



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: Meagan Booth, Principal Planner  
385-395-9035, [meagan.booth@slcgov.com](mailto:meagan.booth@slcgov.com)  
Date: October 15, 2021  
Re: Conditional Use: Hanover Duplex Addition- PLNPCM2021-00652

## Conditional Use

**PROPERTY ADDRESS:** 1224-1226 S 300 E  
**PARCEL ID:** 16-07-378-031  
**MASTER PLAN:** Central Community  
**ZONING DISTRICT:** R-1/5,000 Single-Family Residential

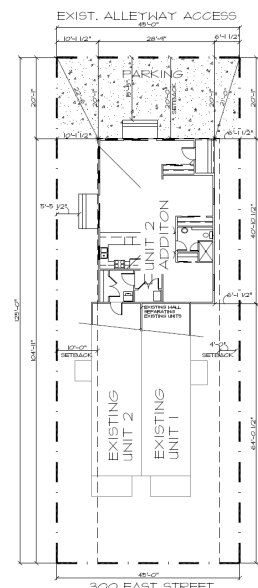
**REQUEST:** Lucas Hanover, property owner, is requesting a Conditional Use approval for a duplex addition. The proposed addition would increase the building footprint of the unit to the south (1226 S) by approximately 2127 square feet. The addition would consist of 2 bedrooms, a bathroom, living room, and kitchen. No changes to the unit to the north (1224 S) are proposed. Conditional Use is required for additions, extensions, or replacement structures that exceed 25% of the original footprint.

**RECOMMENDATION:** Based on the information in this staff report, Staff recommends that the Planning Commission approve the Conditional Use request as proposed.

### ATTACHMENTS

- A. [Vicinity Map](#)
- B. [Project Overview and Narrative](#)
- C. [Plans](#)
- D. [Analysis of Standards – Zoning](#)
- E. [Analysis of Standards – Conditional Use](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)
- H. [Site Visit Photographs](#)

**Project Description:** This conditional use application is for a rear addition to the legal confirming duplex. The total new square footage of the home will be 2127 square feet. The original footprint of the home is 1167 square feet. The addition roof line will be similar to the current roof line and will be less than the required height of twenty-eight feet (28') at 20 feet 3 inches. The existing primary residence parking would remain the same with access from the alley. Below is an analysis of the requirements for conditional use approval for this application as well as supporting documents, including the site plan. The conditional use criteria are the most important considerations in this request, as the site plan reveals that the home is built in the build =able section of the site and meets the zoning requirements.



SALT LAKE CITY CORPORATION  
451 SOUTH STATE STREET, ROOM 406  
PO BOX 145480 SALT LAKE CITY, UT 84114-5480

# ATTACHMENT A: Vicinity/Zoning Map

## Vicinity Map



Salt Lake City Planning Division 10/11/2021

# ATTACHMENT B: Project Overview and Narrative

## Project Description

### Existing Condition

The subject property is currently being used as a legal non-conforming duplex in an R-1/5000 (Single-Family Residential zoning district. The subject property is adjacent to multi-family units to the northeast & southeast, and residential uses to the north, east, south and directly west.

### Proposed Expansion

The proposed project is to expand existing structure's footprint by 960 sqft to the southern unit, 1226s 300e of the existing duplex. The existing square footage is 1,167, 192 sqft will be demolished and 1,152 sqft will be added to total 2,127 sqft. The expansion will consist of an additional 2 bedrooms, an additional bathroom, living room and kitchen. The existing unit square footage will be used as a home office area. Parking will be accommodated on the alley off Edith Street to the west of the lot.

The primary siding material will be stucco and include windows and sliding doors to the backyard area. The expansion will include a 10' setback from the southern property line, 20' from the western property line and 4' setback from the northern property line in compliance with the R1-5000. The proposed project conforms with the existing zoning.

