



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Lex Traugher – Senior Planner
(801) 535-6184 or lex.traugher@slcgov.com
Date: March 7, 2019
Re: Petition PLNHLC2018-00966, 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)
SR-3 (Special Development Pattern Residential 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 636 E. Segoe Avenue 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 SR-3 (Special Development Pattern Residential 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.

BACKGROUND AND PROJECT DESCRIPTION:

According to the most recent Central City survey completed in 2013, the subject structure on the property is rated “EC” or Eligible Contributing. The structure is located on the interior of the block on Ely Place and is relatively obscured by vegetation and fencing. The proposed location for the structure is further to the west down the same street (although the street name changes to Sego Avenue).



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 0.2669 acres (11,626 square feet) in size and is zoned SR-3 (Special Development Pattern Residential District). There is one existing residence on the relocation site. The SR-3 does not allow multiple buildings on a site and therefore the applicant must apply for and obtain approval for a subdivision. Please note that the attached site plan shows the subject lot divided into three lots. This subdivision has yet to occur, but a subdivision will be required prior to relocation of the subject structure.

The minimum lot area required for a two-family dwelling (the existing structure will be placed on a foundation and a basement unit created – see Elevation drawings, Attachment D) in a SR-3 zone is 3,000 square feet with a

minimum lot width of forty-four (44'). The lot receiving the structure has adequate size and width to accommodate the building.

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. Having reviewed the submitted documents, it appears that the proposed relocation is feasible from a zoning perspective.

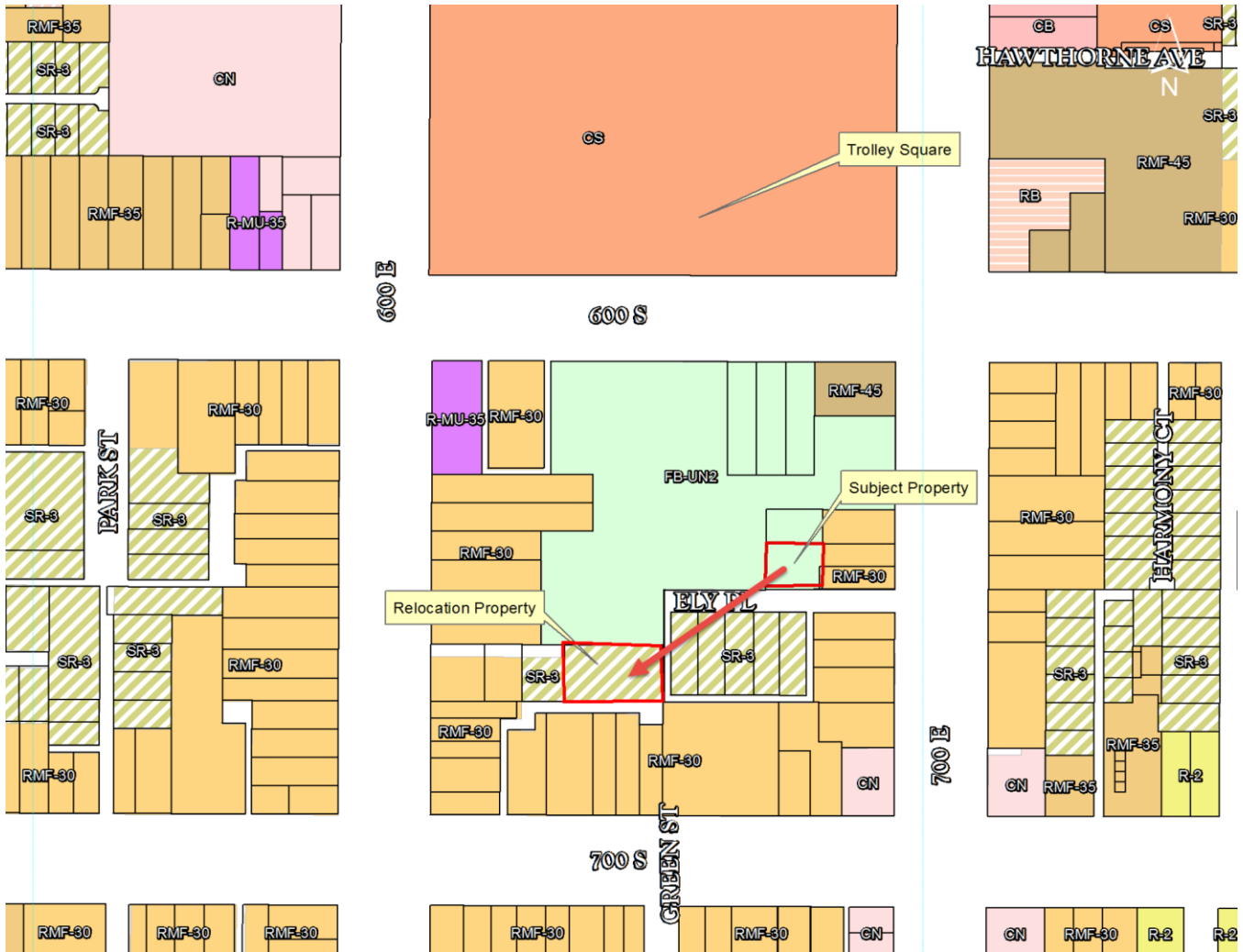
NEXT STEPS:

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.

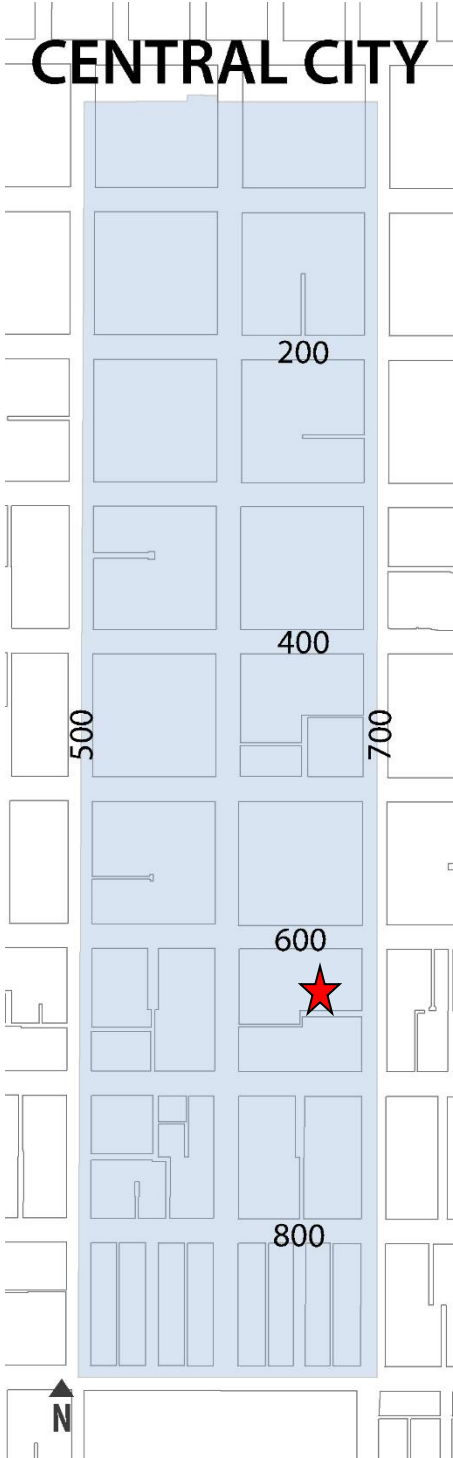
ATTACHMENTS:

- 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

To: Lex Traugher, Doug White

Project Description: (same for both houses):

The exterior of the house has been carefully measured and photographed and as-is exterior drawings have been prepared of all four exterior elevations as well as the building footprint/floor plan.

We have contacted all known building movers in Utah and southern Idaho and none is willing to move the houses due to its being of non-reinforced masonry construction and being too structurally compromised and unstable to move intact.

Therefore we will dismantle the house and build an accurate reconstruction of it, using as many of the original materials as practicable. The construction will be based on the as-is architectural plans and photos such that the completed houses will appear as it did prior to its relocation.

The interior main floor plan will be improved to meet the current building code and to realize functional enhancements. A full basement will be built, accessed by a stairway along the side of the house as shown on the enclosed plans. The basement floor plan will be similar to the main floor plan above. Thus the buildings will be a duplex residence.

The house will be sited on the lot facing nearby Sego Ave. from the south. It will be situated such that it complies with the setbacks applicable in this zone.

