



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amanda Roman, Principal Planner
Amanda.Roman@slcgov.com or 801-535-7660

Date: February 9, 2022

Re: PLNPCM2021-00976 – Additional Building & Wall Height at 321 E Stanton Avenue

Special Exception

PROPERTY ADDRESS: 321 E Stanton Avenue
PARCEL ID: 16-06-451-006-0000
MASTER PLAN: Central Community
ZONING DISTRICT: SR-3 Special Development Pattern Residential District

REQUEST: The applicants, Michael and Kevin Fairbanks, have requested Special Exception approval for additional building and wall height at 321 E Stanton Avenue. The proposal is to build four single-family attached units measuring approximately 33 feet, with a wall height of approximately 28 feet. The property is in the SR-3 Special Development Pattern Residential zoning district, which permits buildings with a pitched roof to have an overall height of 28 feet *or* the average height of other principal buildings on the block face. The maximum wall height in the zone is 20 feet. Additional building and wall height may be granted through the special exception process if the proposal meets the general special exception standards and if the proposed building height is in keeping with the development pattern of the block face.

RECOMMENDATION: Based on the information in the staff report, Planning Staff recommends that the Planning Commission approve the request for additional building height at 321 E Stanton Avenue.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site and Vicinity Photographs](#)
- C. [Analysis of Standards](#)
- D. [Application Materials](#)
- E. [Public Process and Comments](#)
- F. [Department Review Comments](#)

PROJECT DESCRIPTION

Special Exception Request

The property owners of 321 E Stanton Avenue are requesting special exception approval to build four single-family attached dwellings that exceed that allowable building and wall height in the SR-3 Special Development Pattern Residential District. The building is approximately 33 feet 1 inch in height, measured to the peak of the roof and the building wall height is approximately 27 feet 8 inches. In the SR-3 zone, the maximum building height for buildings with pitched roofs is 28 feet measured to the ridge of the roof *or* the average height of other principal buildings on the block face. Maximum wall height is 20 feet. Additional building and wall height may be granted via a special exception if the proposal meets the standards of approval in section 21A.52 of code and “is in keeping with the *development pattern on the block face*”. The Planning Commission may approve, approve with conditions, or deny the request.

The subject property is located on an interior block dead-end street and is approximately .16 acres (6,970 square feet) in size, which when subdivided, permits up to four single-family attached units sitting on their own 1,500 square foot lot. Each proposed unit will include 3 bedrooms, 3 1/2 bathrooms, and 2 tandem off-street parking spaces. There is an existing legal nonconforming four-plex on the site. The applicant has stated that the proposed height will accommodate the off-street parking, which will be lost when the existing parking lot on the site is redeveloped. The additional height also allows the structure to have an asphalt roof, which the applicant stated cannot be used if the pitch is less than 3/12. To mitigate the impacts of the additional height, the building has increased side yard setbacks.



Applicable Administrative Interpretations

When reviewing this request, staff had to consider two definitions: *block face* and *development pattern*. Based off the definitions and through two administrative interpretations regarding dead-end streets, staff determined that additional building height may be granted if the proposal is compatible with the existing scale, development pattern, and character of buildings on both sides of Stanton Avenue as well as the surrounding properties.

The Zoning Ordinance defines a “block face” as, “*All of the lots facing one side of a street between two intersecting streets. Corner properties shall be considered part of two block faces, one for each of the two intersecting streets. In no case shall a block face exceed 1,000 feet.*” The definition of block face does not clearly define how to measure the allowable height or setbacks of properties on a street that does not sit between two intersecting streets, such as Stanton Avenue, which is a dead-end.

The Zoning Ordinance defines “development pattern” as a “*standard [applying] to principal building height and wall height, attached garage placement and width, detached garage placement, height, wall height, and footprint size. A development pattern shall be established when three (3) or more existing structures are identified to establish the pattern, or in the case that three (3) structures constitutes more than fifty percent (50%) of the structures on the block face fifty percent (50%) of the structures shall establish a pattern.*”

Two recent administrative interpretations (PLNZAD2021-00746 and PLNZAD2021-01137) determined that properties on a dead-end street are not subject to a development pattern as defined in the “block face” definition. Because Stanton Avenue is a dead-end street, averaging the height and front yard setbacks of properties on the same side of the street is not applicable and because the property is not within a recorded plat that specifies allowable height or setbacks, it is subject to the maximums or minimums listed in code.