### Narrative/ Key Considerations

Since the expansion of the of the existing building will maintain the use of the existing structure there will be no additional impacts to the adjacent properties or the neighborhood at large. The property in question has a preexisting zoning certificate authorizing the use as a "Two family dwelling", the proposed expansion will maintain this authorized use. The current use which will be the same after the expansion is consistent with other two family and multi-family dwellings in the immediate vicinity. There will be no detrimental effects with the expansion of the subject property.

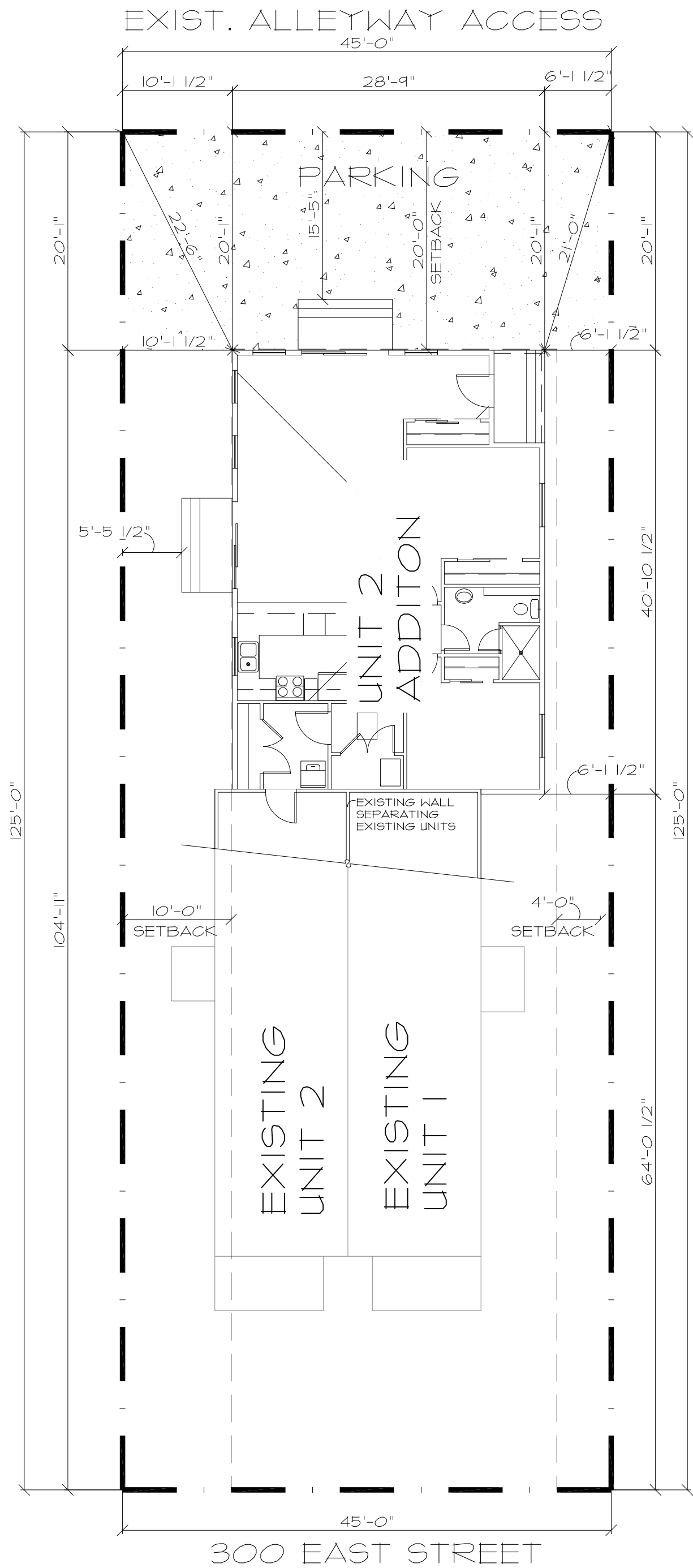
The proposed expansion will uphold and bolster the city master plan guiding principles specifically number 3, "Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics." Maintaining and expanding on the property's existing use will not only maintain a wide variety of housing stock but also increase the living space of this preexisting housing stock allowing for existing residence to raise a family at the location which is currently not possible considering 1226s 300e current size of ~500sqft. Adding more square footage onto the existing structure will help to alleviate demand pressure on the existing housing market by allowing current residents to stay at the residence instead of seeking a larger alternative. This will also allow current residence to decrease the percent of income spent on housing alleviating the cost- burden on the household.

