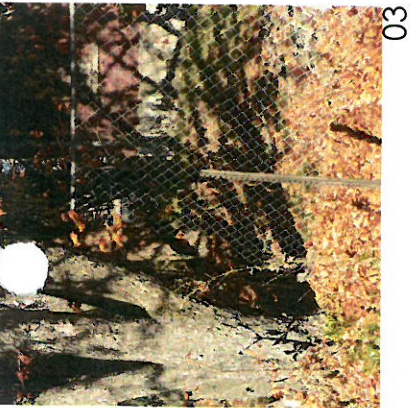
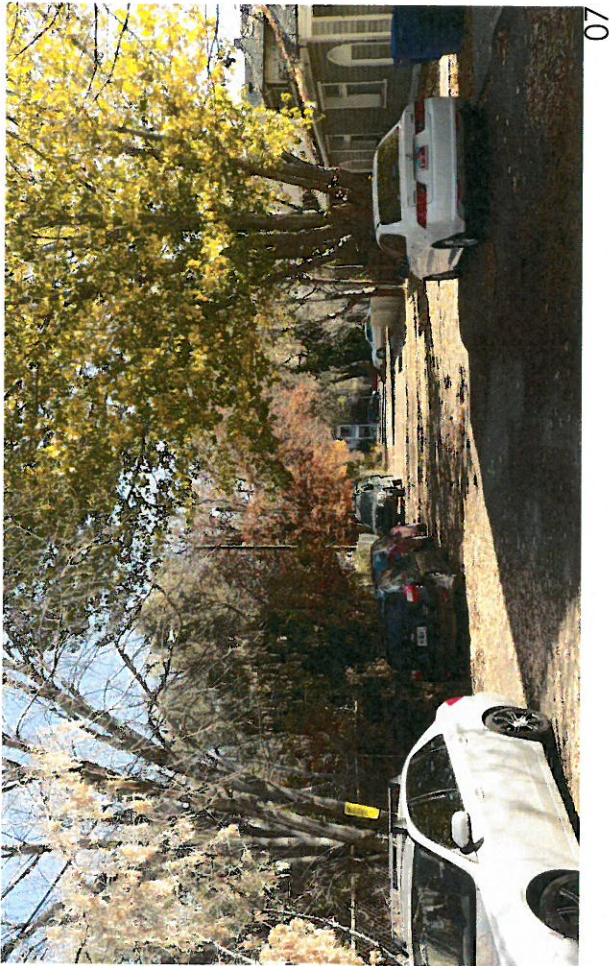
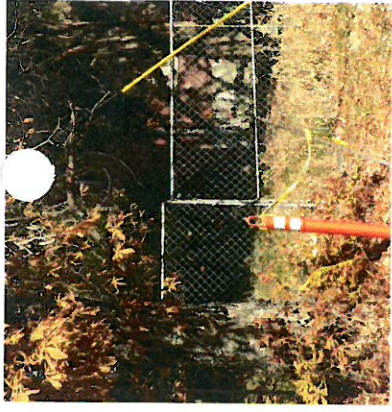
**Subsequent documents to be Produced Once all Documentation Above Has Been Compiled:**

- From PMA: Executive Summary including summary of case for demolition, addressing the Standards for Demolition of a Contributing Structure, referencing the key elements of exhibits above.

Attachments:

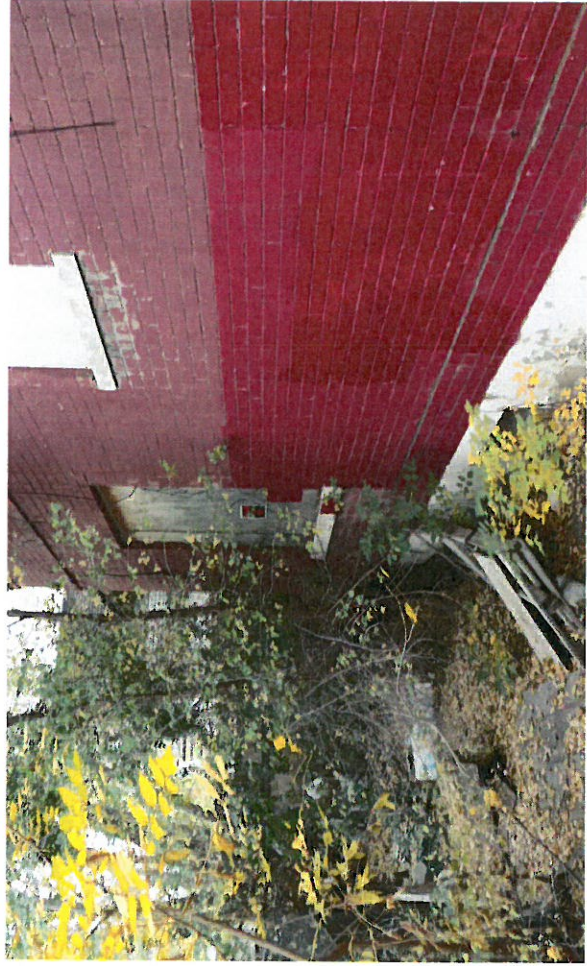
- Demolition Application
- Economic Hardship Application
- Aerial photograph w/ photographic key
- Photographs of existing conditions, streetscape, surrounding structures,
- Structural report on existing structures w/ written and photographic documentation of existing structural deficiencies.



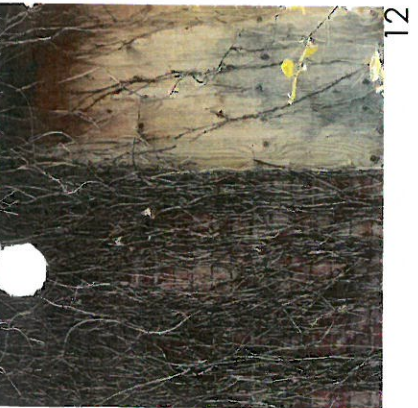




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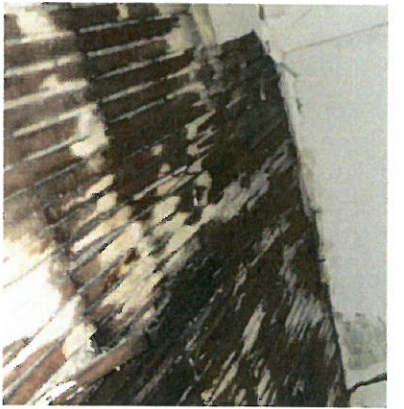
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November 8, 2016

Mr. Jay Lems, AIA  
Prescott Muir Architects  
171 West Pierpont Avenue  
Salt Lake City, UT 84101

Re: Limited Structural Evaluation of Trolley Square Property 353-014  
632 E 700 S, SLC, UT  
ARW Project: 15426

Dear Jay:

At your request we have completed a limited structural evaluation and observation of the existing residential structure and site structures located at the address noted above. The purpose of the evaluation was to determine in a very cursory way the structural condition of the existing building and site structures. Neither advanced analysis techniques nor observation of existing structural elements by removing finished materials were performed as part of this limited visual evaluation. This evaluation only refers to structural elements, conditions and concerns. Architectural, Mechanical, Electrical or other important building factors are beyond the scope of this evaluation and report. The observation visit to the existing buildings was completed on October 24th, 2016 in your presence.

### **Evaluation Process**

The limited structural evaluation was accomplished by the following: 1) A site observation of the existing conditions visually reviewing any visible structural conditions such as materials, structural element types, general sizes and limited observation of framing connections. The site observation did not include the removal of any finished material or surfaces to view obscured structural elements. 2) Using engineering experience from multiple previous building evaluations, reasoned assumptions regarding the existing building structural condition were made in order to provide "next step" recommendations to the owner. As noted above, the evaluation process was intended to be cursory and preliminary. Detailed investigations, modeling and analysis were not completed. Additional in-depth evaluation alternatives are available if deemed necessary by the owner.

### **Building Description**

The residential home is located at the address noted above. The original building appears to have been constructed in 1910 based on information the owner obtained from the county assessor. The estimated building area is approximately 680 square feet on the main floor. The building has a partially excavated



basement/crawl space. The structure is constructed of materials typical to construction at the time the building was completed, namely wood floor joists and roof joists supported by unreinforced stone or adobe walls with brick veneer.

The foundation system consists of rock foundation walls. It is unlikely that there are concrete footings beneath the rock foundation walls. Solid sawn wood timber posts are used to support the floor joist in the middle of the floor. The posts do not appear to be supported by any type of footing and are not adequately attached to the floor framing. The exterior walls of the building were constructed using unreinforced stone or adobe with a 4" brick veneer. The interior walls were covered with lath and plaster or gypboard. The main floor is also wood framed and covered with lath and plaster or gypboard. The sloping roof framing consists of wood rafters that slope towards the south side of the building.

### **Building Evaluation Results**

There was limited access to structural elements while conducting the visual observation. Observing and reviewing the walls, roof and floors seems to indicate that most of the structure has been poorly maintained and severely exposed to the elements. At the south-east corner of the structure there appears to be excessive damage to the walls. There are also several sections on the west and south walls where the brick is severely cracked. It is possible that settlement in the foundation has caused the brick veneer and unreinforced stone or adobe wall to separate and settle. The west wall in this area is no longer plumb and the roof framing appears to have settled in the south-west corner. Other exterior walls also show signs of excessive settlement or cracking. The roofing appears to have deteriorated and sections of it are overgrown with grass and other vegetation. Trees around the perimeter of the building have damaged sections of the wall and have allowed water to enter the structure. A complete observation of the structural conditions of other various elements and connections was not observed due to building finishes and safety concerns.