Submitted by Allen Roberts, Architect

801-635-6918; allendale@outlook.com

From: [Douglas White](#)
To: [Traughber, Lex](#)
Cc: [Khosrow Semnani](#)
Subject: Re: Relocation of 665 E. Ely Place - Revised Request - PLNHLC2018-00966
Date: Wednesday, January 23, 2019 5:16:11 PM

Lex,

Thanks for your email concerning the utilities at Ely House that we are proposing to move.

The reason it is not addressed in petition to move the house is simply that the utilities issue i.e. capping the old line and establishing a new one is matter dealt with by the building department

at the time a demo permit is granted to demo the house and the time the building permit is issued to construct the house on the new lot.

In our case when the house is ready to be demoed there will be onsite inspection by the City Building Department to insure that all utilities lines (gas, water, electric and sewer) are properly capped or moved. This can be verified by Alan Hardman at the City. When the new building lot is approved within a Subdivision or a PUD the utilities lines and connection locations will be identified as to each lot. In order to enforce these types of requirements building permits will not be issued until compliance is verified.

Therefore, permission to move or remove an old house may be granted by the Historic Landmark Committee with regard to where the water or sewer lines may be placed in the future for new construction.

Should you have further questions regarding this matter please do not hesitate to contact me.

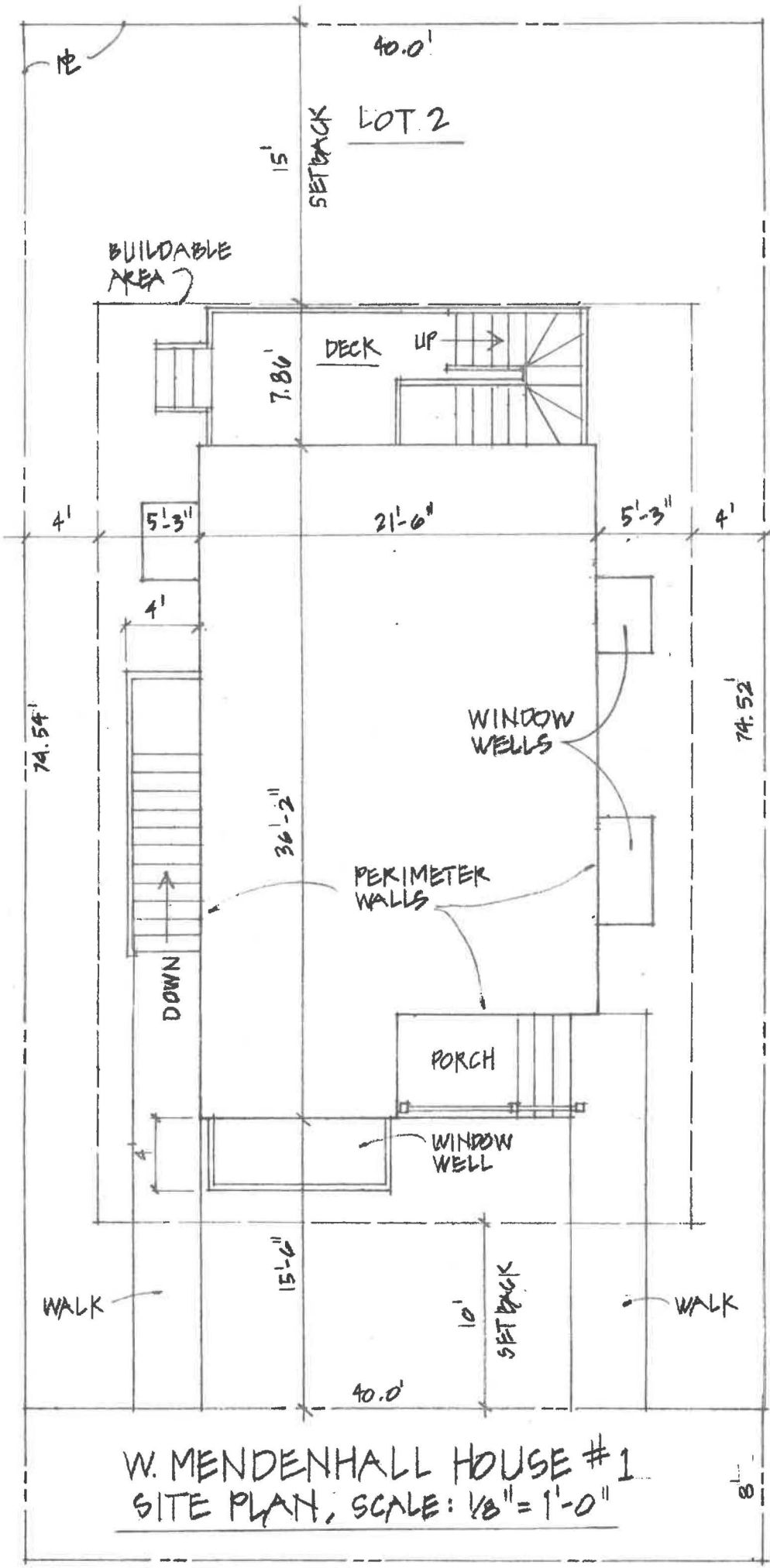
Respectfully,

Douglas F. White
Attorney at Law
801-819-3606

SK Hart Management
630 East South Temple Street
Salt Lake City, Utah 84102

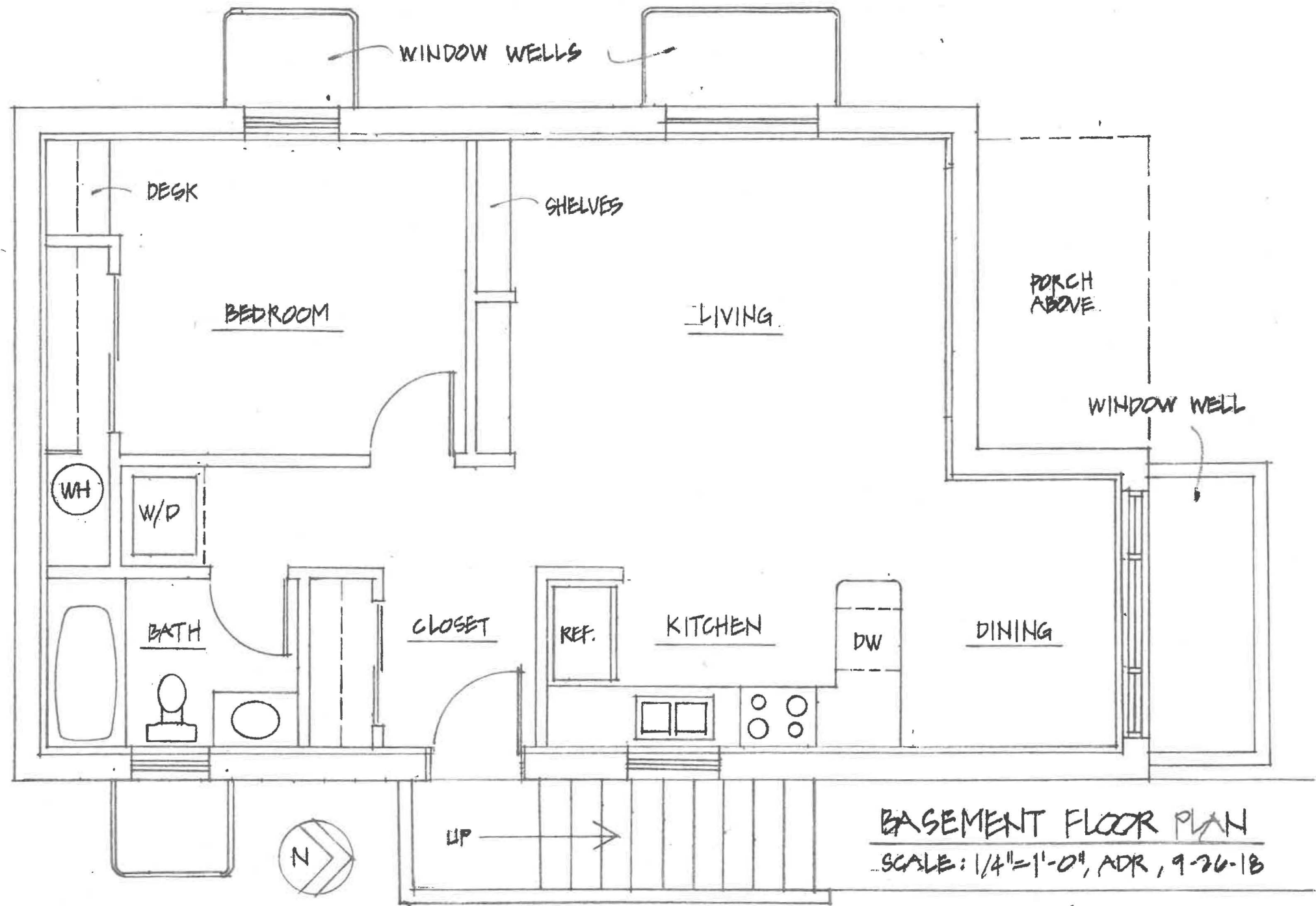
From: "Traughber, Lex" <Lex.Traughber@slcgov.com>