Based on the applicable administrative interpretations and the definitions in code, the maximum allowable building height is 28 feet, unless special exception approval is granted. When reviewing the special exception request, staff considered the height of the three buildings on the same side of the street as the subject property, the height of the buildings on the opposite of the street, and the existing conditions and development potential of the properties abutting the subject property. Staff also reviewed the purpose statement of the SR-3 zone, which speaks to promoting compatible development patterns and preserving the existing character of neighborhoods. The applicant submitted a narrative, located in [Attachment D](#), detailing how the proposal is in keeping with the development pattern and character of the overall neighborhood and compliant with the general special exception standards of approval.

KEY CONSIDERATIONS

Consideration 1: Compatibility with the Surrounding Neighborhood and the SR-3 Zone

Because the subject property is not located on a “block face”, Staff must consider the development pattern and character of the neighborhood as a whole. This includes the small bungalows on Stanton Avenue and the 60 foot tall multi-family building adjacent to the subject property. The proposed project must complement the existing structures on Stanton Avenue and be compatible with newer development on abutting properties.

The purpose of the SR-3 special development pattern residential district is to provide a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density, and intensity of the neighborhood. The standards for the district are intended to promote compatible development patterns and to preserve the existing character of the neighborhood. The SR-3 is a medium density zoning district.

Stanton Avenue

The development pattern of Stanton Avenue consists of 8 single-story brick bungalows along the south side of the street, that were built in the early 1900s. The bungalows



Homes on the south side of Stanton Ave



Homes on the north side of Stanton Ave

sit on parcels approximately 2,200 square feet in size and reflect the scale of similar historic interior block developments within Central City. The homes are setback approximately 5 feet from the sidewalk, with small front porches. There is about a 6 foot side yard setback on one side with no setback on the opposite side. None of the properties on the south side of Stanton Avenue have off-street parking available.

The development pattern on the north side of Stanton Avenue is less consistent, as there are only 3 structures, all of which are considerably different in scale. There is a newer 30-foot single-family home directly east of the subject property, a two-story multi-family brick building built in 1910, and a short single-family home in between.

Surrounding Properties

The subject property is surrounded by zoning districts that allow taller by-right building heights. The property directly west of the subject property is zoned R-MU and could have a building with a maximum height of 75 feet. The property currently has a 60-foot tall multi-family building on it. If redeveloped, the property directly north of the subject property could have building with a maximum height of 90 feet. There is currently a one-story office building on the site, which is zoned RO. A zoning district height comparison is provided below.

If approved, the 33-foot tall structure would provide a transition between the 60-foot multi-family building to the west, the 30 foot tall single-family building directly east, and the shorter buildings on Stanton Avenue.



Zoning Map

Surrounding Zoning District Height Comparison		
	<i>Maximum Permitted Building Height</i>	<i>Additional Height Exceptions</i>
SR-3	Pitched Roof: 28 foot maximum or the average height of the principal buildings on the block face Flat Roof: 20 foot maximum	Additional height granted with Special Exception approval.
R-MU	75 foot maximum	In specific locations, up to 125 feet with Design Review approval.
RO	60 foot maximum	Single and two-family dwellings have a maximum height of 30 feet. If the property abuts a zoning district with a great maximum building height, then the maximum height in the RO District shall be 90 feet.
RMF-35	35 foot maximum	5 feet of additional height allowed with Planned Development approval.
RMF-45	45 foot maximum	5 feet of additional height allowed with Planned Development approval.

Design Proposal and Iterations

To increase the compatibility of the proposal, staff worked with the applicant to add pedestrian-oriented design elements to the building. The original proposal was 40 feet tall with a pitched roof, small windows, and a stone base. The second iteration was similar in design, but was 32 feet tall with

a flat roof, which is 12 feet taller than what is allowed in code. Staff believes that when reviewing additional height requests, the compatibility of the design with the surrounding neighborhood is more important than the actual height. Staff worked with the applicant to reduce the perceived height, while still allowing them to keep the proposed garages on the ground floor.

The applicant revised their plans to include a front porch to complement the design of the historic structures across the street and balconies to increase transparency and pedestrian interactions. The applicant is proposing to use thin brick siding on the ground floor to match the brick facades of existing buildings. While the existing homes have either no side yard or a small setback, the applicant is proposing approximately 7 feet on each side of the building. This space provides a buffer between the townhomes and the single-family dwelling to the east. Code requires a 4 foot setback when abutting a single-family dwelling, otherwise no interior yard is required. Where a yard is provided, it shall be not less than 4 feet.