The visual observation indicates that the 1900's home is constructed very similar to other buildings constructed in the same general time period. The perimeter walls are unreinforced stone or adobe and mortar walls with brick veneer. The floor and roof framing is supported by interior and exterior walls by methods that allow for the support and transfer of gravity (vertical) loads but not necessarily lateral and out-of-plane (seismic) forces. Additionally, straight and/or diagonally sheathed floors and roofs similar to those present in similar building structures of this era do not typically have adequate strength to transfer forces through the structure to the exterior walls. The unreinforced block walls will by necessity function as shear walls (elements to transfer lateral forces from the building to the ground). Due to the configuration of the walls without reinforcement, the walls may not perform as needed and could be a life safety issue in a seismic event. The lack of a strong positive tie of the roof and floor framing to the block walls may allow the walls to pull away from the floor and wall framing in a seismic event.

## Conclusions

Based on the limited evaluation and observation completed for this residential structure, it is our opinion that the structures lack the necessary strength and construction detailing to resist significant seismic (earthquake) or wind forces. It also has a severely deteriorated roof structure, floor structure and foundation system. Beams supports for floor beams have been removed and sections of the floor remain unsupported. Interior and exterior walls have been exposed to water and are moldy and rotten. Mortar between brick veneer and rocks in the foundation has deteriorated and is soft. Cracks in the unreinforced stone or adobe walls with brick veneer occur in multiple locations. To rehabilitate this structure would require a significant tear down of existing elements in order to support gravity loads (code prescribed dead loads, live loads and roof snow loads) and resist some specified level of seismic force.

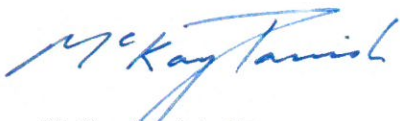
There are (2) wood framed sheds on this site that also appear to be safety concerns. The roof joists are severely sagging and the bearing walls do not appear to be plumb. There does not appear to be a continuous foundation around the perimeter walls. The roofing has deteriorated and it appears that structural members are in poor condition. To rehabilitate these sheds would require a complete tear down of existing elements in order to support gravity loads (code prescribed dead loads and roof snow loads) and resist some specified level of wind and seismic force.

As the owner moves forward with considerations of future use, remodel, renovation, rehabilitation or tear down of this residential structure and sheds, more detailed evaluation and analysis methods are available and may be employed if additional detailed information is needed or desired during the decision making process.

The conclusions and recommendations in this report are only intended for the use of PMA and their current client. It should be understood that this investigation was not exhaustive and that information noted in this report is based on items that are currently visible. The condition and status of the items noted can and will change over time as the structure continues to deteriorate. As additional information becomes available, the conclusions and recommendations contained in this report may need to be re-evaluated and amended.

I would be happy to provide any additional assistance desired.

Sincerely,



McKay Parrish, SE

15426\_ltr\_20161108



**1910 Residential Structure**



**Foundation settlement in South-West corner has caused walls to crack and separate**



**Foundation settlement in South-West corner has caused walls to crack and separate.**



**Walls supporting beams in the floor have been damaged, leaving floor joists above unsupported**



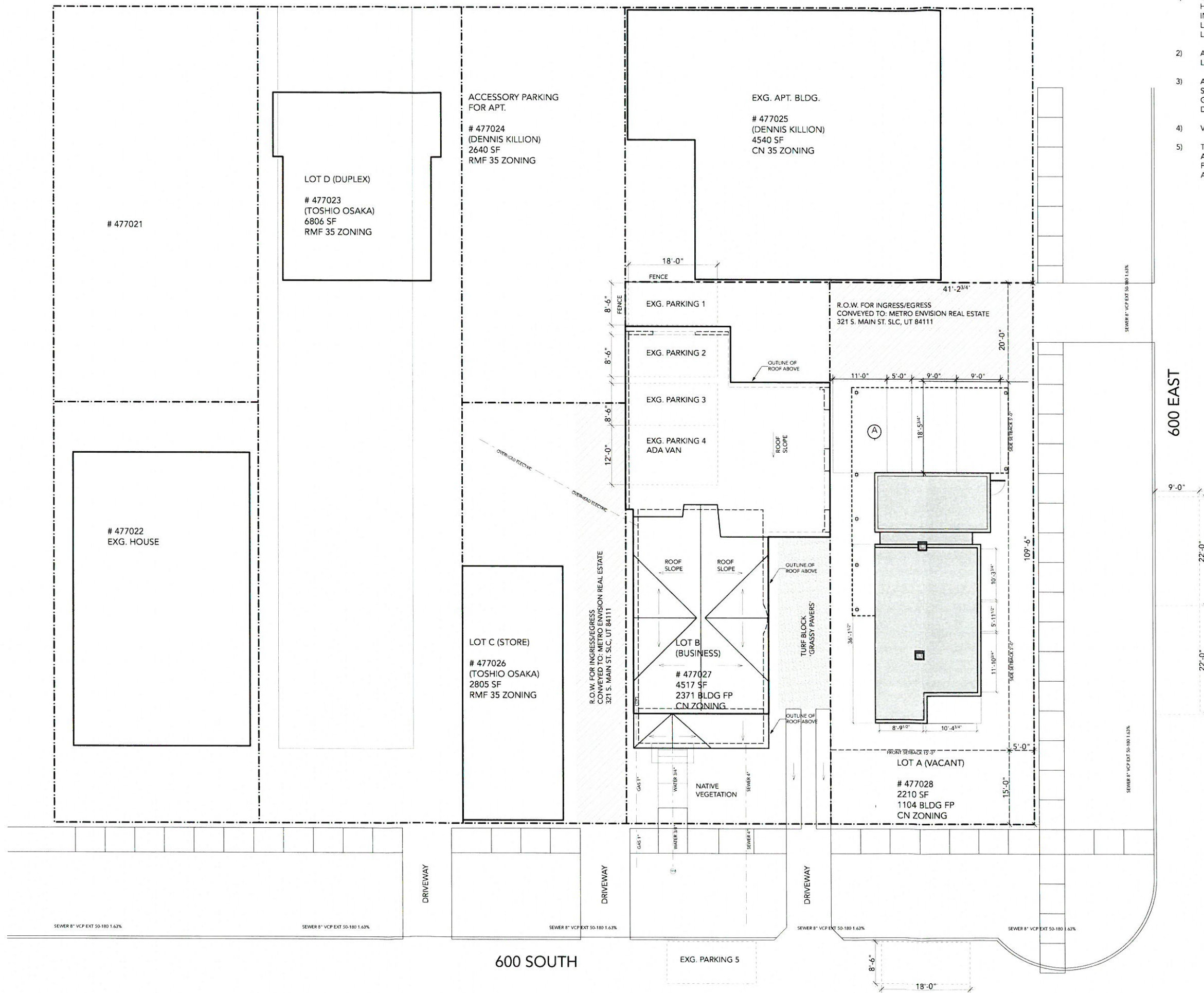
**The roof for the shed is sagging and severely deteriorated**

**ATTACHMENT D: SITE PLAN & ELEVATIONS**

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GENERAL NOTES

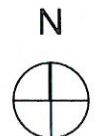
- 1) OUTSIDE ELEMENTS OF CENTRAL AC SYSTEMS HEATING, AND VENTING EQUIPMENT NOT PERMITTED IN REQUIRED FRONT YARD AND SHALL NOT BE LOCATED CLOSER THAN 4 FT TO A SIDE OR REAR LOT LINE
- 2) ALL LANDSCAPE AREAS SHALL BE MAINTAINED WITH / LEAST 1/3 OF THE AREA COVERED BY VEGETATION
- 3) ALL LANDSCAPE AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH ORGANIC MULCHES, ROCKS GRAVEL, OR BOULDERS, AND SHALL HAVE A MINIMUM DEPTH OF THREE INCHES
- 4) VERIFY EXG. CONDITION OF WATER AND SEWER LINE
- 5) TREE PLANTING IN THE PUBLIC WAY REQUIRES APPROVAL FROM BILL RUTHERFORD, SLC URBAN FORESTRY (972-7818) OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL SIGNATURE



600 EAST

600 SOUTH

1 SITE PLAN  
SCALE: 1" = 10'



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ELY PLACE  
 632 S 700 E, SALT LAKE CITY, UT