ATTACHMENT D: SITE PLAN & ELEVATIONS

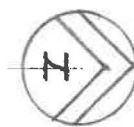
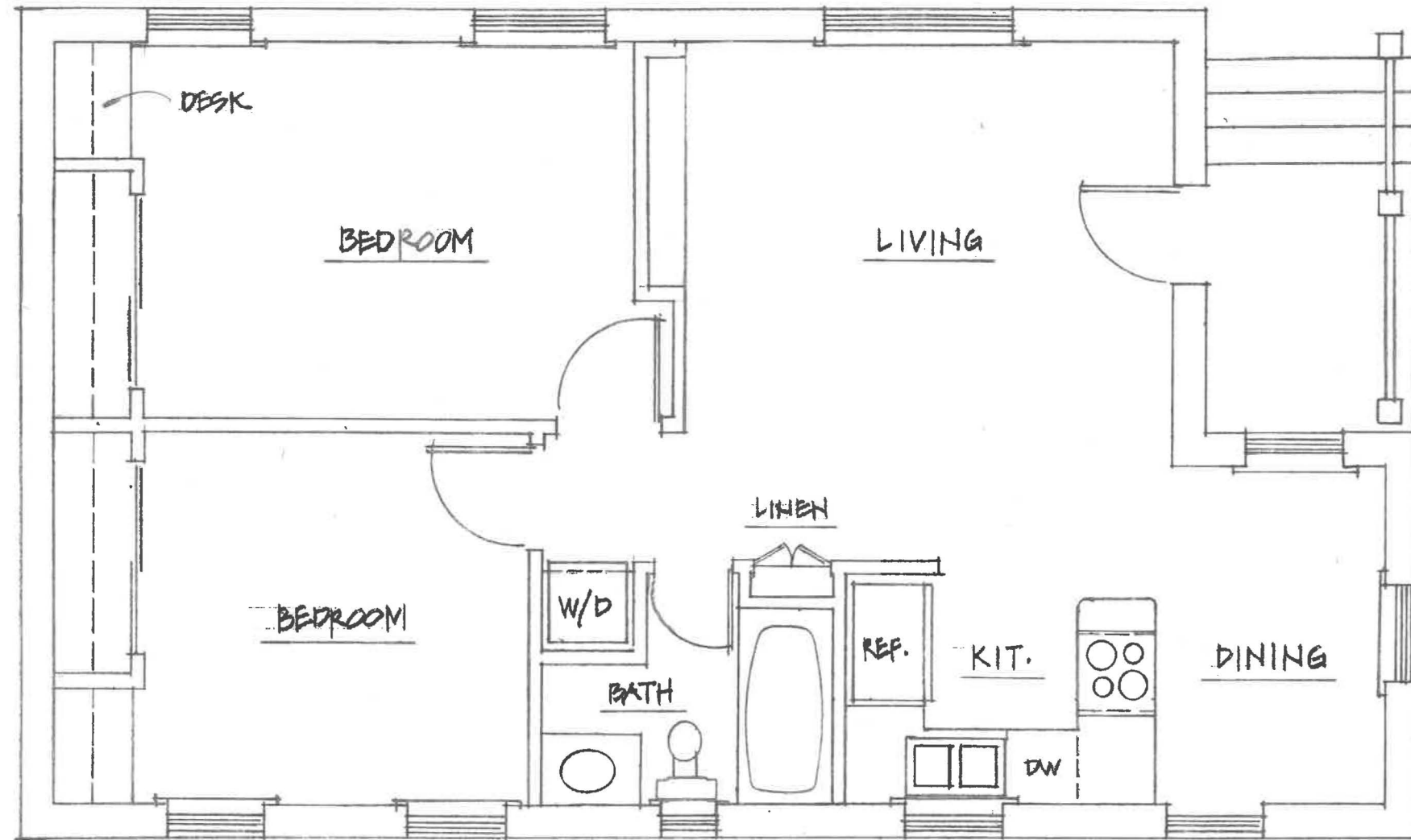


W. MENDENHALL HOUSE #1
 SITE PLAN, SCALE: 1/8" = 1'-0"

R.O.W.
 IN SEGO AVE.