The project supports policies that provides people a choice to stay in their home and neighborhood as their families grow and change. The expansion on the current use will increase Salt Lake city's share of population on the Wasatch front a 2040 target Salt Lake City's second guiding principle of "Growing responsibly, while providing people with choices about where they live, how they live, and how they get around". The project is in line with key initiatives of the growth guiding principle including:

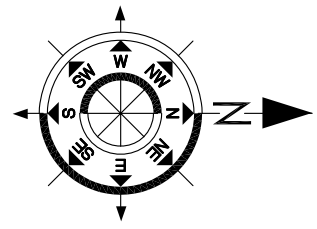
- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.

The project meets the neighborhood master plan. The project will improve the quality of life of residence by adding to the neighborhood's density. The project will also add off-street parking to a where none exists freeing up on-street parking for all residence. This also provides for a smart and creative development practice to better serve the community by expanding the footprint of the current use. Expansion of the current use will provide more housing opportunities for a range of family and income types and guide efficient public and infrastructure investments as well as supporting mixed-use, mixed-income, walkable neighborhoods.

**ATTACHMENT C: Plans**



**NOTE:**  
 -ORIGINAL BUILDING SQFT: 1167  
 -DEMOLISHED SQFT: 192  
 -ADDITIONS SQFT: 1152  
 -TOTAL NEW SQFT: 2127  
 -LOT SQFT: 5625



SCALE : 1" = 10'

Hanover Duplex Addition

HANOVER  
 1224 S. 300 E.  
 SLC, UTAH

**NOTE:**  
 VERIFY ALL DIMENSIONS ON SITE  
 Published: October 15, 2021

**ATTIC VENTILATION NOTES:**

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

**GENERAL NOTES:**

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

**WINDOWS NOTES:**

Bedroom windows to have a finished clear opening height max. of 44" from floor.  
 Windows to have 20" min. clear width and 24" min. clear height.  
 Bedroom windows to be a min. of 5.7 sq. ft.  
 Windows to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

**EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.**

**EXCAVATION NOTES:**

All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

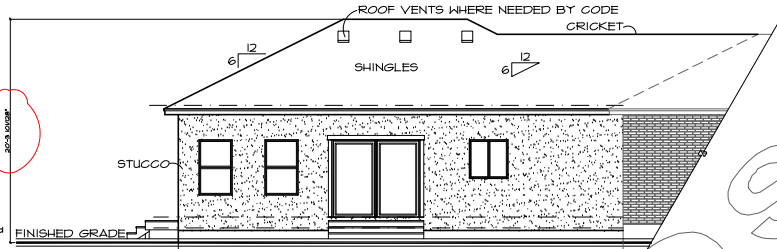
The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%). R401.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

**VALIDITY OF PERMIT:**

The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits assuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

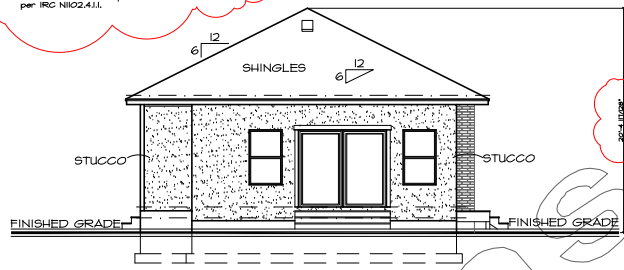
The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.