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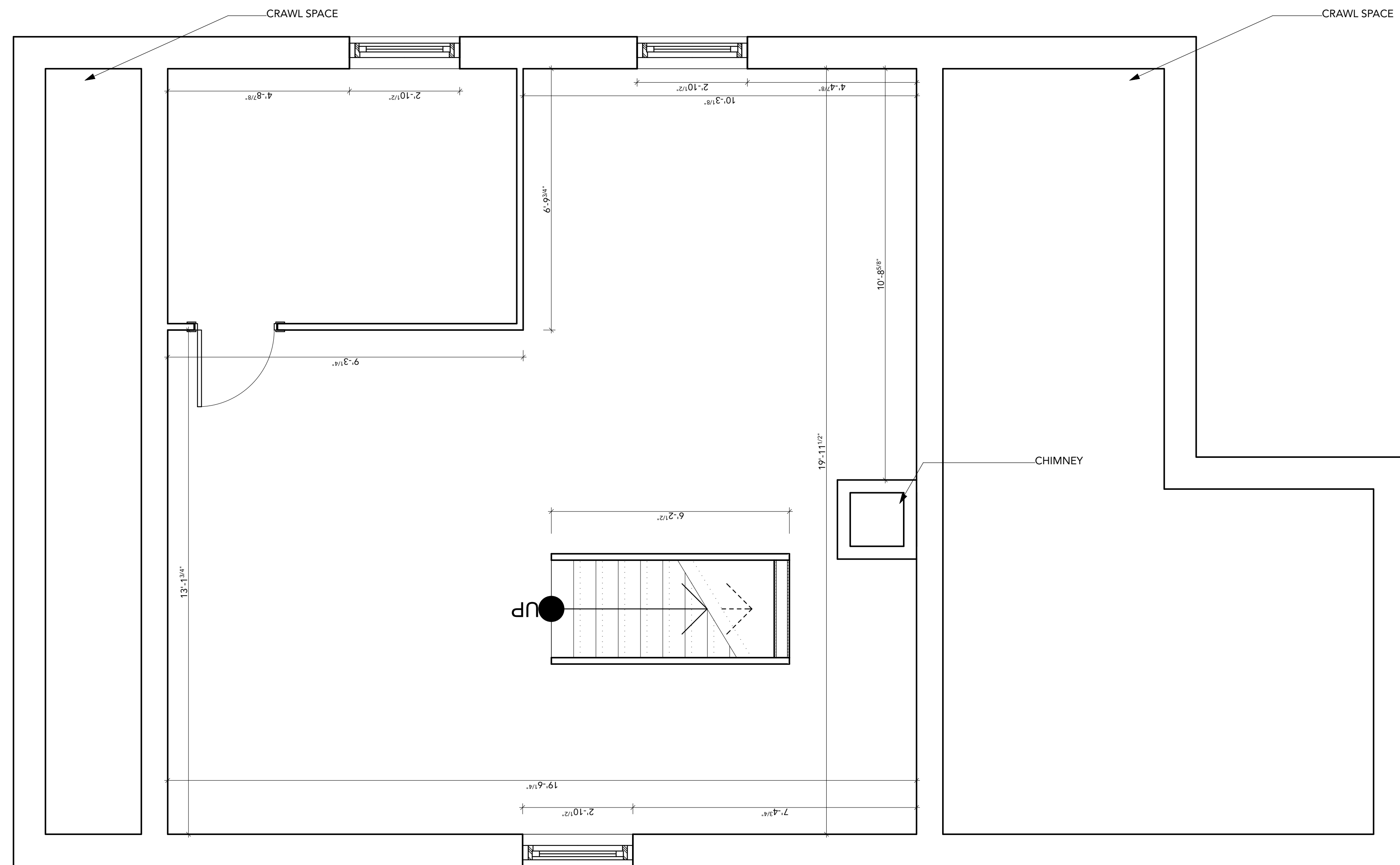
PROJECT PHASE  
 SCHEMATIC DESIGN

DRAWING REVISIONS

SHEET TITLE  
 EXISTING  
 LOWER  
 FLOOR PLAN

SHEET NUMBER

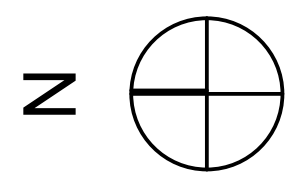
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TOTAL SQUARE FOOTAGE: 390 SF

EXISTING LOWER FLOOR PLAN

SCALE: 1/2" = 1'-0"



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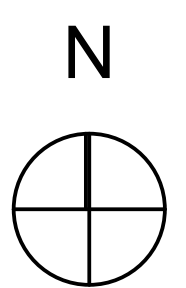
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 SITE PLAN

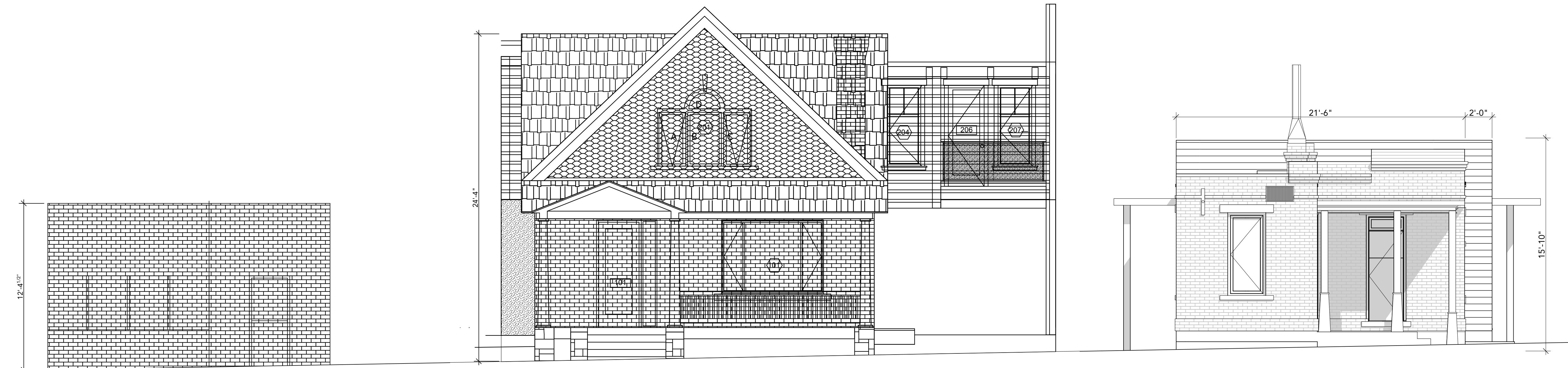
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1 EXISTING SITE PLAN  
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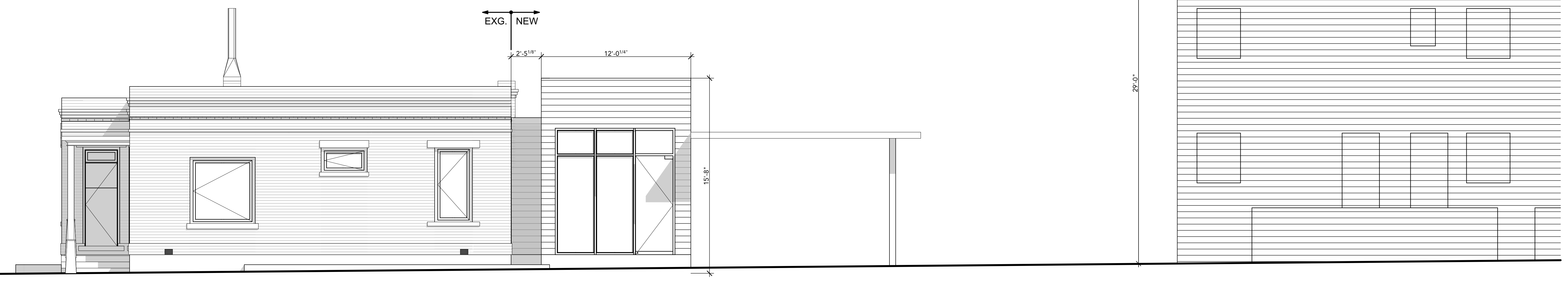
**1** ADJACENT BUILDINGS: SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