While the height of the proposal is larger than the existing development on Stanton Avenue, it does provide a transition between surrounding zoning districts that allow taller by-right heights, and the existing homes on Stanton Avenue. If the properties on the south side of the street were to be redeveloped, they would also have a permitted height of 28 feet. The scale is consistent with the existing two-story structures on the north side of Stanton Avenue and the proposal is compatible with the existing scale, density, and intensity of the neighborhood. The applicant is also proposing wider side yard setbacks than what is required in code.

The proportions and architectural style of the building is compatible with existing development on Stanton Avenue and staff believes the added pedestrian-oriented elements reduces the perceived scale of the building and fulfills the purpose statement of the SR-3 zone, which is to promote compatible development patterns and preserve existing neighborhood character.

Consideration 2: General Standards for Special Exceptions

Special exception proposals must comply with the general standards of approval per section 21A.52.060, which consider whether the proposal is compatible with the location, design, and configuration of a specific site.

The proposal meets the general special exception standards of approval and is in compliance with the purpose of the SR-3 zone, which is to promote medium density development that preserves the character of existing neighborhoods. There are no indications that the proposal would diminish or impair property values, have an undue adverse material impact, destroy significant features, or pollute the environment. As discussed in Consideration 1, because the height is being compared to the neighborhood, rather than just the block face or existing buildings on Stanton Avenue, it can be argued that overall, the proposed height is compatible with surrounding development, thus meets standards A and D.



Original proposal - 40 feet tall with a pitched roof



Proposal 2 – 32 feet tall with a flat roof

**Ordinance 64 of 2021 –
Text Amendment Eliminating the
Special Exception Process from the
Zoning Ordinance**

The special exception petition is vested, and the Planning Commission should make a decision based on the current zoning ordinance, but it should be noted that the Special Exception process to obtain additional building and/or wall height was eliminated from code in 2021. The current ordinance does not permit additional residential building height for new construction unless the property is located in a local historic district. As stated above, the special exception petition is vested under the current zoning ordinance and should be reviewed accordingly.

**Consideration 3: Referral to
Planning Commission**

Section 21A.52.040(5)(b) of the city code states that *“The planning director or the planning director’s designee may refer any application to the planning commission due to the complexity of the application, the significance in change to the property or the surrounding area.”*

This proposal is being forwarded to the Planning Commission for a decision because of the property’s unique location on an interior street bordered by zones that allow significantly taller building heights. The existing development pattern differs between the small bungalows on the south side of Stanton Avenue and the surrounding properties that are zoned to accommodate additional height and density. The proposal is also unique in that it is on a dead-end street, which code does not provide specific standards for. Typically, staff would average the building heights of the existing buildings on a block face, but because there is no block face to determine a development pattern, the proposal has to be compatible with the SR-3 zoning purpose and the existing scale and character of the neighborhood as a whole.

DISCUSSION

While the overall height of the building is taller than the existing buildings on Stanton Avenue, it provides a transition between the by-right and existing building heights of abutting properties. The applicant worked with staff in their building design, which includes pedestrian-oriented elements such as a small front porch, large windows for transparency, and second-story balconies. Staff believes these elements reduce the perceived scale of the building and complement the historic bungalows that are on the street. While rear access to the garage is preferable, the site is not wide enough to accommodate a rear driveway. Overall, staff finds that the proposal is compatible with surrounding development, meets the intent of the SR-3 zone, and will not have a substantial negative impact on surrounding properties.

Section 21A.52.060

A. Compliance With Zoning Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.

B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.

C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.

D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.

E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.

F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.

G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.

NEXT STEPS

If the request is approved, the applicant would be required to obtain a building permit for the four single-family attached homes. All other zoning and building code requirements would be met prior to obtaining a building permit. The maximum building height would be 33 feet 1 inch from established grade, with a maximum wall height of 27 feet 8 inches feet. All other applicable zoning requirements must be met prior to obtaining a building permit.

If the request is denied, the applicant would not be allowed to add an additional 5 feet of height to the proposed single-family attached townhomes. The maximum building height would be limited to 28 feet, measured to the peak of the pitched roof or 20 feet to the top of a flat roof.

