

Minutes of the Avenues Housing Compatibility Committee

April 18, 2007

Sweet Library

7:00-8:55 pm

Conducted by Shane Carlson

Minutes by Jill Van Langeveld

Revision of the Housing Web-page

CWe need to revise and archive much the information there.

CWe need to have a mission statement for the HCC including a history.

CWe would like the web-page to become a resource for the community's housing issues.

CWe'd like to include such things as:

1. a zoning map with a paragraph about each zone explaining what is allowed and not allowed.
2. a calendar listing City meetings that affect the Avenues. Jim Jenkin presented a layout idea and Lester Aoki will be looking into some ideas to create it and keep it current.
3. ideas to help us all be better neighbors. Good neighbor relations are a big part of a healthy community.
4. something to let outside developers of incompatible projects know what characteristics the community values most, the communities appreciation of the historic character of the neighborhood and to encourage the adoption of more appropriate designs..

Review of District Three Infill Workgroup Recommendations to Planning Department

Shane described what the District Three Infill Workgroup did while answering HCC members questions. He listed the suggestions that the Workgroup presented to the Planning Department to help implement and simplify the three-tier building permit process. Joel Paterson has been on vacation so nothing has been done of which we are aware.

We would like Eric Jergensen to arrange a meeting with the new Planning Department Director, George Shaw, and several of the HCC and GACC members to introduce ourselves and explain our concerns.

Avenues Master Plan

A Master Plan for The Avenues was first created in 1979 and then revised in 1987. It is very out of date. Most of the zoning districts have changed significantly since then. The Planning

Department has is continually assessing the need to update the master plans throughout the City. They have listed the order in which each will be tackled by Planning Department. The Avenues is #8 so it will be a while before they get to us. Planning stated at a retreat in November that they would like to get the bulk of the work done on each master plan before involving the community, which seems to imply that they would rather not have much community input. We would like to be involved from the beginning rather than just asked for approval at the end of the process. The GACC Board feels the same way and at the April board meeting, it was decided that a task force should be created to begin the task.

Eric Jergensen has asked that we be specific while looking at things like (1) traffic issues, (2) small neighborhood businesses/formula for business, (3) infill issues, (4) subdivision issues, and (5) encouraging investment in the community.

We need to search through the old master plan and begin the cutting and pasting process. It will probably be more of at re-write than just a revision.

Tracking Permit Applications

Public notice must be given for the all hearings; however the agenda may change before the scheduled meeting because of delays in preparations, etc. so tracking becomes more difficult. For example, the Housing Advisory and Appeals Board meets only once a month and sends out the agenda, but, then every week we may receive a revision. Items may be dropped but no new ones may be added because of the time requirement for notifying concerned citizens.

We are going to try to add these meetings to our web-page calendar with notes giving a risk assessment for the community and finally the outcome.

Federal Heights as a Historic District

In the next week or two we hope to obtain a list of times when a City planner and a representative of the Utah State Historic Society will be available to meet with the neighbors to begin the process of getting national and local historic recognition. Neighbors will be notified with time and place and the process can begin in earnest.

SRI-A Area North of 11th Avenue

Most of the lots in the area are not large enough to qualify for the FR-3 zone. However, it appears that many of the homes in the FR-3 zone are also not the required size. More study is necessary to begin to pursue a boundary modification.

Next Meeting

Monday, May 14th, 7:00 pm at the Sweet Library, 455 F Street