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 10/12/17

PROJECT PHASE  
 SCHEMATIC DESIGN

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**2** ADJACENT BUILDINGS: EAST ELEVATION  
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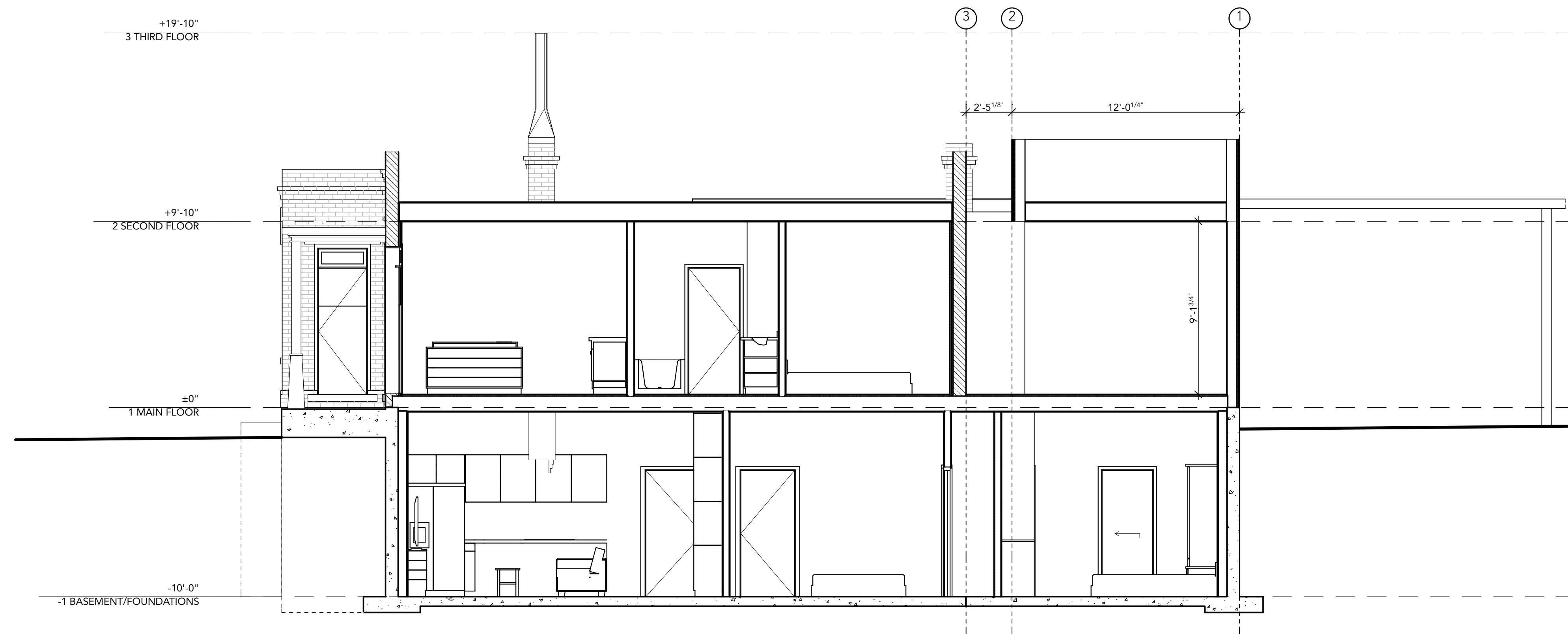
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 ELEVATIONS  
 SUBMITTAL

SHEET NUMBER  
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6TH & 6TH  
 SALT LAKE CITY, UT 84102



1 SECTION  
 SCALE: 1/4" = 1'-0"

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PROJECT PHASE  
 SCHEMATIC DESIGN

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 SECTION

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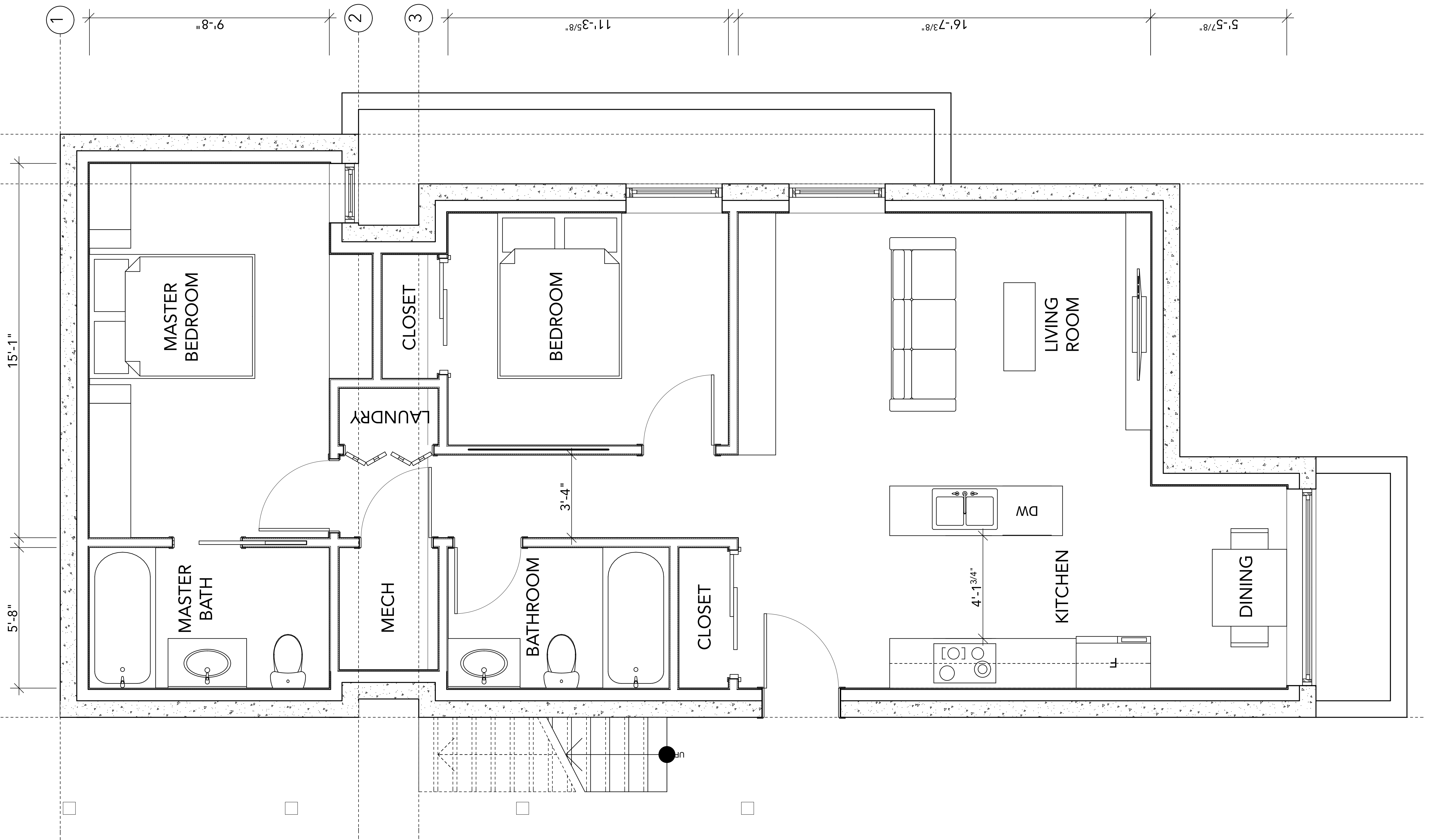
PROJECT PHASE  
 SCHEMATIC DESIGN

DRAWING REVISIONS

SHEET TITLE  
 BASEMENT  
 FLOOR PLAN

SHEET NUMBER

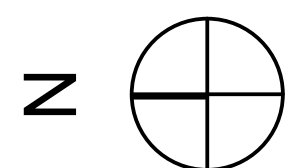
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TOTAL SQUARE FOOTAGE: 871 SF

① BASEMENT FLOOR PLAN

SCALE: 1/2" = 1'-0"



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PROJECT PHASE  
 SCHEMATIC DESIGN