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0", ADR, 9-26-18

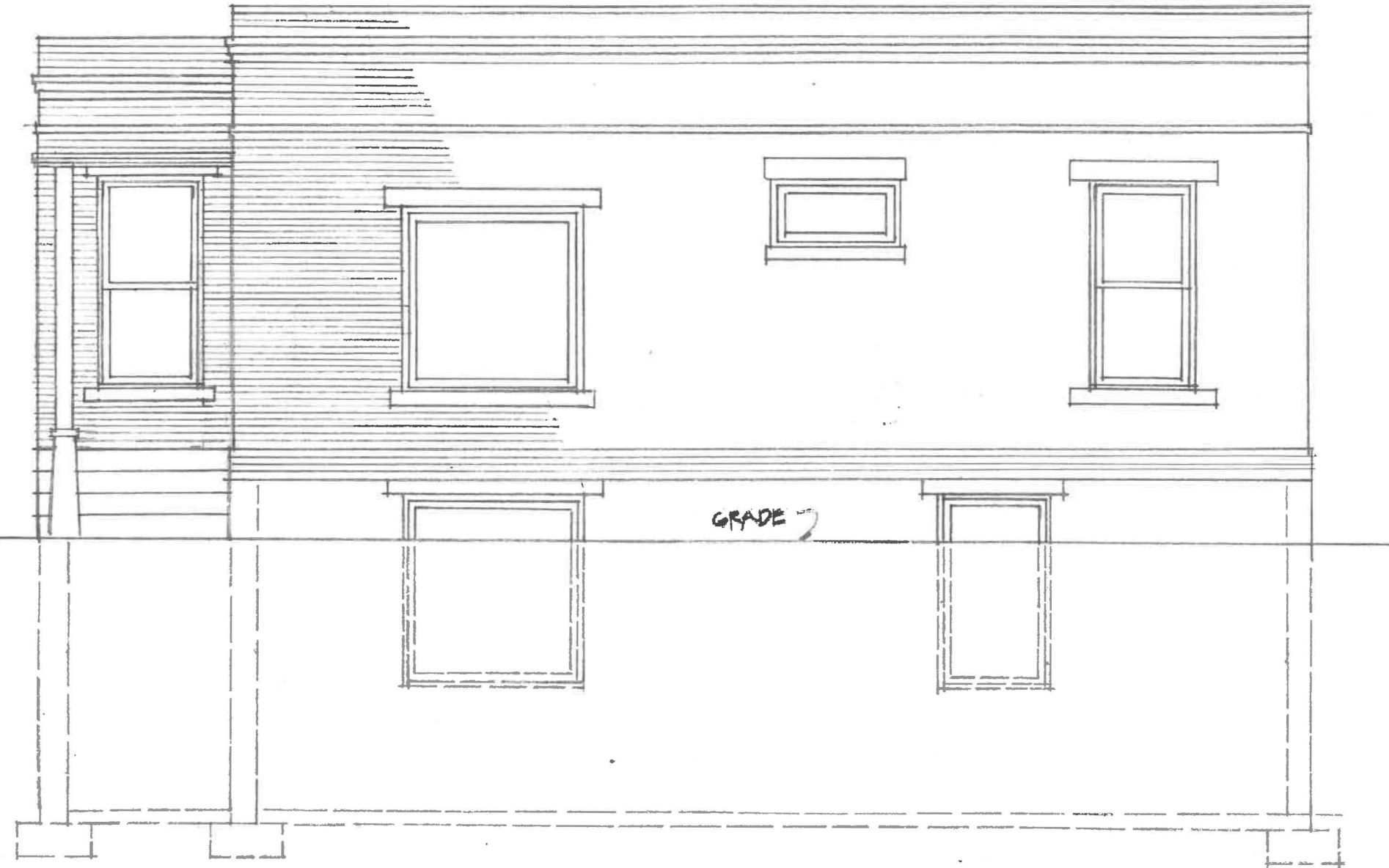


MAIN FLOOR PLAN

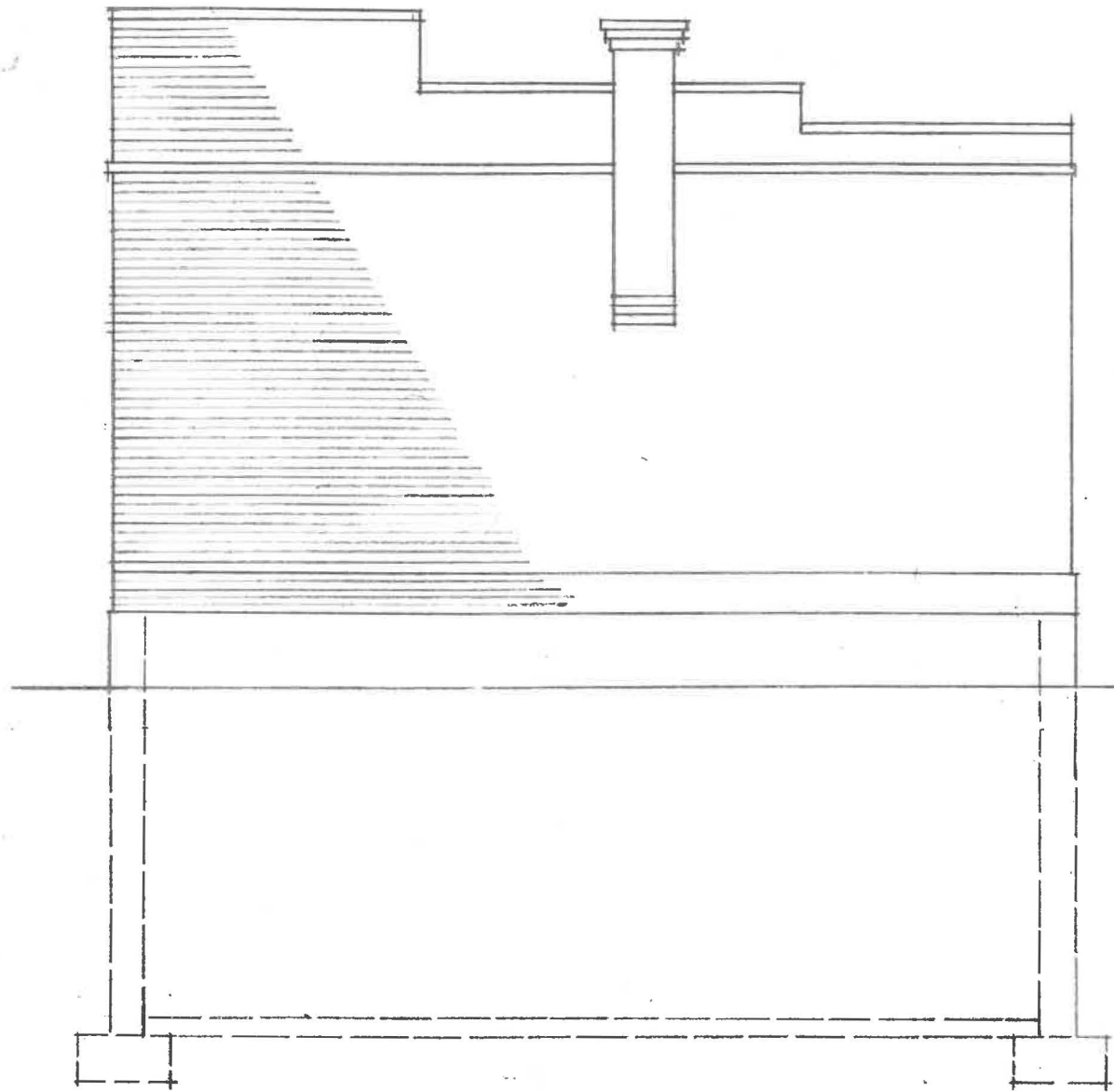
SCALE: 1/4" = 1'-0", ADR, 9-26-18



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

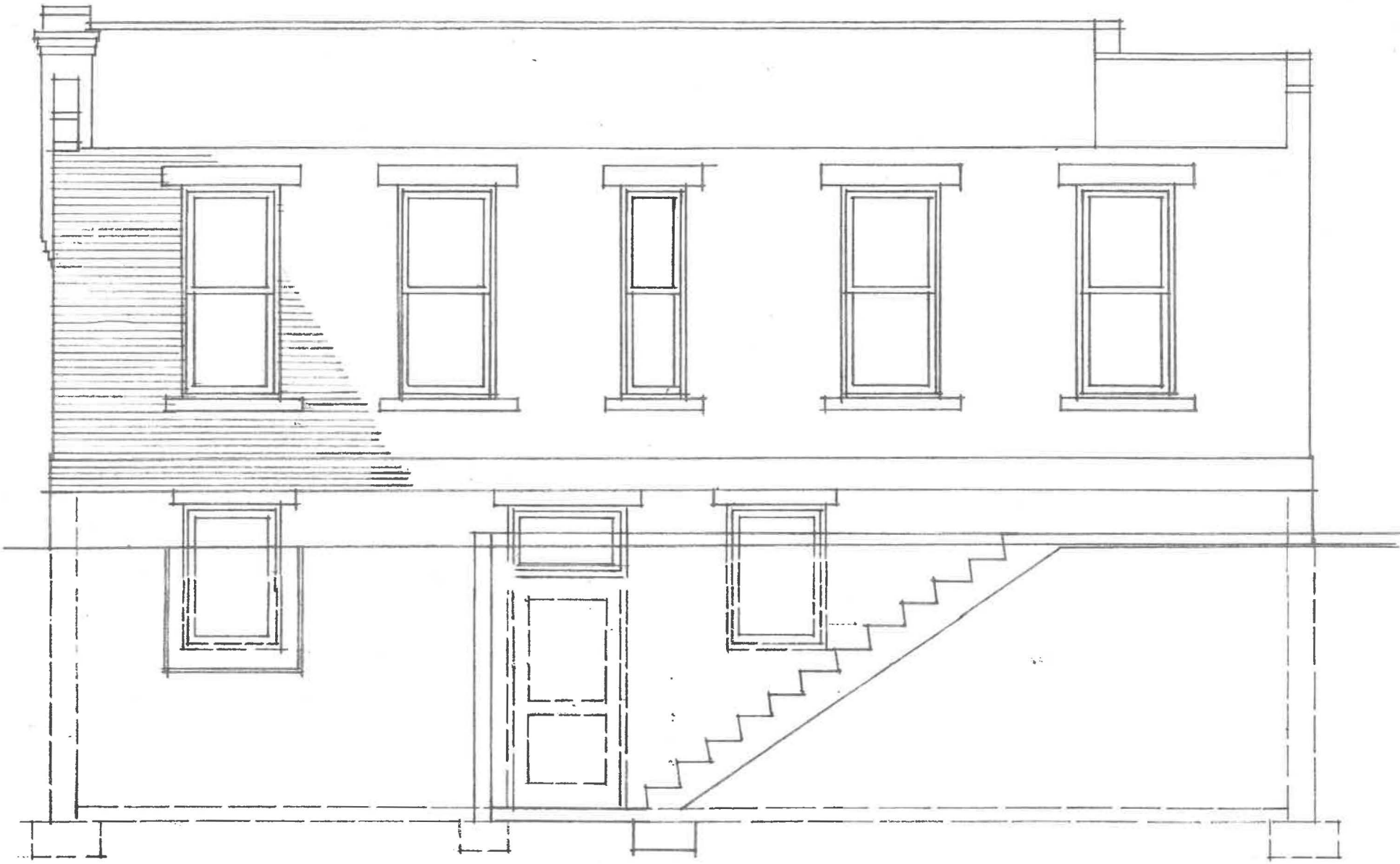


WEST ELEVATION
SCALE: 1/4" = 1'-0"