Building will comply with 2015 IRC and 2018 IPC (Occupancy) R-3 Construction Type, V-B Shower opening clear opening shall have a clear and unobstructed finished width of not less than 22 inches per IRC P2103.1.1 Shower pan is to be provided per IRC P2103.1.1 Clearances for plumbing fixtures per IRC R301 and P2105.1. Separation tank on the water heater per IRC P2403.4 Existing unvented portions of this home are to be provided with smoke and carbon monoxide alarms per IRC R314.2.2. Recessed lighting must be sealed per IRC N102.4.5 and IC rated where in direct contact with insulation per IRC E4004.1. Closet lighting is to comply with IRC E4003.1.2. Light fixtures over tubs and in shower enclosures shall be marked for wet locations per IRC E4003.1.1. Attic Access door or panel must be sealed and insulated per IRC N102.4.1.1.

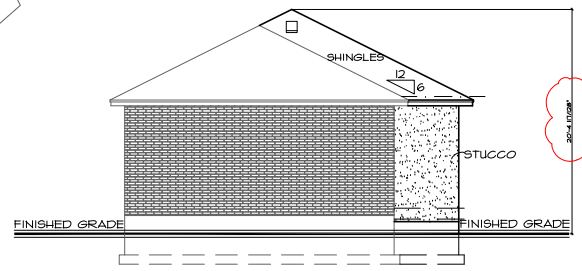


**PROPOSED SOUTH FACING ELEVATION**  
SCALE 1/8"

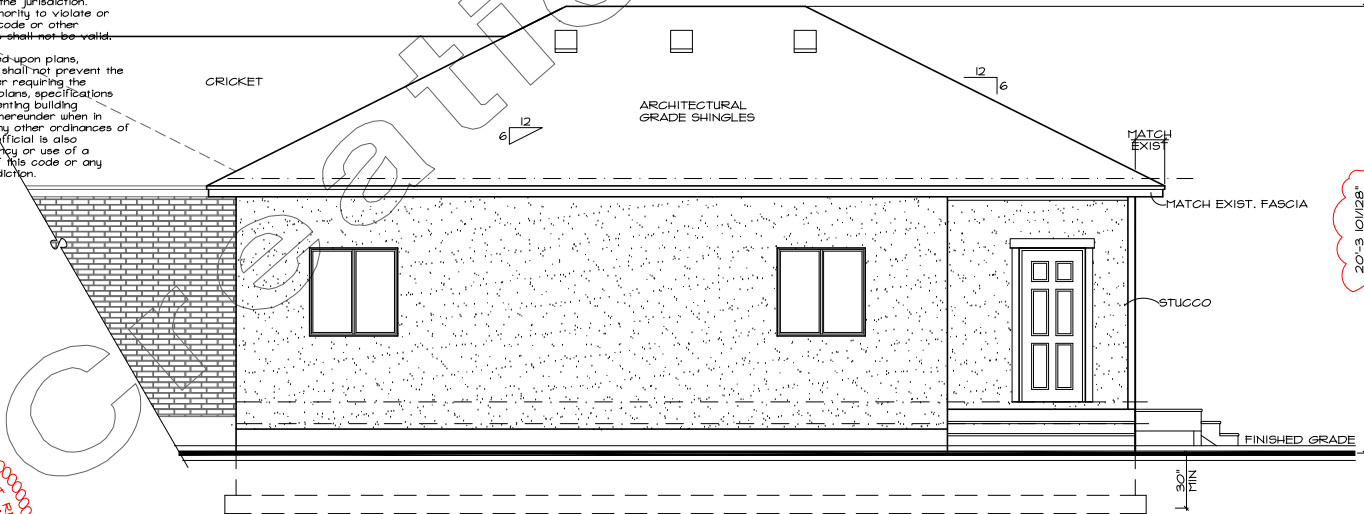
NOTE: VERIFY ALL DIMENSIONS ON SITE



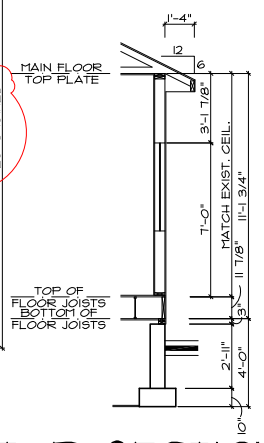
**PROPOSED WEST FACING ELEVATION**  
SCALE 1/8"



**PROPOSED EAST FACING ELEVATION**  
SCALE 1/8"



**PROPOSED NORTH FACING ELEVATION**  
SCALE 1/4"



**TYP. SECTION**  
SCALE 1/4"  
NOT APPLICABLE IN ALL LOCATIONS

© Copyright 2021 Creations West  
 This plan is the property of Creations West and shall not be duplicated in any form or used as the basis for any new plans.  
 The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

PLANNED FOR:  
**HANOVER**  
 1224 S. 300 E.  
 SLC, UTAH

1424 Legend Hills Dr.  
 Suite # 120  
 Clearfield, Utah 84015  
 P. 801.525.6700  
 Plans@creationswest.com

**CREATIONS WEST**  
 EVEN THE BEST DREAMS NEED A PLAN  
 WWW.CREATIONSWEST.COM



DATE:  
 SEP. 23 21

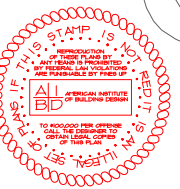
SHEET:  
 1

PLAN NUMBER

AR-1125-21UE

Published: October 16, 2021