DRAWING REVISIONS

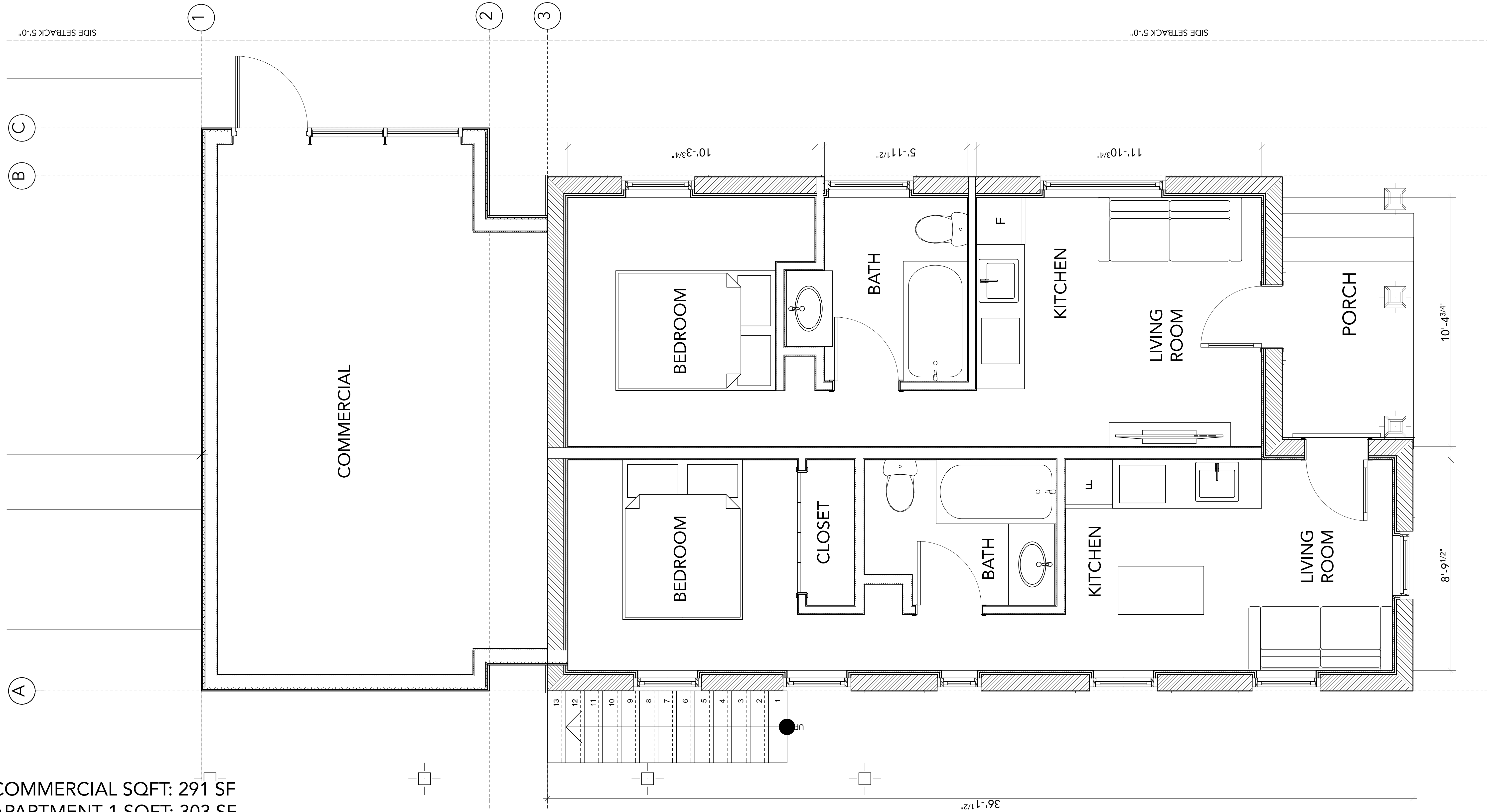
SHEET TITLE

MAIN FLOOR  
 PLAN

SHEET NUMBER

A101

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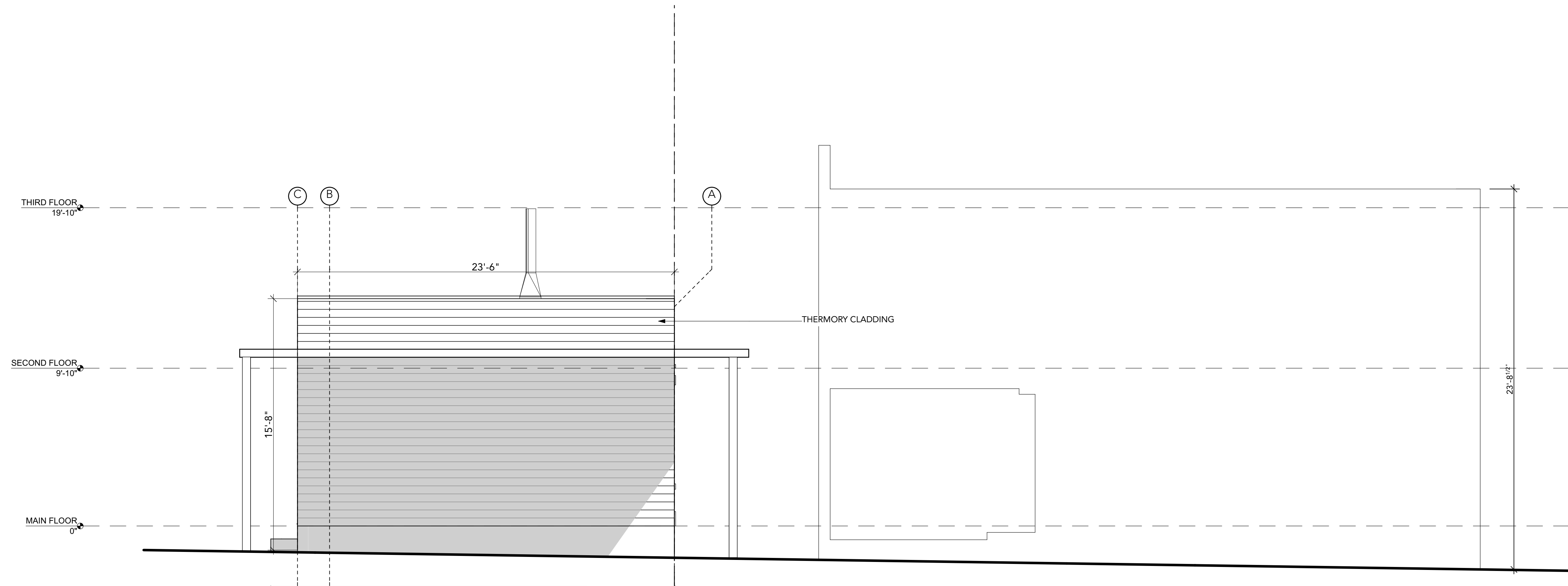


COMMERCIAL SQFT: 291 SF  
 APARTMENT 1 SQFT: 303 SF  
 APARTMENT 2 SQFT: 301 SF

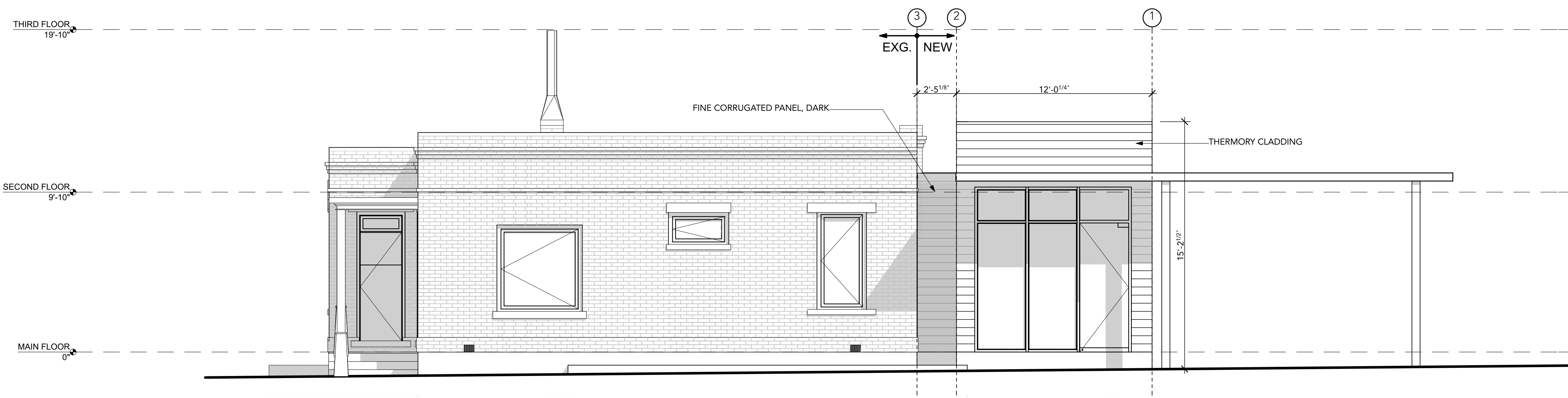
MAIN FLOOR PLAN

SCALE: 1/2" = 1'-0"

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**1 REAR**  
 SCALE: 1/4" = 1'-0"