ATTACHMENT A: Vicinity Map



Salt Lake City Planning Division 12/7/2021

ATTACHMENT B: Site and Vicinity Photographs



Dwelling on the corner of Stanton Ave & 300 E (zoned RMF-35)



60-foot tall apartment building on the corner of Stanton Ave & 300 E (zoned R-MU)



View down Stanton Ave



Subject Property



Bungalows on the south side of Stanton Ave



30-foot single-family home adjacent to the subject property & parking lot



Homes on the north side of Stanton Ave

PLNPCM2021-00976



Stanton Avenue looking west – homes on north side of street

ATTACHMENT C: Analysis of Standards

21A.52.030 Special Exceptions Authorized

5. Additional residential building height, including wall height, in the R-1 districts, R-2 districts and SR districts shall comply with the standards in chapter 21A.24 of this title.

21A.24.100 Special Exceptions Authorized

6. a. For properties outside of the H historic preservation overlay district, additional building height may be granted as a special exception by the planning commission subject to the special exception standards in chapter 21A.52 of this title and if the proposed building height is in keeping with the development pattern on the block face. The planning commission will approve, approve with conditions, or deny the request pursuant to chapter 21A.52 of this title.

21a.52.060: General Standards and Considerations for Special Exceptions:

No application for a Special Exception shall be approved unless the planning commission or the planning director determines that the proposed Special Exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain Special Exceptions.

Criteria	Finding	Rationale
A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.	Complies	<p>The SR-3 zone is a medium density zone that accommodates a variety of housing types. Uses are intended to be compatible with the existing scale, density, and intensity of the neighborhood and should preserve the neighborhoods existing character.</p> <p>The townhomes provide a supported housing type. The proposal is designed as to respect the character of the neighborhood and includes pedestrian-oriented features that complement the existing smaller-scaled bungalows on the street. All other zoning requirements will be met.</p>
B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.	Complies	<p>There is no evidence that a taller building would have a substantial impact on property values.</p>
C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the	Complies	<p>There is no evidence that the proposed building would have a material adverse effect upon the character of the neighborhood.</p>

public health, safety and general welfare.		
D. Compatible with Surrounding Development: The proposed Special Exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.	Complies	As discussed throughout the report, the proposed building will be compatible with existing development. Other than the site accommodating a garage to meet the off-street parking requirement of one stall per unit, the building will be constructed and arranged to complement the existing historic structures on Stanton Avenue.
E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	Complies	The proposed use is permitted in the SR-3 zone. The proposed building will not result in the destruction, loss, or damage of significant natural, scenic or historic features.
F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.	Complies	There is no evidence that the proposed building would result in any material pollution.
G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	Complies	Other than the request for additional building and wall height, the proposed use and building design complies with the SR-3 standards.

ATTACHMENT D: Application Materials

Salt Lake City Planning and Zoning

Re: Stanton Place Apartments.

New 4 plex apartment building at 321 Stanton Avenue, Salt Lake City, Utah 84111

Developer is Stanton Place LLC. Kevin Fairbanks and Michael Fairbanks.

The developer is proposing to remove an existing old 4 plex, at this address and construct a new 4-unit apartment building. The developer is asking for a 5'-1" height exception from 28' to 33'-1" on a pitched roof which is allowed in SR-3. If the special exception height is granted the new structure would be 30'-5" shorter than the Structure on the West side and 3'-1" higher than the 30' structure on the East side of the new structure. Which presents a nice transition between all 3 structures.

Reasons for the height exception:

1. Developer wants to continue providing needed off-street parking
2. Because this is a dead-end street, setbacks are required to be 10' not 7'
3. Provide best transition between the 63'-6 West structure to the 30' East Structure

(1.) Developer wants to continue providing needed off-street parking:

The developer has owned this property for 30+ years. The developers are very familiar with the past and present challenges on the street. Over the 30 years the biggest challenge has been parking. The street is a dead-end street, and you can only parallel park on the South side of the street. There is a public parking lot for about 6 cars at the East end of the street. It is always full because the adjacent 5 plex has no off-street parking. Thus, the 5 plex tenants use most of this public parking. Leaving no room for visitors, service vehicles and other owners on the street to park. Continuing to provide off-street parking is very important to the developer and was a key feature in the design of the new structure. The developer did not want to add to an existing problem on the street or neighborhood but wanted to be considerate and helpful in trying find a way to help minimize or lesson the parking issues. The new development will allow for 2 cars per unit. This will be tandem parking, in a garage, off-street and out of sight. There will also be a 10' driveway per unit out front. This is a nice option for visitors to park off-street.

The addition height is needed to help minimize any new parking issues on the street and provide a better off-street dedicated parking solution for the new units.