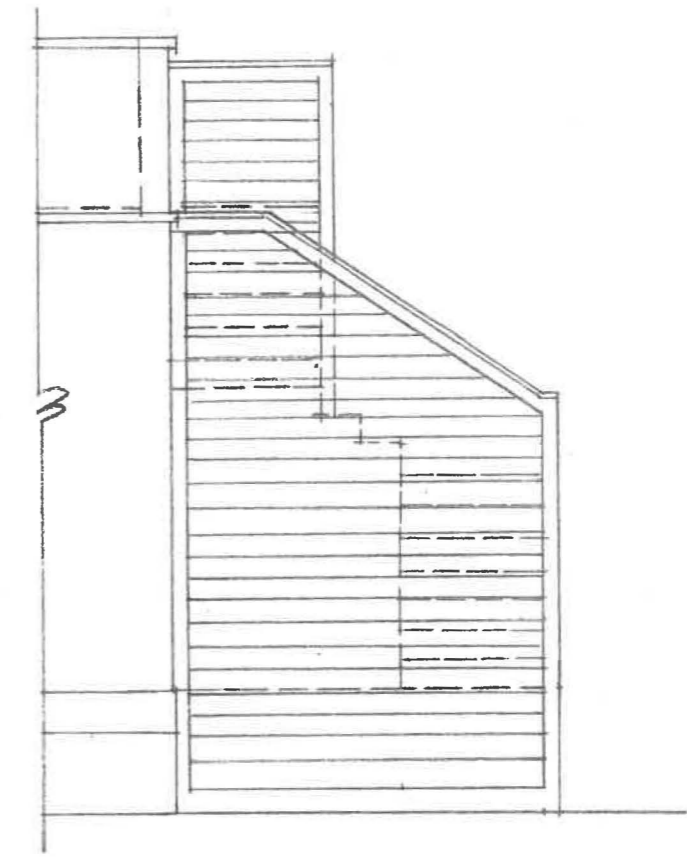
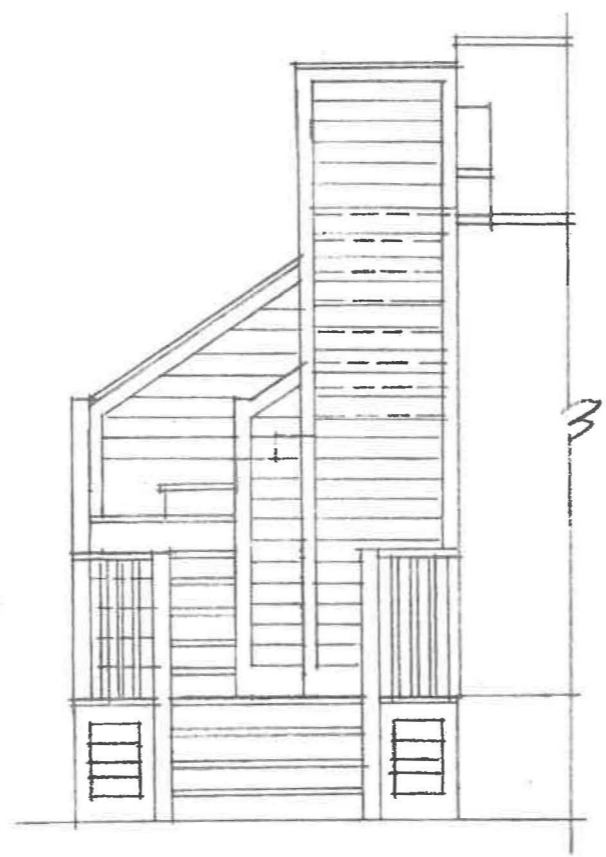
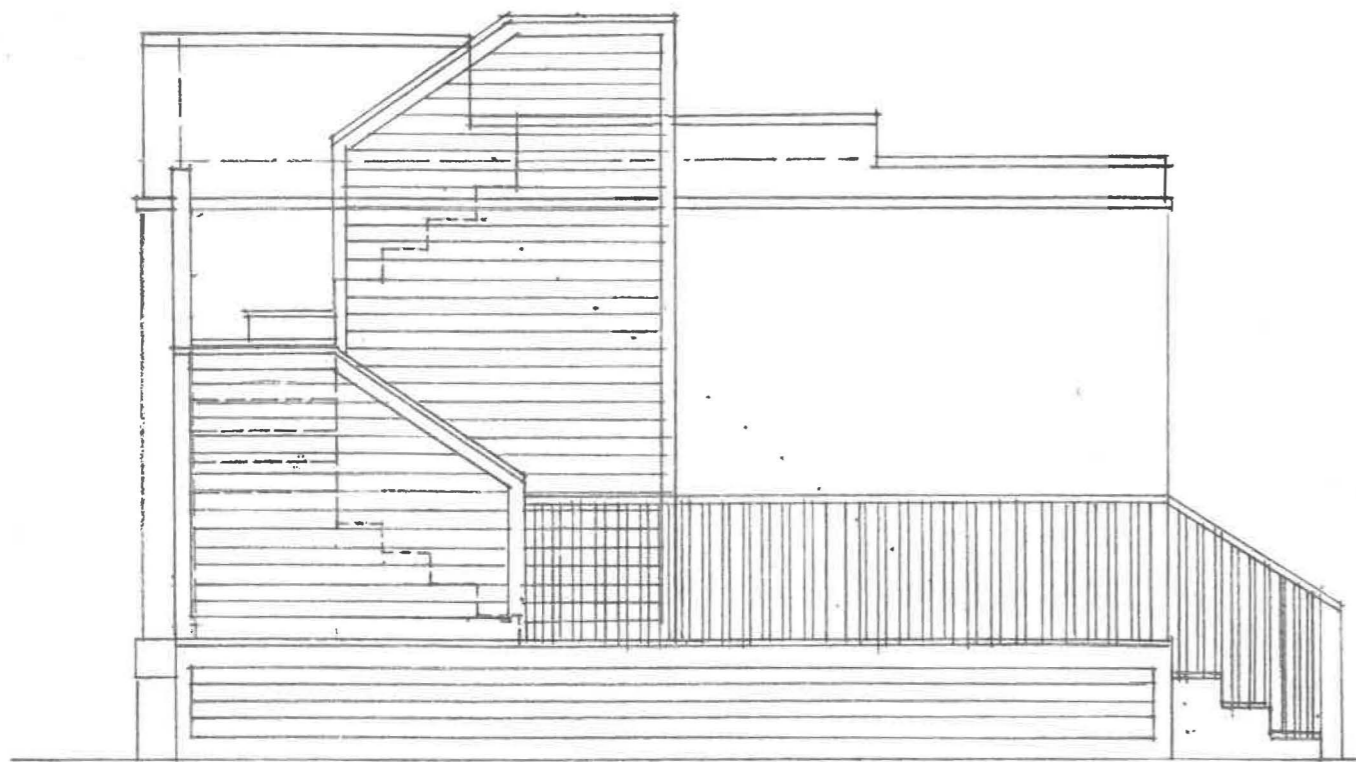
SOUTH ELEVATION

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



EAST ELEVATION

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



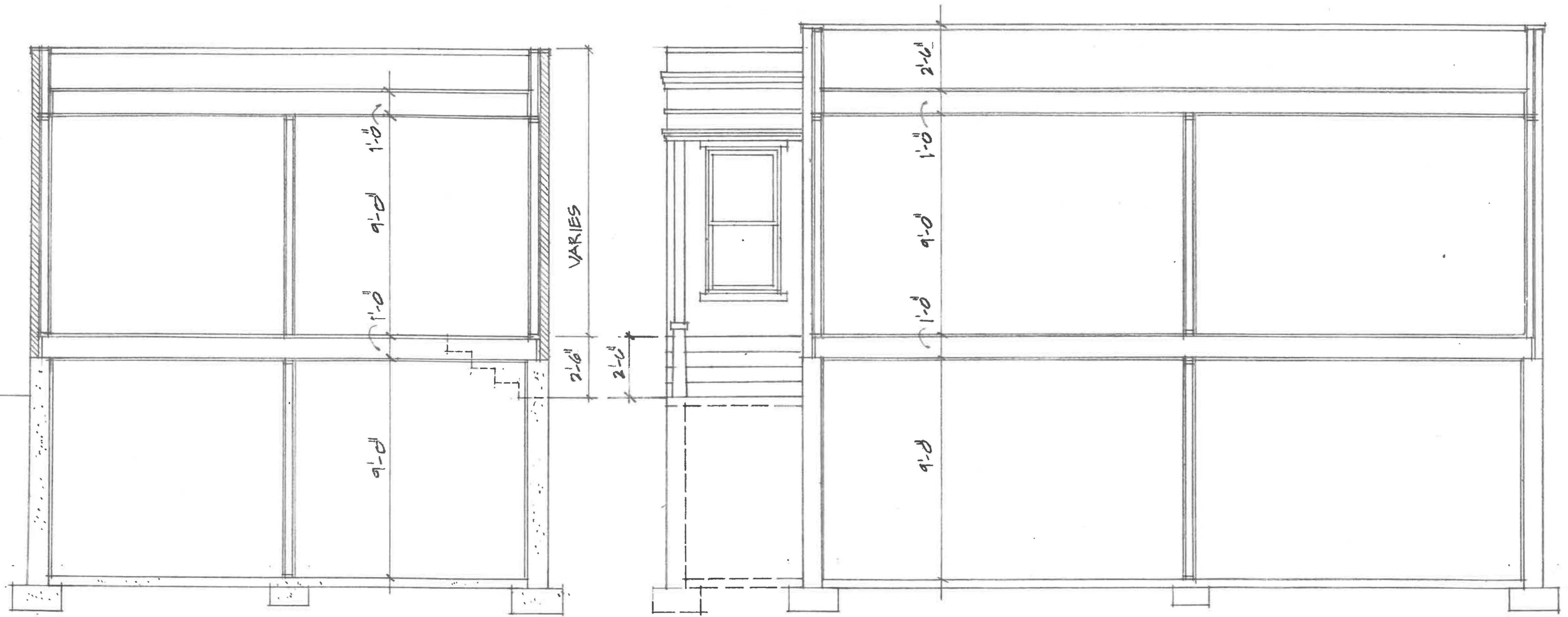
SOUTH ELEVATION

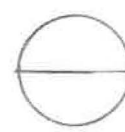
SCALE: 1/4" = 1'-0"