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PROJECT PHASE  
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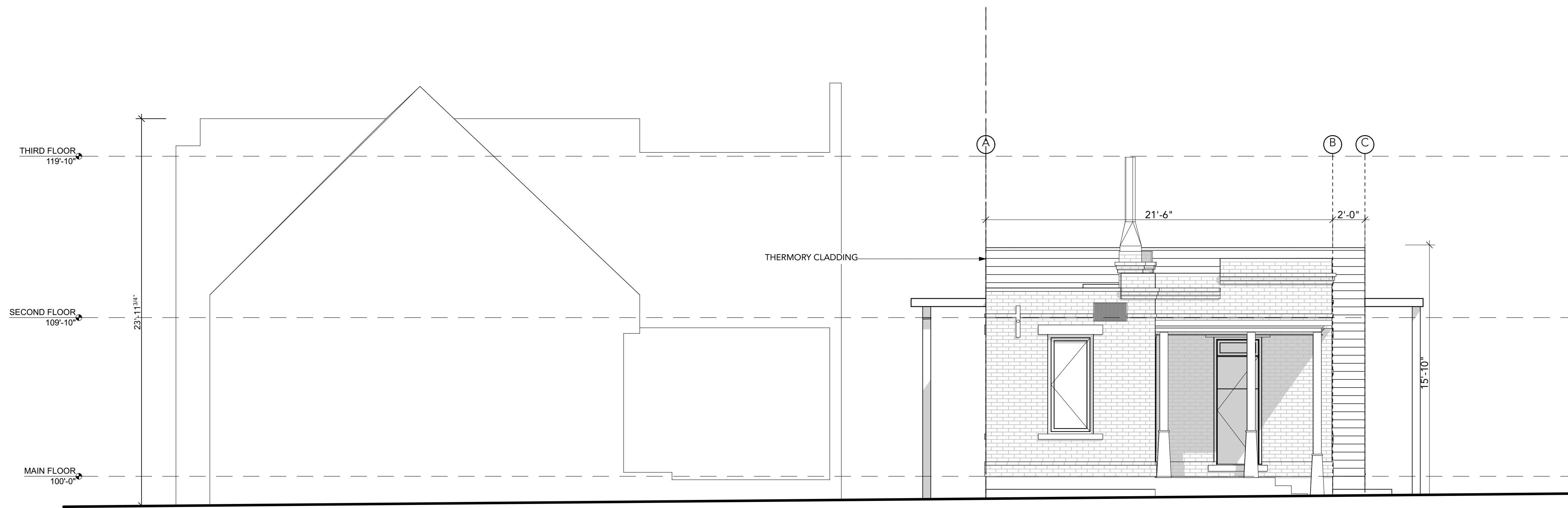
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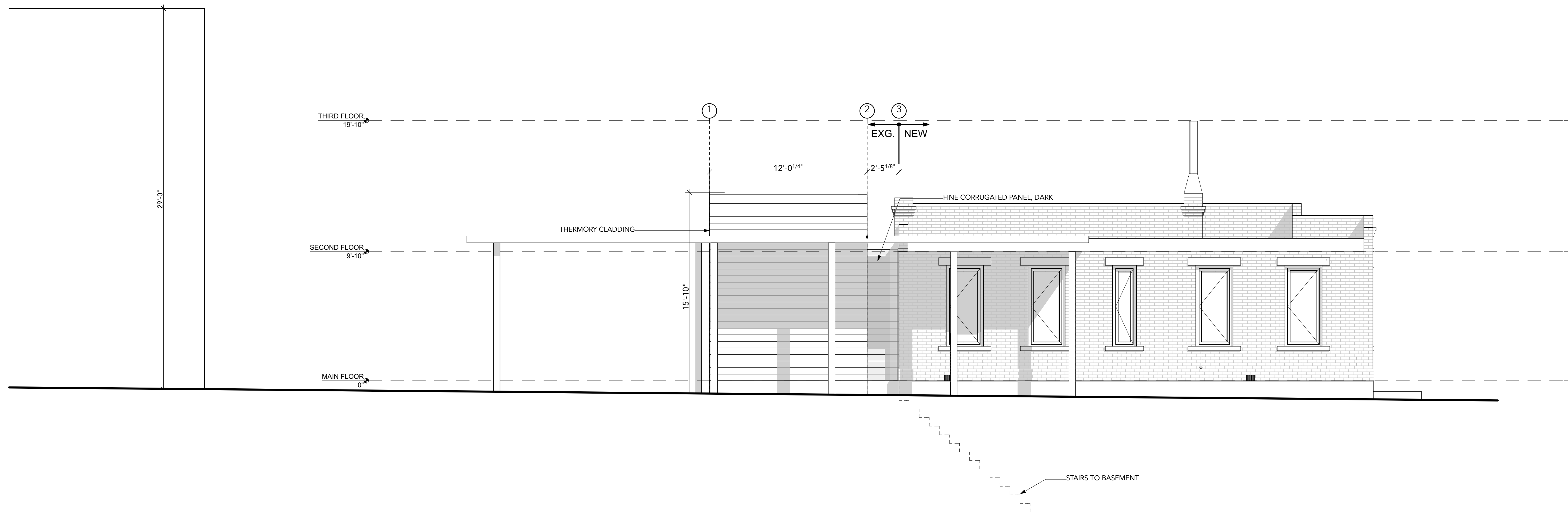
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PROJECT PHASE  
 SCHEMATIC DESIGN

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SHEET TITLE  
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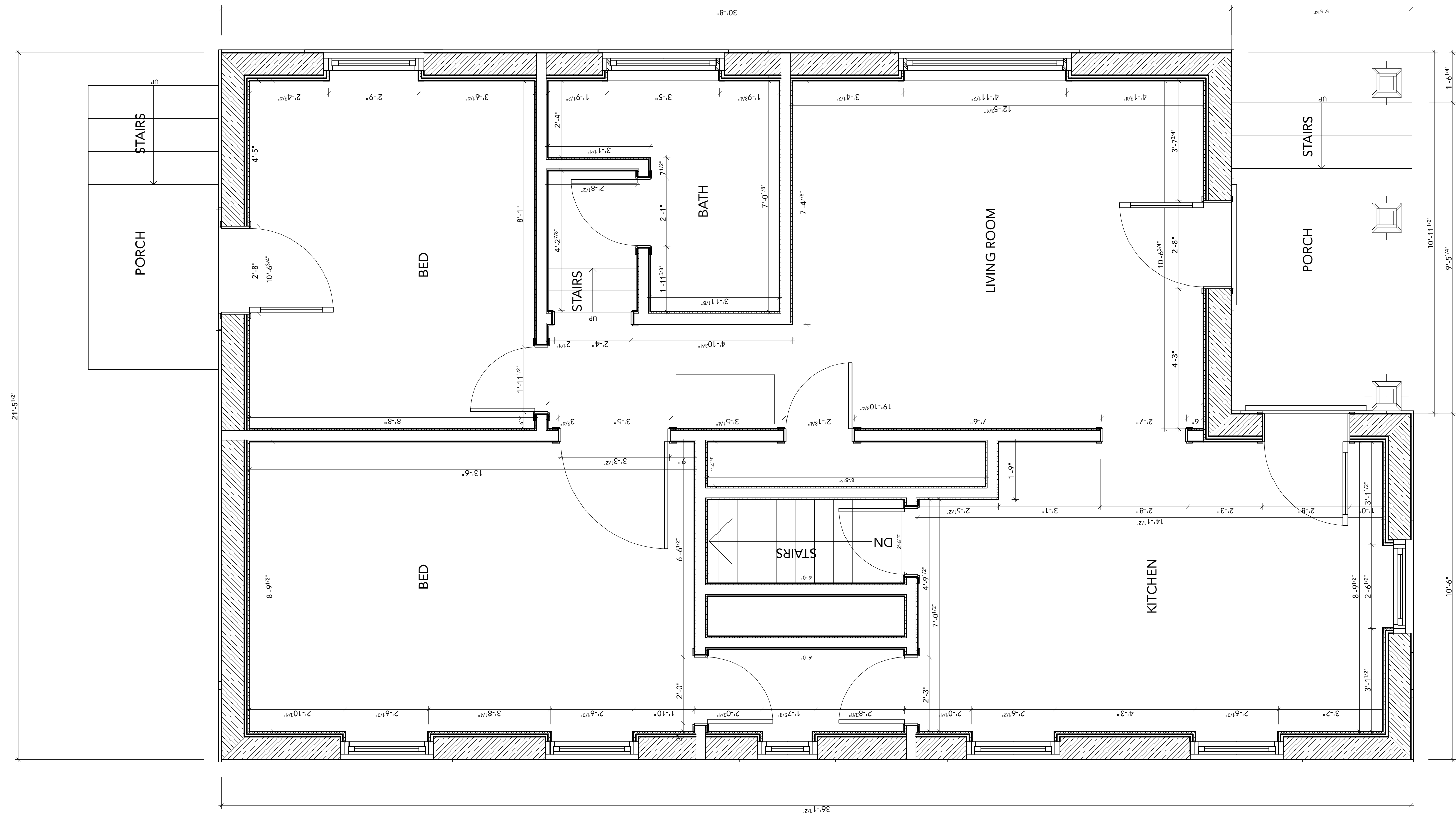
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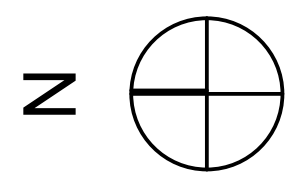
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TOTAL SQUARE FOOTAGE: 629 SF