(2.) Because this is a dead-end street, setbacks are required to be 10 feet not 7 feet:

The architectural plans were reviewed and changed many times over the last several months. The original height was 40'. The developers and architect worked closely with Amanda (Planner) to get the best neighborhood and pedestrian experience. Because this is a dead-end street the front setback requirement for this structure is 10' and not 7'. The developers scaled down structure to accommodate the setback requirements. In-order to preserve the off-street parking, added front porch, added balcony, and added gabled roof, the additional height of 33'-

1" is needed. Additional setbacks were needed for the porch and balcony in addition to the 10' front setback.

All these changes were done to provide better integration with the neighborhood and street appeal. In-order to accommodate all the improvements changes above, it was determined a height extension was needed to accommodate all the enhancements. After reviewing several more plans, the height of 33'-1" was the minimum height to implement all the new designs and features that would allow the new structure to be more compatible and better integrate with all the other structures in the neighborhood.

(3.) Provide best transition between the 63'-6" West structure to the 30' East Structure:

The developer was asked by the planning department to measure all the buildings on North side of Stanton Ave. The developer employed Benchmark Engineering to collect all heights and survey information. Below are the findings. (Site Survey has heights)

Going West to East off 3rd East onto Stanton Ave.

- Library Square Condo's = 63'-6" (Block face 5th South)
- New Development (being proposed 33'-1")
- Modern Home = 30'
- Mobile Home = 12'-8"
- 5 plex = 23'-8"
- High Rise Condos = 54' (Block face 4th East)

The average slope between the 2 units that border each side of new proposed site.

- 63' (West Structure) +30' (East Structure) = 93'
- $93'/2 = 46.5'$ (**Ideal average height between both structures**)
- 63' to 46.5' to 30' = consistent slope
- Developer Asking for 33'-1" (**consistent and compatible transition between structures**)

Ask of 33'-1" is reasonable, does not impact any other property, makes for a nice transition from the taller to shorter structure. (ask is 3' above East unit that is 30' which resides on the block face next door East side of new structure)

21A.24.100: intended to be compatible with the existing scale, density, and intensity of the neighborhood.

21A.52.060: D. Compatible With Surrounding Development: *The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.*

Summary;

- The developers have appreciated all the hard work and effort of Amanda Roman, the Principal Planner on this project. She worked many hours and had many meetings with the developers to get what we all think is a very good plan.
- Many plans and designs were discussed to find other options to hide the garages from street view, but the lot would not allow any reasonable options. Twenty years ago, all the Bungalow garages were on the North side of the street. There are currently 3 garages and 1 carport on the North side of the street. This project aligns with existing patterns for garages on the street.
- The original structure design was larger, more modern in some area and plain in other areas. Working again with Amanda, the Architect and the Builders, a smaller footprint was designed (40' to 33' was the reduction in height). The current plan of 33' fits nicely between the higher and lower structures and will be a great fit between them. Many new features were added to make this structure very neighborhood and pedestrian friendly.
- The developer has owned this property for 30+ years. They have always been very invested in taking care of the property, keeping it well kept, clean and inviting place to rent.
- It is very important to the developers build a nice new structure that will add value and a sense of pride for the street.
- The project is very compatible with the surrounding developments. Again, it fits nicely and will add value to the street and neighborhood.
- The developers desired to build a new structure that compliments the current architectural patterns and building materials that have been used on the street.
- Over all the developers hope you can see the care and desire to build something that the city, community, neighborhood, and street appreciates.

Thank You for your consideration and look forward to reviewing these plans with you.

Developers:

Kevin & Michael Fairbanks

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PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY SET 06/2019