Hanover Duplex Addition



The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

- FLOOR PLAN GENERAL NOTES:**
1. Finishing wall 2x6 @ 16" o.c.
  2. Attic access 2' x 30" with closer & a switched light in attic space. Location, if shown, is approximate.
  3. Exhaust fan, 60 CFM run exhaust duct to the outside.
  4. Provide 30" min. width for the water closet and 24" clear in front.
  5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
  6. 12"x12" min. opening installed to provide access to circulation pump.
  7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
  8. 20 minute fire rated door.
  9. Backwater valve.

**GENERAL NOTES:**  
 Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

**GENERAL BATHROOM NOTES:**  
 Shower compartments shall have at least 900 sq. ft. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft. one half of which must be operable. (if no windows, a mechanical ventilation system shall be req.). The min. ventilation rates shall be 50 cfm, for continuous ventilation. Showers & tubs shall have temperature-limiting device complying with IRC P2108.3. Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R301.

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 15 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

**FIRE PROTECTION:**  
 Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c. All beams and structural members shall be protected with 5/8" gyp. brd. Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flues, chases and dropped ceilings.

**EXHAUST SYSTEM NOTES:**  
 Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

**FIREPLACES:**  
 Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.2)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 1021.3 of the 2006 IECC.

Bottom of operable window on upper floor to be no closer than 24" from floor in accordance with IRC R302.2