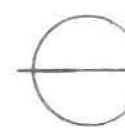
OUTDOOR DECK & STAIRS (OPTIONAL)

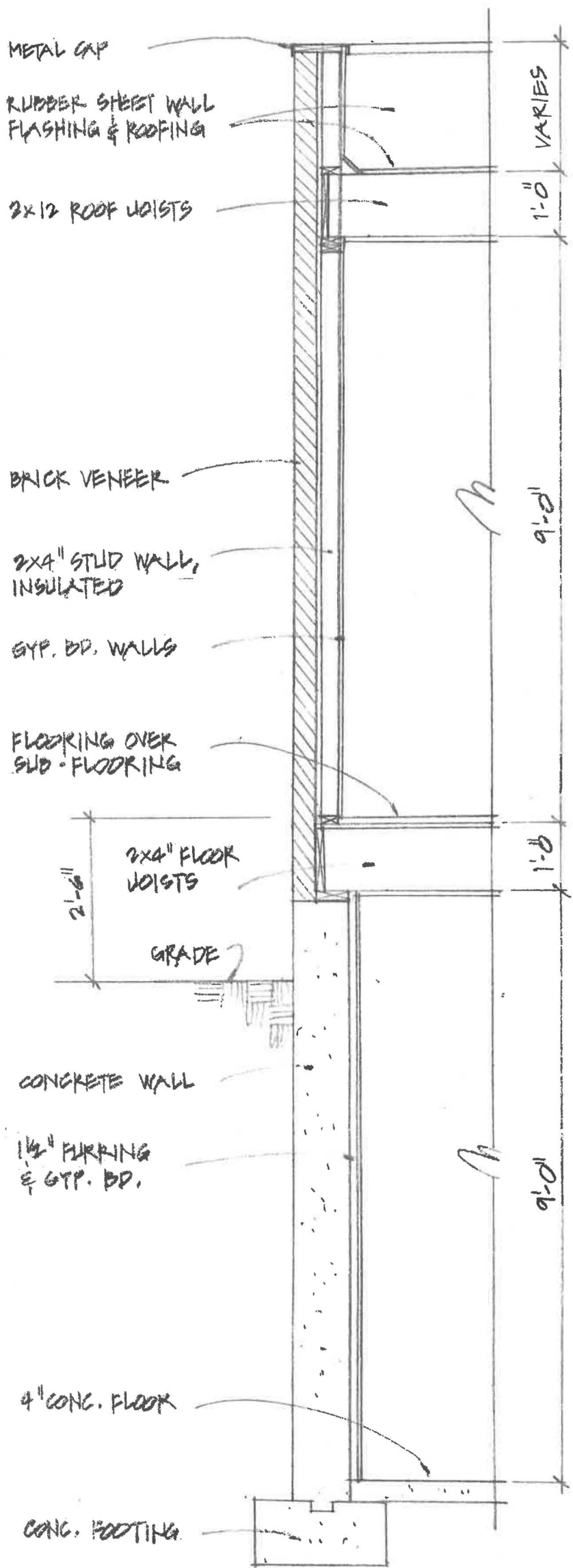
EAST ELEVATION

WEST ELEVATION

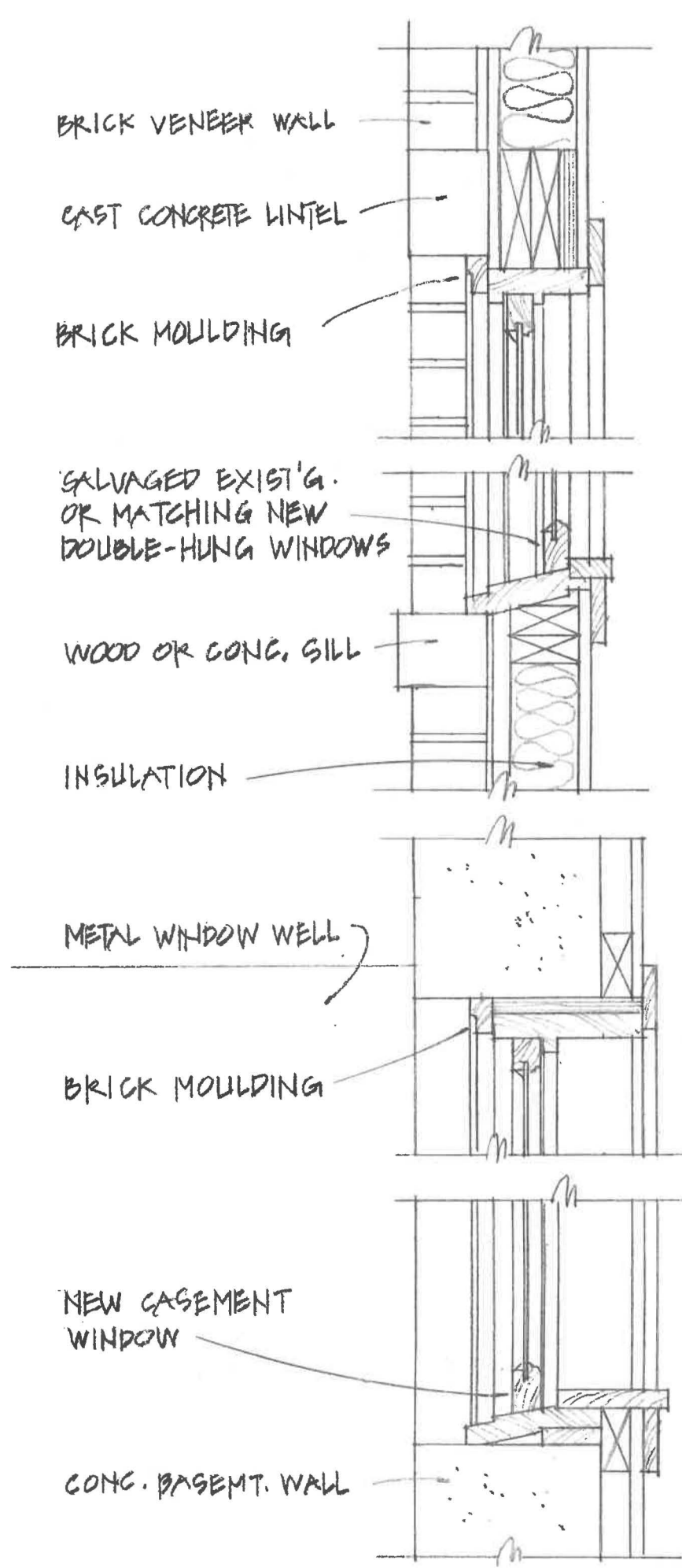



 TRANSVERSE SECTION
 SCALE: 1/4" = 1'-0"