A NEW PROJECT FOR
FAIRBANKS STANTON AVE.
EXTERIOR ELEVATIONS

 **HARRIS ARCHITECTURE**
3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

REVISIONS

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10/11/2021

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EXTERIOR ELEVATIONS

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10/11/2021

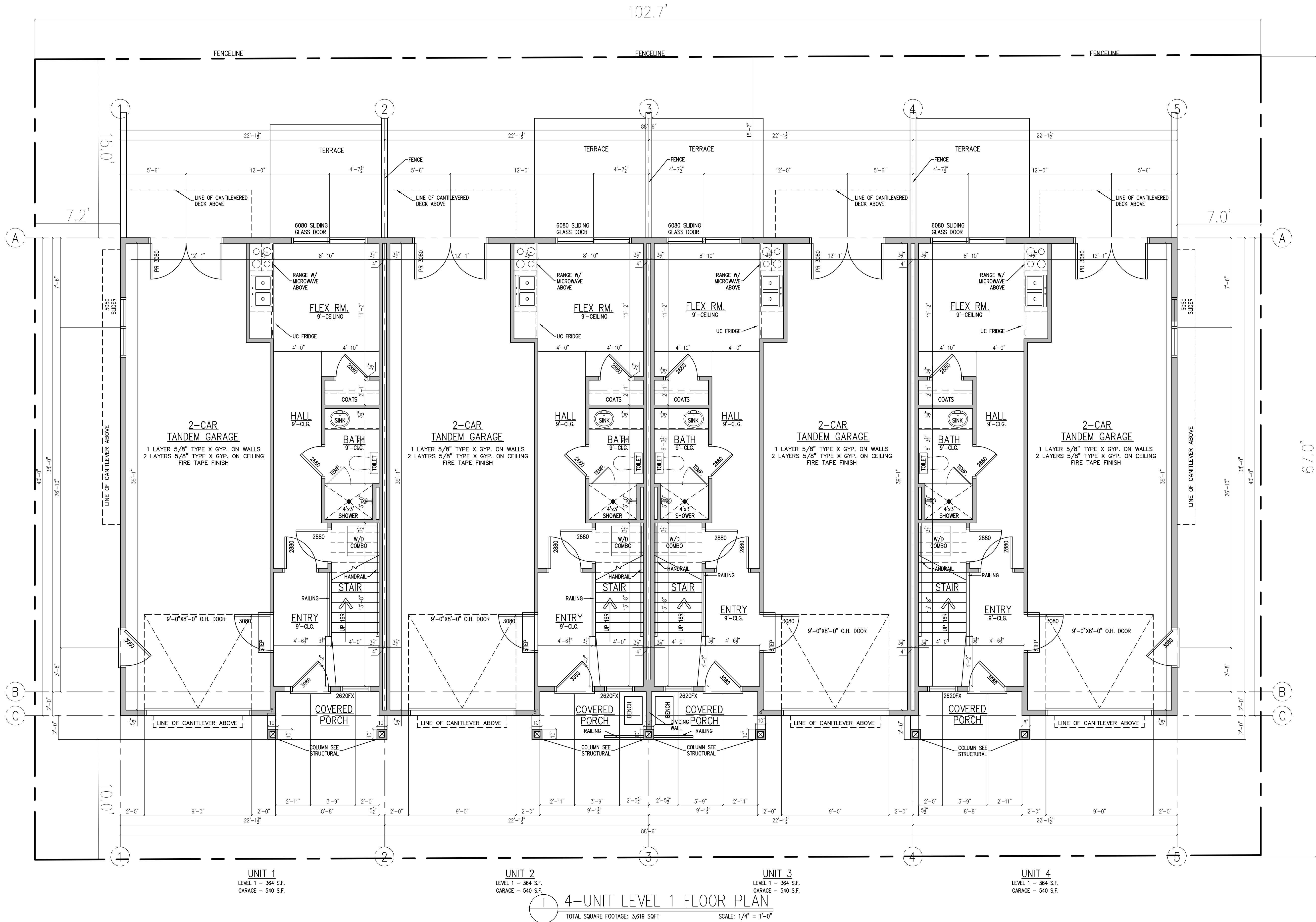
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PRELIMINARY - NOT FOR CONSTRUCTION