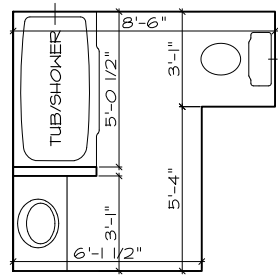
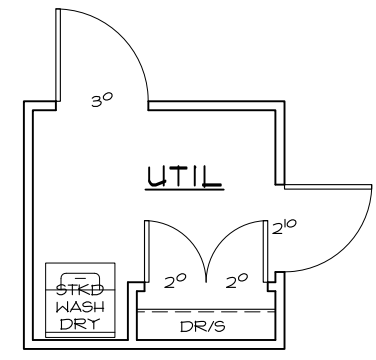
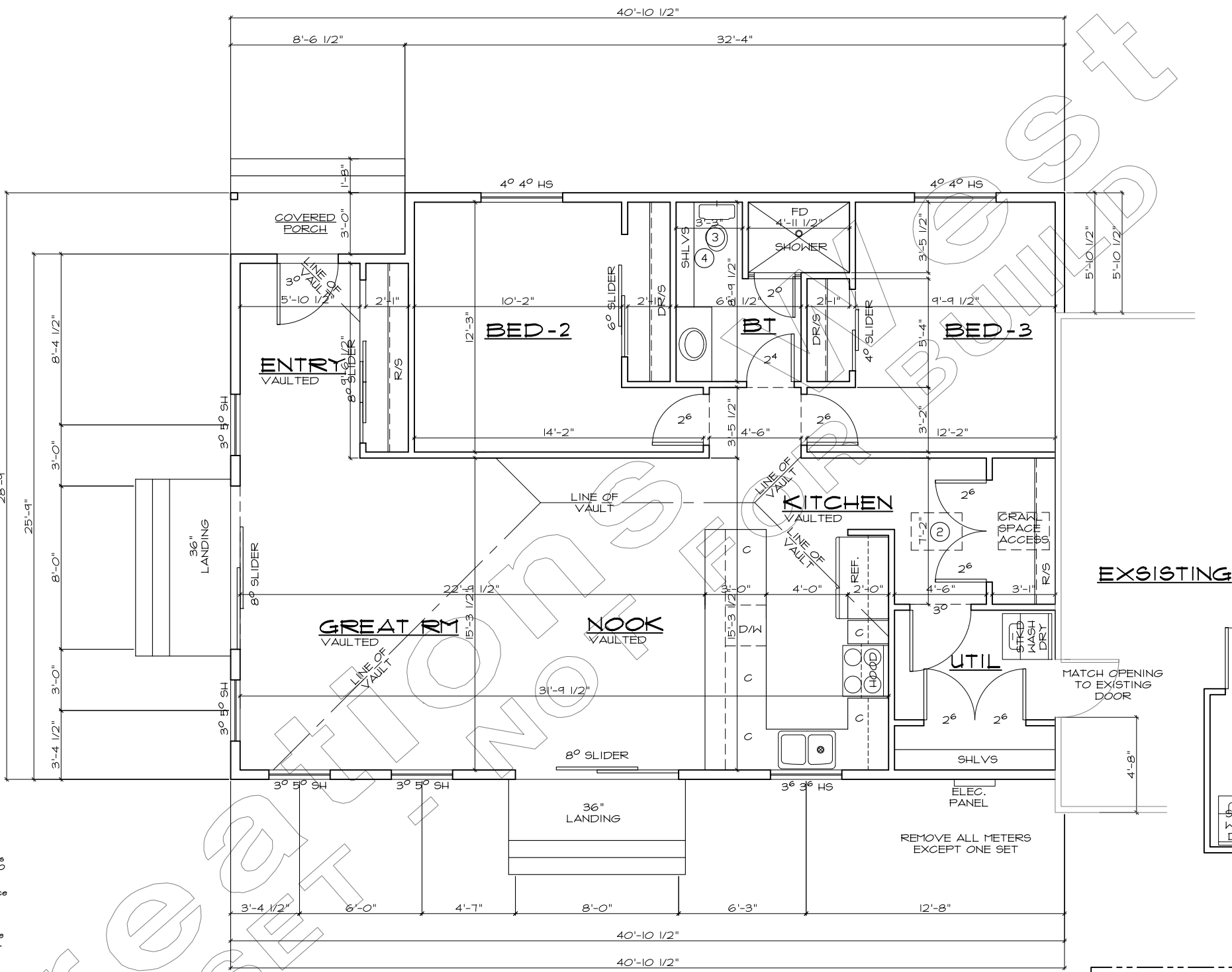
**APPLIANCES IN ATTICS:**  
 Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space of at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1505.1.3

**DRYER DUCT:**  
 Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

**CONDENSATE DISPOSAL:**  
 Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3

**ENERGY NOTES:**  
 IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE: VERIFY ALL DIMENSIONS ON SITE

NOTE: 10'-1 7/8" CEIL. HEIGHT TYP. 2X6 EXTERIOR WALLS (5 1/2") 4 1/2" MASONRY LEDGE U.O.S.