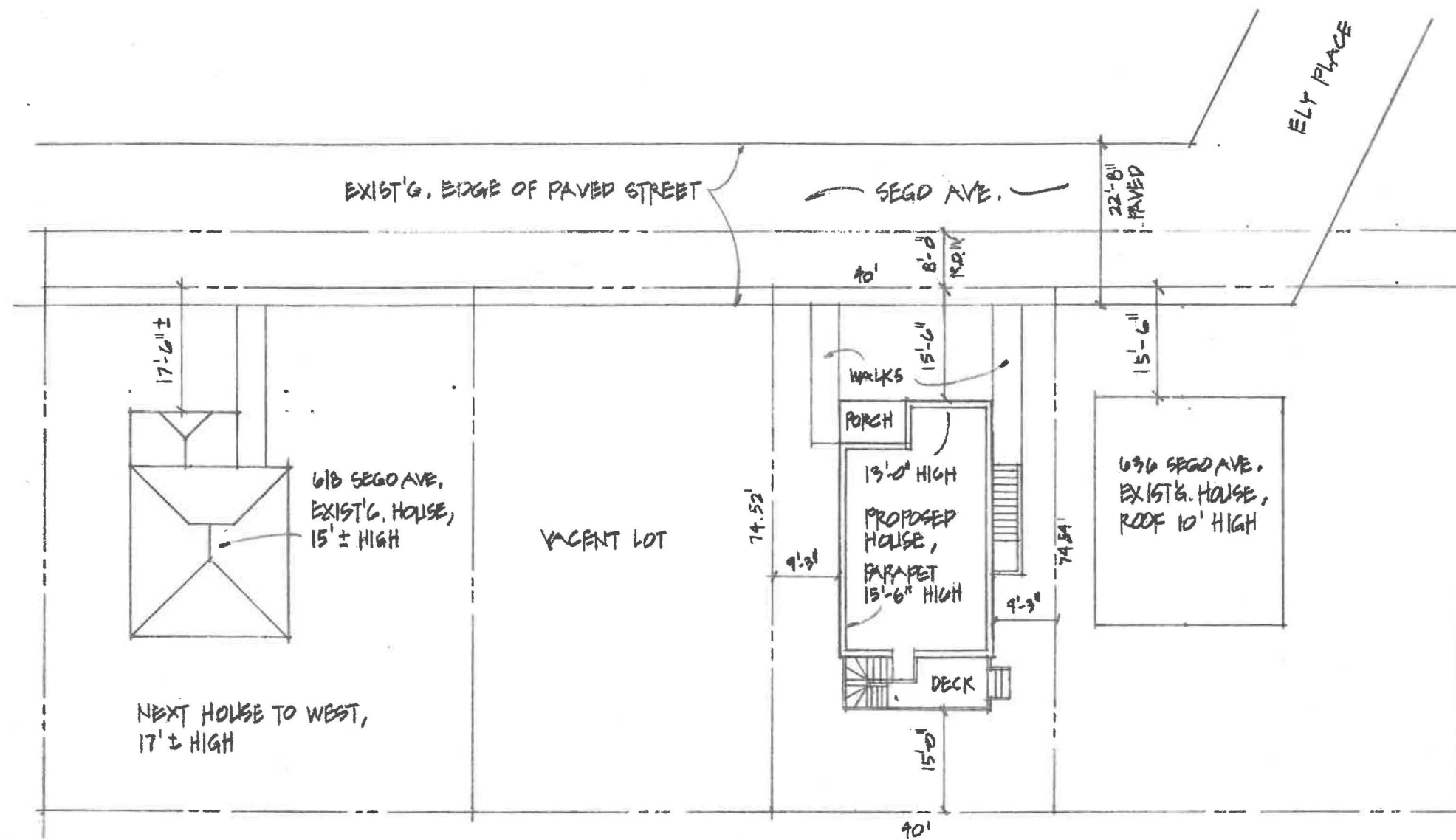

 LONGITUDINAL SECTION
 SCALE: 1/4" = 1'-0"



○ WALL SECTION
SCALE: 1/2" = 1'-0"

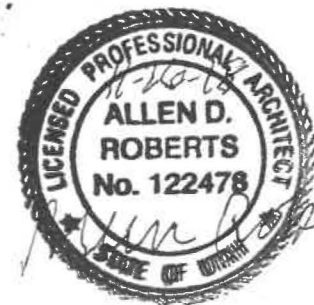


○ WINDOW SECTIONS
SCALE: 1/2" = 1'-0"



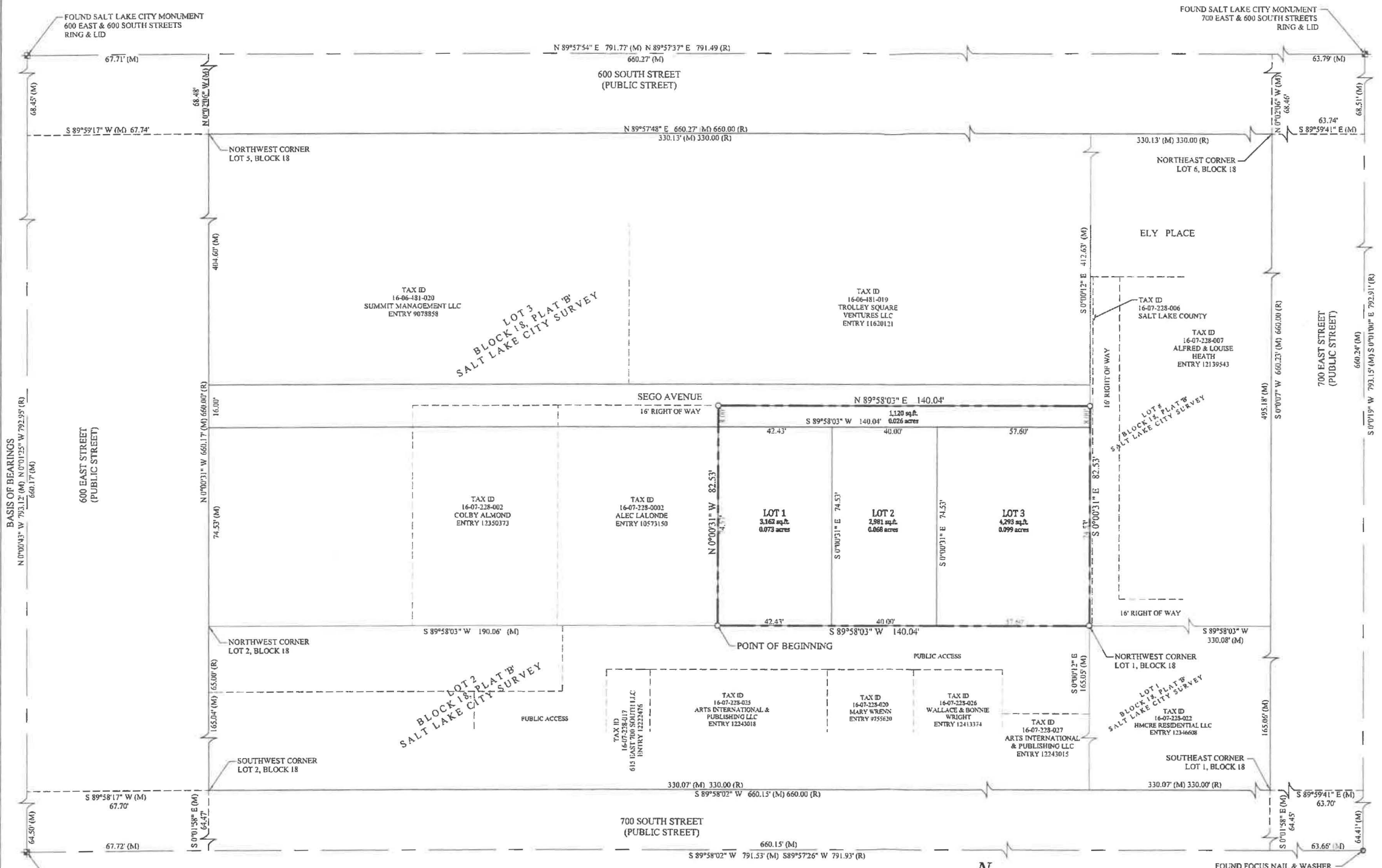
SITE PLAN W/ BUILDING HEIGHTS & SETBACKS

SCALE: 1" = 20'



SEGO AVENUE

LOCATED WITHIN BLOCK 18, PLAT 'B' SALT LAKE CITY SURVEY
SALT LAKE BASE AND MERIDIAN
650 SOUTH SEGO AVENUE, SALT LAKE CITY, UTAH 84104



SURVEYOR'S CERTIFICATE

I, SATTAR TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS AND RIGHT OF WAY TO BE HEREAFTER KNOWN AS:

SEGO AVENUE

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____ SATTAR TABRIZ
LICENSE NO. 1351100

LEGAL DESCRIPTION

DESCRIPTION PER ENTRY #12373597

PARCEL 1:
BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 3, BLOCK 18, PLAT 'B', SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 89°57'49" EAST 190.05 FEET ALONG THE SOUTH LINE OF SAID LOT 3 FROM THE SOUTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE NORTH 00°00'59" WEST 82.52 FEET; THENCE NORTH 89°57'47" EAST 140.04 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 00°00'57" EAST 82.53 FEET ALONG THE EAST LINE OF LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°57'49" WEST 140.04 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