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NEW PROJECT FOR
FAIRBANKS STANTON AVE.
4-UNIT LEVEL 1 FLOOR PLAN

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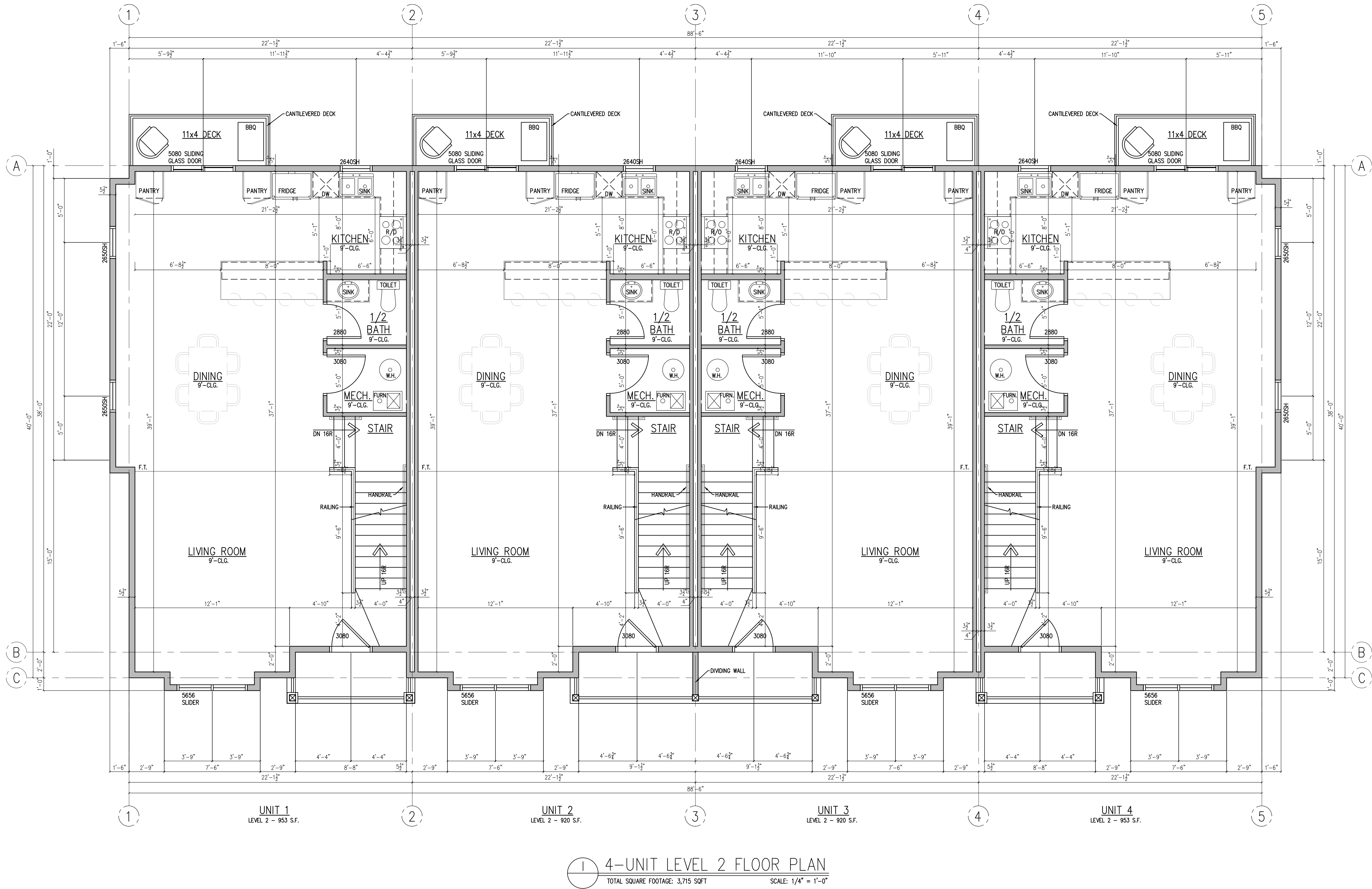
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FAIRBANKS STANTON AVE.