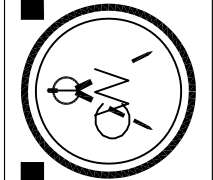
**PROPOSED MAIN FLOOR PLAN**

SCALE 1/8" = 1'-0" 1108 SQ. FT. MAIN LEVEL 1/4"

PLANNED FOR:  
**HANOVER**  
 1224 S. 300 E.  
 SLC, UTAH

1424 Legend Hills Dr.  
 Suite # 120  
 Clearfield, Utah 84015  
 P. 801.525.6700  
 plans@creationswest.com

**CREATIONS WEST**  
 EVEN THE BEST DREAMS NEED A PLAN  
 WWW.CREATIONSWEST.COM



DATE: JUN. 03 21

SHEET: 2

PLAN NUMBER Published: October 15, 2021

**HANOVER**

## ATTACHMENT D:

### Analysis of Standards – Zoning R-1/5,000 Single-Family Residential

Criteria	Finding	Rationale
Does the lot comply with minimum area and width standards?	<b>Complies</b>	Yes, existing lot with a legal conforming duplex.
Does the height comply with the minimum or maximum height requirement?	<b>Complies</b>	Yes, the addition will be similar to the structure's existing roofline and be less than the height requirement of twenty-eight feet (28') This is a house with a pitched roof. The elevation sheet shows the height is 20 feet 3 inches.
The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.	<b>Complies</b>	The intensity, size, and scale of the use complies with the applicable setbacks, building height, lot coverage, and other development standards so there is no evidence of a detrimental impact.
Does the structure comply with the applicable setbacks?	<b>Complies</b>	<p>a. Front The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. In this case, the addition is located in the back. The existing front setback is unaffected. Meets</p> <p>b. Corner side yard (NA Interior Lot)</p> <p>c. Interior side yard Interior lots: Required = Four feet (4') on one side and ten feet (10') on the other. Shown: South: 10 feet 1.5 inches North 5 feet 1.5 inches</p> <p>d. Rear yard Twenty five percent (25%) of the lot depth, or twenty feet (20'), whichever is less Lot Depth= 125 feet (31.25) Required=20 feet Shown: 20 feet</p>
Are there any special setback provisions that apply to the property?	<b>Complies</b>	No
Does the property comply with the maximum lot coverage requirements?	<b>Complies</b>	<p>All principal and accessory buildings' surface coverage shall not exceed forty percent (40%) of the lot. (0.1200 acres = 5227.2 square feet) plus half the width of the alley (292.5 square feet) equals 5,519 square feet. Maximum Coverage (40% of 5,519) = 2207.6 square feet Total New Square Footage = 2127 square feet. <b>Lot Coverage Calculation = 38.5%</b></p>



# ATTACHMENT E: Analysis of Standards – Conditional Use

## 21A.54.080 Standards for Conditional Use

**Approval Standards:** A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title

**Finding: The use complies with all applicable provisions of the zoning ordinance.**

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

**Finding: There is no known evidence that the use creates reasonably anticipated impacts that would result in the use not being compatible with the surrounding uses.**

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

**Finding: The use is consistent with the adopted city planning policies, documents and master plans.**

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

(Refer to Detrimental Impacts Chart for details). This project complied with all standards.

