

Minutes of the Avenues Housing Compatibility Committee
October 9, 2006
Sweet Library
7:05-8:55 pm
Minutes taken by Jill Van Langeveld

Lon Richardson opened the meeting, Shane Carlson conducted

Permit Process Workgroup

Eric Jergensen had proposed to the City Council that District 3 put together a workgroup to propose modifications to the procedural guidelines/permit process and clarify definitions that were not done at the time of the approval of the Tiered Process in December 2005 – they still have not been written. He has been given permission by the City Council to begin the workgroup. It will consist of representatives from the GACC and the CHCC, the Planning Office, Kirk Huffaker interim director of the Utah Heritage Foundation, and 3-4 architects and developers. They will be meeting every Monday beginning October 23rd. They should be finished in 4 to 6 weeks.

“Downtown Rising”

Eric Jergensen was quoted in Deseret Morning News Monday October 9, 2006 as being in favor of the proposed pedestrian bridge across Main Street which would connect the two shopping areas. Eric wanted us to know that he was not quoted correctly. He had said that he would only be in favor of the pedestrian bridge if it allowed people to access the street as well as move from one side of the street to the other. He feels that street level activity is vital to the downtown area.

The Heritage Foundation is working closely with the LDS church to see if the First Security Bank Tower could be saved from demolition. At this time the LDS Church plans to tear it down and build another office tower in its place. The church feels that there are numerous challenges to be overcome and that saving the building may not be practical at any expense.

Conditional Use Permits

The owner of 1177 E. South Temple Street wanted a *conditional use permit* to expand his home office. The proposal presented by the owner to the Planning Commission at a recent hearing on the matter (September 27, 2006) was not exactly what he presented to the GACC last spring. Planning was not comfortable with what he wanted to do even with the GACC’s “letter of endorsement” so it trimmed back his proposal to exactly what was first presented to us. We dodged a bullet. We have learned that our letters of endorsement must be very specific, listing exactly what was presented and all the questions asked and answers given.

We have also been told that because a bill was passed in the legislature last session, *conditional use permits* cannot be rejected – they can only be limited in scope.

We need to keep closer tabs on all projects within the GACC boundaries. We talked last month about a Permit Hearing Calendar. As Lester Aoki started to check the possibility he discovered that it was going to be a VERY BIG project. He and Shane Carlson will brainstorm to see how we can make it a reality.

October 4, 2006 Planning Commission Retreat

Shane saw that they had “subdivisions and conditional use” listed on their agenda so he thought he’d see what he could learn. He didn’t learn much about “subdivisions or conditional use” but he did learn that they were very happy and surprised to have a representative from the

community. He also learned: (1.) What Planning is looking for when we present things to them. (2) What question they need answered, and (3) What details they need to make informed decisions.

678 H Street

The home was originally permitted for two stories and a flat roof. However, the owner/builder added a third (un-permitted) floor and planned to ask for a variance later. On the south side they raised the ground 9 feet from original grade to try to get the height of the building closer to code. The other problem is the side setbacks. The home needs minimum 4 feet on one side and 10 feet on the other (for fire fighting purposes). It has approximately 4 feet of setback on each side.

Orion Goff wrote a letter to Dave Babcock and sent a copy to Eric Jergensen. In it he said that this property will not be granted a variance and they will withhold a "certificate of occupancy" until the dimensional problems of side setback and height are fixed.

When Eric Jergensen was asked what to do about the house he said, "It was not built to the ordinance so enforce the ordinance."

Landmarks Commission

We just heard that for the last year there have been two vacancies on the commission that were supposed to be filled by someone living with the GACC and CHCC areas of the city. We will find out exactly what are the qualifications and time commitment needed then both councils will submit names for the openings. The CHCC has already selected someone that they will be submitting for the Capitol Hill vacancy.

Maps/Subdivision Study

Several maps were brought from different city or county agencies, each showing different sets of information about properties in the GACC area. Bob Lewis is going to see if the State has a map showing all the information together. After getting accurate maps we will (1) check zoning requirements for each area, (2) check sub-division regulations and (3) check square footage and street front length and then (4) identify those properties that would be big enough to subdivide.

Shane will get pdf file maps to those who can help with this project. Shane will also be contacting Sydney Fennesbeck.

Historic District Designation

Kirk Huffaker is willing to help the Federal Heights area check the feasibility of the designation and the process. Susan Fisher will write a letter for the GACC Newsletter about the Historic Designation to see what the response of the neighbors will be.

Next HCC Meeting

Monday, October 23rd, 7:00 pm at the Sweet Library