EXISTING MAIN FLOOR PLAN

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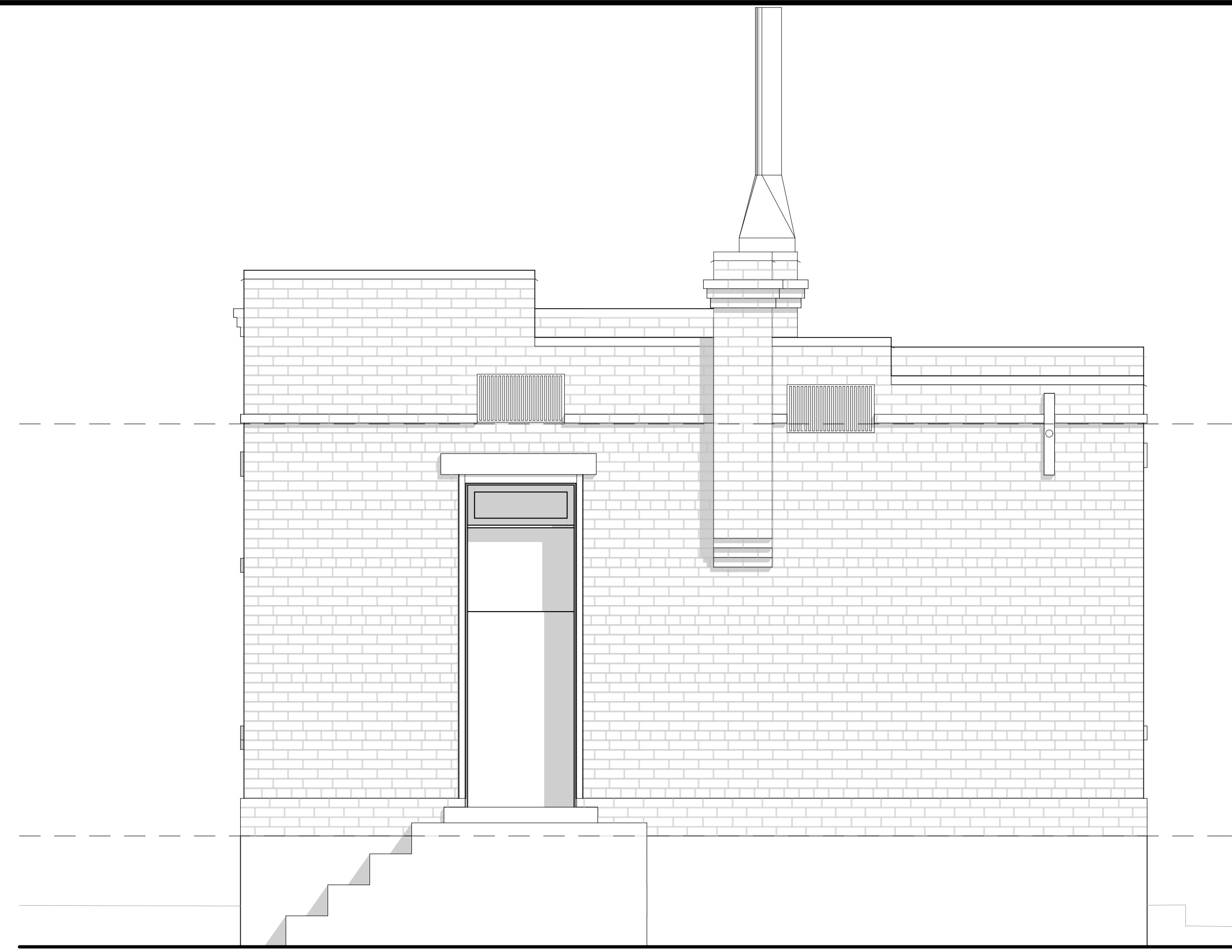
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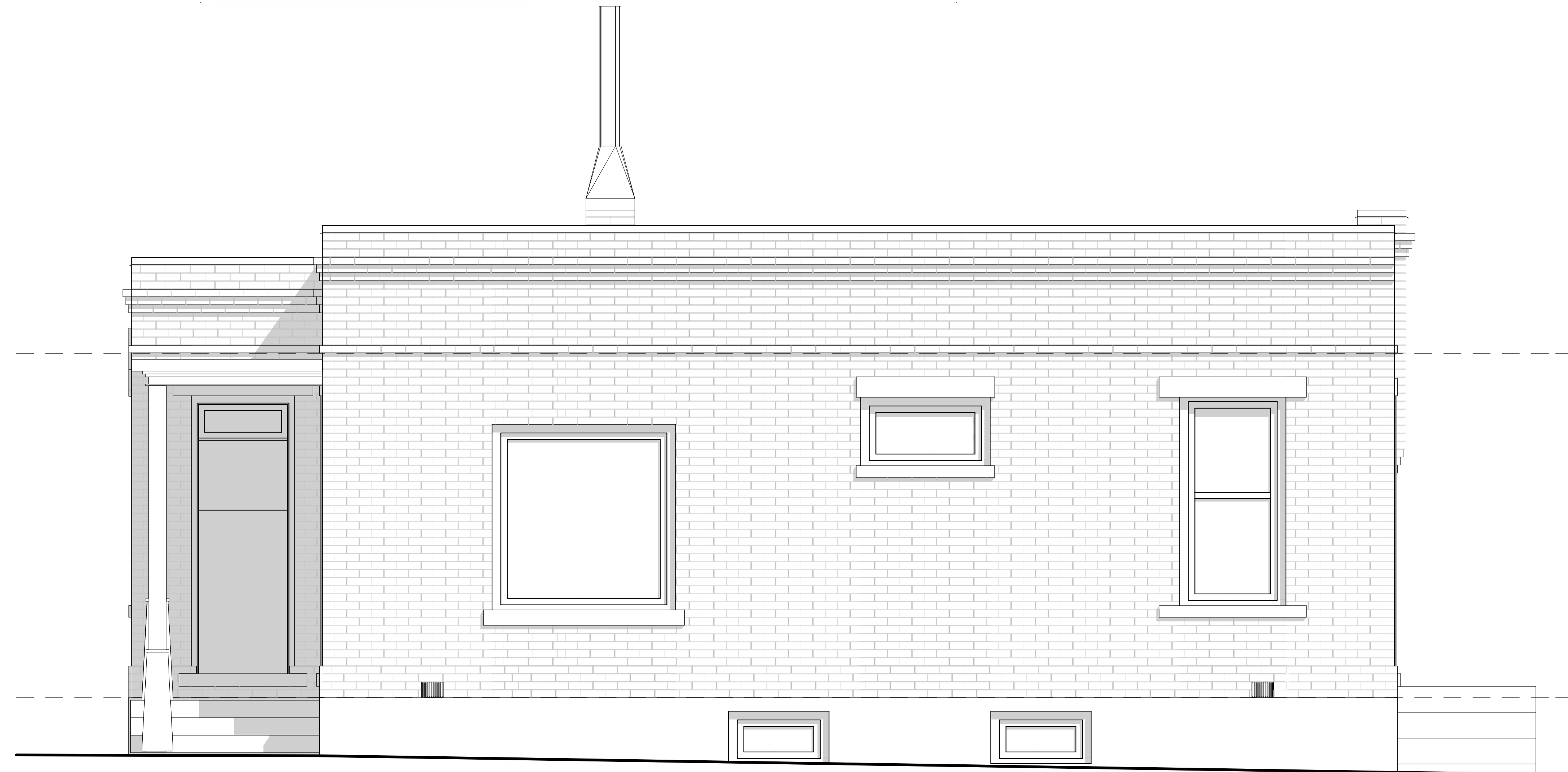
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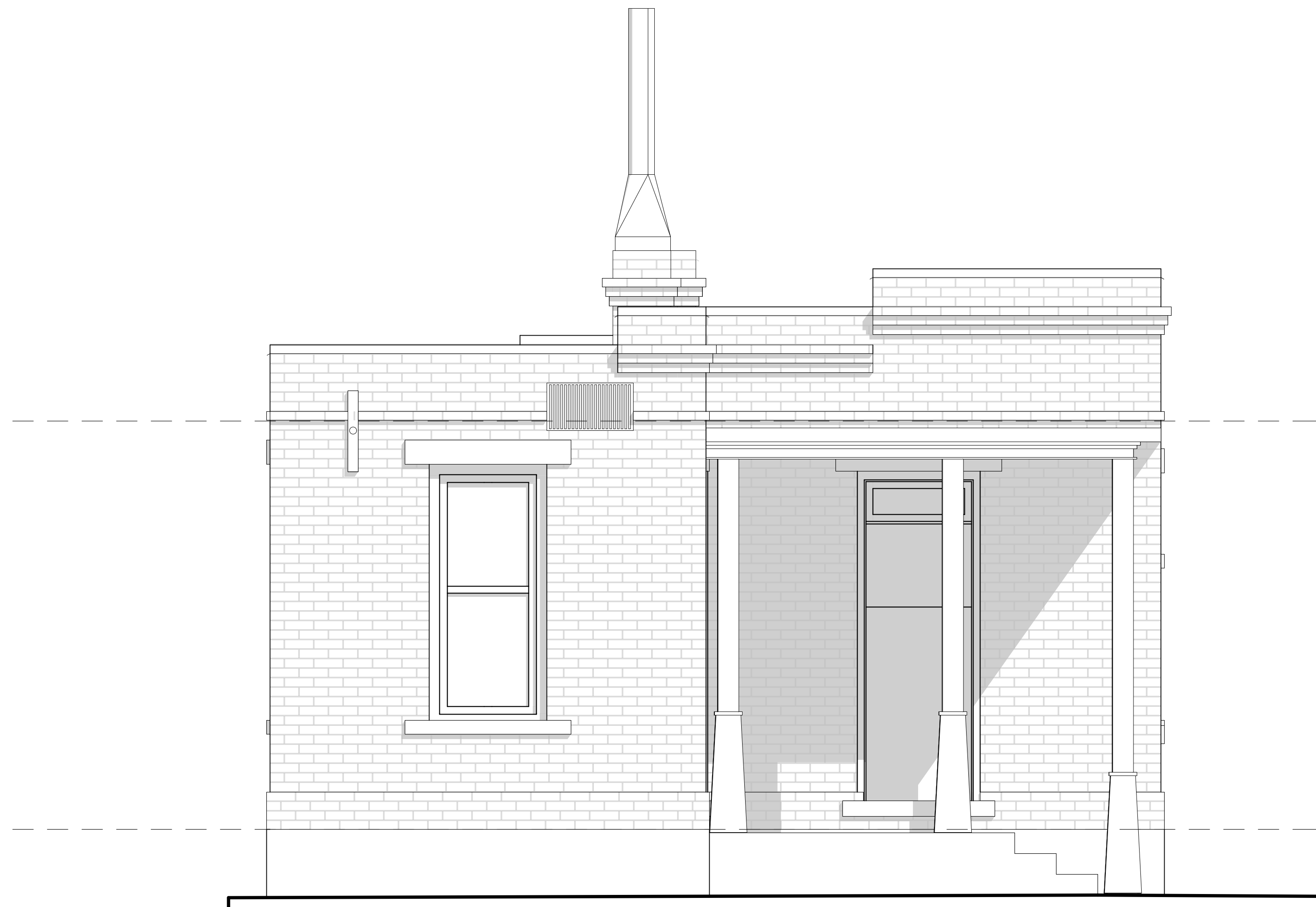
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# **ATTACHMENT E: HISTORIC PRESERVATION STANDARDS**