**Finding: There is no evidence of a detrimental effect due to the proposed use as indicated in the below analysis.**

**21a.54.080B: Detrimental Effects Determination:** In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	<b>Complies</b>	The use is allowed as a conditional use in the applicable land use table.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps.	<b>Complies</b>	The proposed use is consistent with the adjacent properties and the Master Plan.
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.	<b>Complies</b>	The intensity, size, and scale of the use complies with the applicable setbacks, building height, lot coverage, and other development standards so there is no evidence of a detrimental impact.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered.	<b>Complies</b>	The proposal complies with zoning provisions in the underlying zoning district, which consider the impact on surrounding structures.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows.	<b>Complies</b>	The alley access continues to be the same. As a result, there is no new impact.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic.	<b>Complies</b>	This is a single-family home with very little traffic. For the addition, there is no requirement for a Circulation Plan.
7. The site is designed to enable access and circulation for pedestrian and bicycles	<b>Complies</b>	The site complies with standards related to providing access and movement for pedestrians and bicyclists and no detrimental impact to access has been identified.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street.	<b>Complies</b>	The applicant is not adding any density to the duplex and the parking requirement is met. Transportation did not have any further comments.
9. The location and design of off-street parking complies with applicable standards of this code.	<b>Complies</b>	The applicant is not adding any density to the duplex and the parking requirement is met. Transportation did not have any further comments

10. Utility capacity is sufficient to support the use at normal service levels.	<b>Complies</b>	Use has access to all necessary utilities.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.	<b>Not Applicable</b>	This landscape plan requirement does not apply to single-family homes or two-family homes. Also, because the usage is the same, no buffers are necessary <u>between single-family dwellings.</u>
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke.	<b>Complies</b>	Use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.
13. The hours of operation and delivery of the use are compatible with surrounding uses.	<b>Complies</b>	There are no operating hours for this residence.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses.	<b>Not Applicable</b>	Because the residence is not used for business purposes, a lighting plan is not necessary.
15. The proposed use does not undermine preservation of historic resources and structures.	<b>Complies</b>	There are no historic sites or features on property.

## **ATTACHMENT F: Public Process and Comments**

---

### **Public Meetings:**

A public hearing is required as part of the Conditional use Procedures by the Planning Commission.

### **Public Notice:**

- Early notice of application mailed on July 28, 2021.
- Public hearing notice mailed on October 15, 2021.
- Public hearing sign posted on the property on October 15, 2021.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on October 14, 2021.

### **Public Comments:**

As of the publication of this Staff Report, Staff has received no public comments. Any public comments received up to the public hearing meeting will be forwarded to the Planning Commission and included in the public record.

## **ATTACHMENT G: Department Review Comments**

**Fire** (Douglas Bateman at [douglas.bateman@slcgov.com](mailto:douglas.bateman@slcgov.com) or 801-535-6619)

All portions of ground level exterior walls shall be located within 150-feet of fire access roads.

All ground level exterior walls shall be located within 600-feet of fire hydrant.

All measurements are in straight lines and right angles following the path the hose would be deployed

**Transportation** (Michael Barry at [michael.barry@slcgov.com](mailto:michael.barry@slcgov.com) or 801-535-7147)

The applicant has 4 rear parking spaces. .

**Public Utilities** (Jason Draper at [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com) or 801-483-6751)

No comments provided.

**Building** (Jason Rogers at [jason.rogers@slcgov.com](mailto:jason.rogers@slcgov.com) or 801-535-7642)

Property use -duplex. All Work to be completed per IRC2015 if the owner will be residing at this address.NEC2020 for Electrical. IBC2018 and coordinated Utah Codes if to be used as commercial property. Full Building Code Review to be performed once approved for planning

**Planning** (Meagan Booth, Principal Planner, 385-395-9035, [meagan.booth@slcgov.com](mailto:meagan.booth@slcgov.com) )

See Zoning Standards and Conditional Use Standards Review above

## **ATTACHMENT H: Site Visit Photographs**

---



1223

1224

1224





1224

50206358

1226







Hanover Double Addition

11

Published: October 15, 2021