4 UNIT LEVEL 2 FLOOR PLAN

10/11/2021

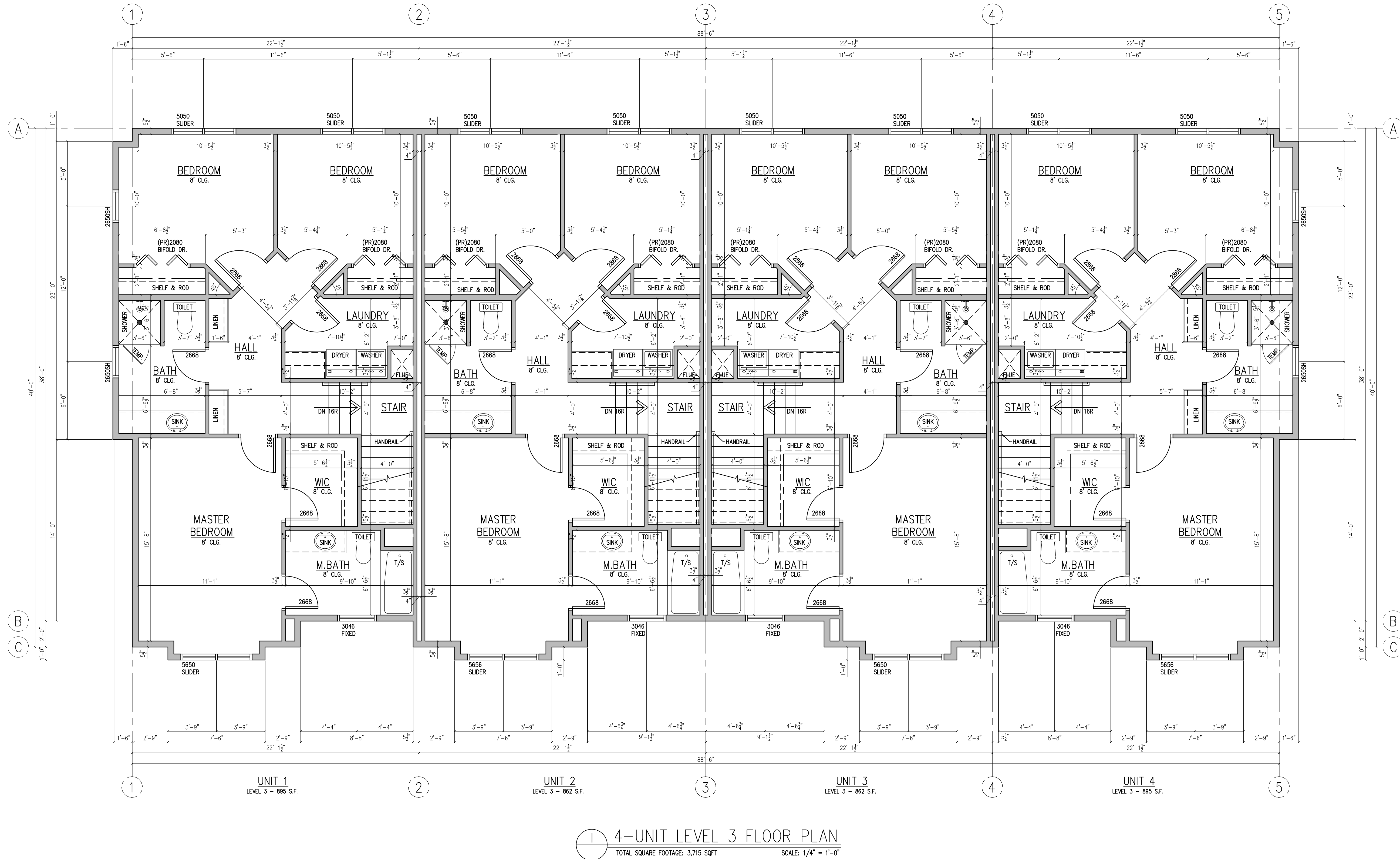
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4 UNIT LEVEL 3 FLOOR PLAN

10/11/2021

A1.3

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



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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A NEW PROJECT FOR
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EXTERIOR ELEVATIONS

10/11/2021

A2.0

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

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

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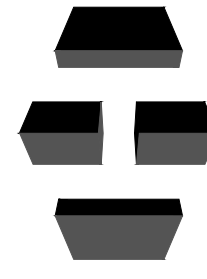
10/11/2021

A2.1

A NEW PROJECT FOR

FAIRBANKS STANTON AVE.

EXTERIOR ELEVATIONS

 HARRIS ARCHITECTURE

3520 N UNIVERSITY AVENUE #201, PROVO UT 84604 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

ATTACHMENT E: Public Process and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

Public Notices:

- Notice of application sent to adjacent property owners and tenants on November 10, 2021. No public comments in favor or opposition were submitted.

Public Hearing Notice:

- Sign posted on the property on January 27, 2022.
- Public hearing notice mailed on January 27, 2022.
- Public hearing notice posted on City and State websites on January 27, 2022.

Public Comments:

- Any comments received prior to the hearing will be forwarded to the Planning Commission and included in the public record.

ATTACHMENT F: Department Review Comments

Building Review:

<https://www.slc.gov/buildingservices/info-brochures/> The design criteria. (2018 IBC) This must be accounted for in the engineer calculations for wind load, seismic, for shear wall strength, etc. Please update or provide for in the application of the building. Also please ensure all fire blocking and fire prevention requirements and measures are accounted for. See R301.3 and chapter 6 in the 2015 IRC for wall/ story height. if these parameters are exceeded, engineered design is required.

Engineering/Transportation/Police Review:

No comments.

Public Utilities

No public utility objection to the proposed special exception.

Zoning Review:

A subdivision application will need to be submitted and approved by Planning. All other zoning requirements must be met prior to obtain a building permit.