## **21A.34.020: H HISTORIC PRESERVATION OVERLAY DISTRICT:**

A. Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H - Historic Preservation Overlay District is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

### **21A.34.020.I Building Relocation Standards**

Standards for Certificate of Appropriateness for Relocation of Landmark Site or Contributing Structure: In considering an application for a certificate of appropriateness for relocation of a landmark site or a contributing structure, the historic landmark commission shall find that the project substantially complies with the following standards:

<b>Standards</b>	<b>Finding</b>
<b>Standard 1:</b> The proposed relocation will abate demolition of the structure	The existing structure is in disrepair. The proposed move and relocation will result in the renovation of the structure and significantly decrease the likelihood that it will be demolished in the future. The structure will be disassembled and then assembled on a new foundation at the new location.
<b>Standard 2:</b> The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district	The move will be from an interior block location to a street facing lot in the same local historic district (Central City). The proposed relocation will maintain the physical integrity of the local historical district without diminishing the district boundaries.
<b>Standard 3:</b> The proposed relocation will not diminish the historical or architectural significance of the structure	The historical and architectural significance of the structure will not be diminished by the move and relocation. The proposed location will have higher visibility from the street and should enhance the district as a whole.
<b>Standard 4:</b> The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure	The structure will be disassembled, cataloged and reassembled. Once reassembled, the structure will be reinforced on a new foundation.
<b>Standard 5:</b> A professional building mover will move the building and protect it while being stored	The applicant will be required to hire a licensed and bonded contractor with specialized skills in relocating historic structures to move the building. Specifics on how the building will be relocated to ensure that it is not destroyed, must be submitted in writing to the Planning Director and approved by the City, prior to a relocation permit being issued.

<p><b>Standard 6:</b> A financial guarantee to ensure the rehabilitation of the structure once the relocation has occurred is provided to the city. The financial guarantee shall be in a form approved by the city attorney, in an amount determined by the planning director sufficient to cover the estimated cost to rehabilitate the structure as approved by the historic landmark commission and restore the grade and landscape the property from which the structure was removed in the event the land is to be left vacant once the relocation of the structure occurs</p>	<p>The applicant will be required to provide a financial guarantee at the time of the permit. The applicant has been provided with the necessary paperwork to start the financial guarantee requirement.</p>
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# **ATTACHMENT F: CITY COMMENTS**

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# Work Flow History Report

## 665 E ELY PL

### PLNHLC2017-00850

Date	Task/Inspection	Status/Result	Action By	Comments
10/17/2017	Staff Assignment	Assigned	Traughber, Lex	
10/17/2017	Staff Assignment	In Progress	Traughber, Lex	
10/17/2017	Staff Assignment	Routed	Traughber, Lex	
10/25/2017	Fire Code Review	Complete	Christensen, Kenney	<p>The relocation of the structure to another lot proposed to be divided in to three separate parcels will subject the structure(s) to the current adopted codes and the appendices; including but not limited to fire access, fire flow, and fire separation distance requirements. Fire department access and fire flow apply to all R occupancy types regardless if they are constructed under the provisions of IBC or IRC.</p> <p>Compliance with the information in this review does not guarantee compliance with the current adopted international fire and building codes; and it does not guarantee issuance of any building permit.</p>
10/25/2017	Zoning Review	Complete	Mikolash, Gregory	<ul style="list-style-type: none"> <li>-It is strongly encouraged that the applicant meet with the City's DRT (Development Review Team) to determine if any outstanding Fire, Public Utility, Transportation or Engineering issues may hinder the proposal.</li> <li>-Use of the relocated building will need to meet the land use req. of Section 21A.33.030.</li> <li>-The bulk/area/setback/height req. of Section 21.26.020 (CN zone) and 21A.36.020 (lot and bulk standards) will need to be met.</li> <li>-Parking and driveway req. of Section 21A.44 shall be met. Will there be adequate parking area for any new use on the 582 E. 600 S. property?</li> <li>-Landscaping req. of Section 21A.48 shall be met.</li> <li>-The Design Guidelines of 21A.37 will need to be met.</li> <li>-Recycling and Waste Management guidelines of 21A.36.250 shall be met.</li> <li>-Suggestion that the applicant discuss relocation and future improvements of the building with a Building Code reviewer in Building Services.</li> </ul>
11/1/2017	Engineering Review	Complete	Weiler, Scott	No objections. If any work is required, such as utility connections in the public way of 600 South or 600 East, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering. Ely Place is a private street. As such, a Permit to Work in the Public Way is not required for work in Ely Place.
11/21/2017	Building Review	Complete	Mikolash, Gregory	
11/21/2017	Police Review	Complete	Traughber, Lex	No comments received.
11/21/2017	Transportation Review	Complete	Barry, Michael	Will there be off street parking for the relocated residence?

11/29/2017	Planning Dept Review	Complete	Traugber, Lex	
11/29/2017	Public Utility Review	Complete	Draper, Jason	<p><b>SLC Public Utilities Comments:</b> Public Utilities review of the demolition and relocation will be required.</p> <p>Existing utilities to be capped at the main as part of the demolition and removal.</p> <p>New utility connections will be required.</p> <p>Public Utility permit, connection, survey and inspection fees will apply.</p> <p>Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.</p> <p>All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.</p> <p>All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.</p>
11/29/2017	Staff Review and Report	In Progress	Traugber, Lex	

## **ATTACHMENT G: PUBLIC PROCESS AND COMMENTS**

### **Open House:**

An open house was held on November 16, 2017. Three members of the public attended this session. General questions regarding the overall proposal were entertained by the applicant and Planning Staff. The comments received were in favor of the relocation.

### **Public Comments:**

As of the preparation of this staff report, several written comments relating to the proposed relocation have been received by Planning Staff. These documents are included for review.

### **Notice of the public hearing for the proposal include:**

- Notice mailed on November 22, 2017.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on November 22, 2017.
- Property posted on November 21, 2017.



# OPEN HOUSE PUBLIC COMMENT FORM

November 16, 2017



Planning and Zoning Division  
Department of Community and  
Economic Development

## Relocation of the Structure Located at 665 E. Ely Place

### Petition

PLNHLC2017-00850

Name: JACK DAVIS

Address: 543 E. 600 S.

SALT LAKE CITY, UTAH

Zip Code: 84102

Phone: 408.329.8174 E-mail: johnphilipdavis@gmail.com

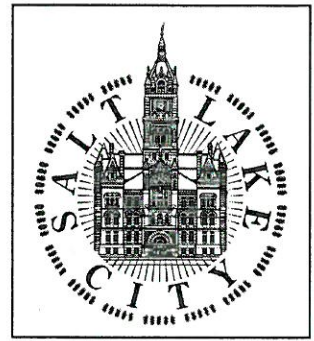
Comments: I AM VERY SUPPORTIVE OF THIS PROPOSAL.

THIS IS SOME EXCELLENT PRESERVATION WORK.

Please provide your contact information so we can send notification of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) or via mail at the following address: Lex Traughber, Salt Lake City Planning Division, 451 S. State Street, P.O. Box 145480, Salt Lake City, UT 84114-5480.

# OPEN HOUSE PUBLIC COMMENT FORM

November 16, 2017



Planning and Zoning Division  
Department of Community and  
Economic Development

## Relocation of the Structure Located at 665 E. Ely Place

### Petition

PLNHLC2017-00850

Name:

CINDY CROMER

Address:

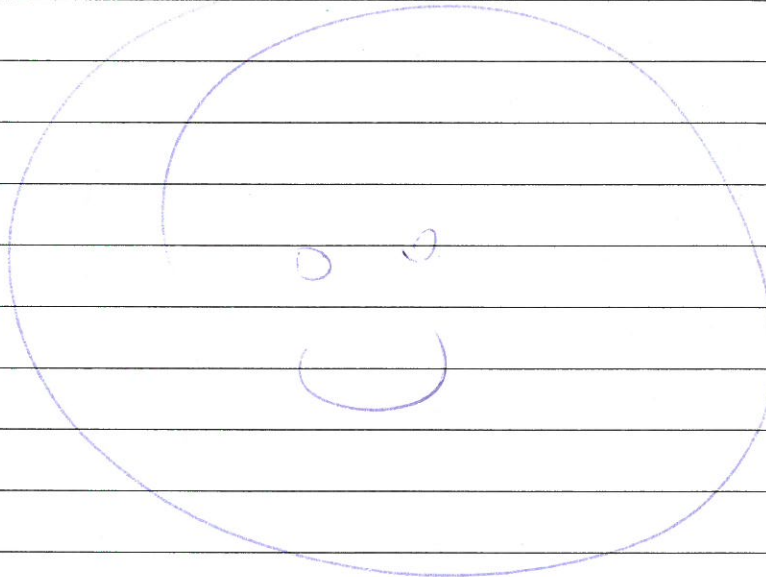
30inslc@live.com

Zip Code:

Phone:

E-mail:

Comments:



Please provide your contact information so we can send notification of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com) or via mail at the following address: Lex Traughber, Salt Lake City Planning Division, 451 S. State Street, P.O. Box 145480, Salt Lake City, UT 84114-5480.