PARCEL 1A:
TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY:
BEGINNING AT A POINT ON THE WEST LINE OF LOT 3, BLOCK 18, PLAT 'B', SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 0°01'02" WEST 74.52 FEET ALONG SAID WEST LINE OF SAID LOT 3, FROM THE SOUTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE NORTH 0°01'02" WEST 18.00 FEET ALONG SAID WEST LINE; THENCE NORTH 89°57'47" EAST 330.09 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 00°00'57" EAST 18.00 FEET ALONG SAID EAST LINE; THENCE NORTH 89°57'47" EAST 330.09 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE OWNER OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND RIGHT OF WAY TO BE HEREAFTER KNOWN AS:

SEGO AVENUE

DOES HEREBY DEDICATE A RIGHT OF WAY OVER AND ACROSS PARCEL 1 AS SHOWN HEREON, TO THE CITY OF SALT LAKE FOR USE OF THE PUBLIC, AND RESERVES TO ITSELF, ITS SUCCESSORS, AND ASSIGNS AN EASEMENT OVER, UNDER, ACROSS, AND THROUGH SAID PARCEL 1 FOR ACCESS PURPOSES, AND UTILITIES TO SERVE THE 3 LOTS AS SHOWN HEREON, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED PARCEL WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE PARCELS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. _____ OWNER

ACKNOWLEDGEMENT

STATE OF UTAH } ss.
COUNTY OF SALT LAKE }

ON THIS _____ DAY OF _____, 20____, OWNER PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED ON THE PRECEDING OWNERS DEDICATION FOR SEGO AVENUE, AND ACKNOWLEDGED BEFORE ME THAT HE SIGNED IT VOLUNTARILY FOR ITS USES STATED PURPOSE.

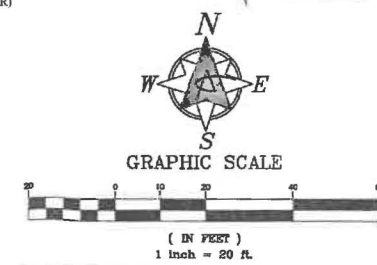
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
PRINTED NAME _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

SEGO AVENUE

LOCATED WITHIN BLOCK 18, PLAT 'B' SALT LAKE CITY SURVEY
SALT LAKE BASE AND MERIDIAN
650 SOUTH SEGO AVENUE, SALT LAKE CITY, UTAH 84104

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS NORTH 0°01'43" 793.12 FEET (MEASURED) NORTH 0°01'25" WEST 792.95 FEET (RECORD PER SALT LAKE CITY ATLAS PLAT) ALONG THE MONUMENT LINE OF 600 EAST STREET, FROM THE FOUND SALT LAKE CITY BRASS CAP MONUMENT MARKING THE INTERSECTION OF 600 EAST AND 600 SOUTH STREETS, TO THE FOUND SALT LAKE CITY BRASS CAP MONUMENT MARKING THE INTERSECTION OF 600 EAST AND 700 SOUTH STREETS. (AS SHOWN HEREON)
2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED.
3. THIS MAP WAS PREPARED AT THE REQUEST OF THE TROLLEY SQUARE VENTURES FOR THE PURPOSE OF SUBDIVIDING THE HEREOF DESCRIBED PARCEL OF LAND INTO LOTS AND RIGHT OF WAY.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X PER FEMA MAP PANEL NO.: 49035C0183G. MAP IS NOT PRINTED PER FEMA.



Ward Engineering Group
Planning Engineering & Surveying
231 WEST 800 SOUTH
Salt Lake City, Utah 84115
Phone: (801)487-8040 Fax: (801)487-8668

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____, 20____. SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, 20____. S. L. VALLEY HEALTH DEPARTMENT	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____	CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____, 20____, BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR _____ DATE _____	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. SALT LAKE CITY ATTORNEY _____	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____, 20____, AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE _____ CHIEF DEPUTY: SALT LAKE COUNTY RECORDER _____	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
---	---	---	---	--	--	---	---	---

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:

Standards	Finding
Standard 1: 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.
Standard 2: 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 another interior block location 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.
Standard 3: 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. It can be argued that the relocation will actually enhance the historical and architectural significance of the structure.
Standard 4: 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 including a basement unit.
Standard 5: 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>Standard 6: 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 building permit. The applicant will be provided with the necessary paperwork to start the financial guarantee requirement should the relocation request be approved.</p>
--	--

ATTACHMENT F: CITY COMMENTS



Work Flow History Report

665 E ELY PL

PLNHLC2018-00966

Date	Task/Inspection	Status/Result	Action By	Comments
12/5/2018	Staff Assignment	Assigned	Traugher, Lex	
12/5/2018	Staff Assignment	In Progress	Traugher, Lex	
12/11/2018	Planning Dept Review	In Progress	Traugher, Lex	
12/11/2018	Staff Assignment	Routed	Traugher, Lex	
12/17/2018	Building Review	In Progress	Mikolash, Gregory	
12/17/2018	Fire Code Review	In Progress	Mikolash, Gregory	
12/17/2018	Zoning Review	Complete	Mikolash, Gregory	<p>SFD dwelling will be relocated to this vacant lot from 665 Ely Place.</p> <p>A recycling collection station and a waste management plan for new construction may be required per 21A.36.250. Impact fees will be assessed. Provide landscaping required per 21A.48.</p> <p>Use of the relocated building will need to meet the land use req. of Section 21A.33.030.</p> <p>The bulk/area/setback/height req. of Section 21.24 and 21A.36.020 (lot and bulk standards) will need to be met.</p> <p>Parking and driveway req. of Section 21A.44 shall be met.</p> <p>Landscaping req. of Section 21A.48 shall be met.</p> <p>The Design Guidelines of 21A.37 will need to be met.</p> <p>Consult building code personnel in room 215 for building code issues.</p>
12/18/2018	Building Review	Complete	Warlick, William	<p>No major Building Code issues with the partial plans provided. However, When you apply for a building permit, it should be associated with the new Sego Avenue address.</p> <p>Structural design by a registered structural engineer will be required.</p> <p>Note that you will need to describe the type of water heater proposed. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. M2005.1.</p>
1/3/2019	Engineering Review	Complete	Weiler, Scott	No objections.
1/8/2019	Public Utility Review	Complete	Beitel, Kristeen	<p>Proposal does not address utility services, both existing services to the existing lot and new services to the relocated building.</p> <p>Please revise to include discussion on how existing utility services will be abandoned. Water is required to be killed at the water main</p>

				<p>and sewer is required to be capped and plugged at the sewer main, both per SLCPU standards. Any utility abandonment will require inspection by SLCPU. Services must be abandoned for the relocation of the building.</p> <p>Please also provide a plan showing the new water and sewer services to the relocated building. Only one water meter and service is allowed per parcel. SLCPU records show a single parcel at 636 East Sejo Avenue, but two meters. If the lot will not be split, then one of the water meters will need abandoned and the relocated house will need connected to the single water meter for the lot. If the lot is split, then the two meters will be allowed, one for each lot. A minimum of one sewer lateral is required for each building, regardless of the lot division. Easements are required for any utility service that crosses through other properties. Proposal must detail how water and sewer service will be provided to the relocated house.</p> <p>Kristeen Beitel 801-483-6758 kristeen.beitel@slcgv.com</p>
1/8/2019	Transportation Review	Complete	Larson, Kurt	Transportation Division has no comment.
1/18/2019	Fire Code Review	Complete	Mikolash, Gregory	<p>Per Ted Itchon:</p> <p>There is an issue of the fire department access road width for the private drive of Sejo, and the requirement of International Fire Code section 503. and the requirement of access to the structure. Section 503.1.1. The requirements are as follows.</p> <p>503.1.1 Buildings and facilities. Approved (as per FPB (6-8-18) the height of the structure times 70 % plus 4 feet will be the demenation measured from the exterior wall. Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.</p> <p>Exceptions:</p> <p>1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:</p> <p>1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.</p> <p>1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.</p> <p>1.3. There are not more than two Group R-3 or Group U occupancies.</p> <p>2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.</p>

				<p>503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). It may be possible to apply for an Alternative Means & Methods for the reduced roadway of Segó.</p> <p>503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be (20' inside & 45' outside) determined by the fire code official.</p>
1/18/2019	Planning Dept Review	Complete	Traughber, Lex	
2/26/2019	Police Review	Complete	Traughber, Lex	Provide no comment
2/26/2019	Staff Review and Report	Final Draft	Traughber, Lex	
2/26/2019	Staff Review and Report	HLC Hearing	Traughber, Lex	

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Public Comments:

As of the preparation of this staff report, no written comments relating to the proposed relocation have been received by Planning Staff.

Notice of the public hearing for the proposal include:

- Notice mailed on February 21, 2019.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on February 21, 2019.
- Property posted on February 21, 2019.