

POLICY MEETING MINUTES
SALT LAKE CITY HOUSING ADVISORY AND APPEALS BOARD MEETING
Teleconference meeting to be held online from various locations.
Wednesday June 14, 2023, 1:00 pm.

The following members participated at the panel hearings: John Morgan, Terressa Clark, Daniel Gaffin, Katie Sims, Sara Hart

Staff Members: Ken Anderson, Corey Christensen, Craig Weinheimer, Kory Solorio

Guests: Arlie Green, Joe Pelaez, Marion Willey, Yingying Zhang

POLICY MEETING:

A. APPROVAL OF MINUTES for the June 8, 2022, HAAB Meeting

Motion by Katie Sims to approve the minutes from June 8, 2022. Second by Daniel Gaffin. John Morgan, Terressa Clark, Daniel Gaffin, Katie Sims, and Sara Hart voted in favor of the motion. None opposed.

B. NON-PROFIT FEE WAIVER REQUEST:

Non-profit Fee Waiver Request at 1512 South 300 West, Salt Lake City, Utah (Case No. HAZ2023-01446; Arlie Green), Council District D5 – Darin Mano

Motion by Daniel Gaffin to approve the Non-profit Fee Waiver Request at 1512 South 300 West. Second by Katie Sims. John Morgan, Terressa Clark, Daniel Gaffin, Katie Sims, and Sara Hart voted in favor of the motion, none opposed.

APPEALS HEARING:

C. CONSIDERATION OF RESIDENTIAL HOUSING CODE VIOLATIONS:

1. Request for Consideration of Residential Housing Code Violations at 1229 East 1700 South, (Case No. HAZ2023-01446 Yingying Zhang), Council District 5 – Dan Marino

Appeal deficiency: Window opening in basement windows. Current openings are 15" W x 20" H and 15" W x 17.5" H. Full space openings are approximately 33"x 20".

Motion by Katie Sims to deny the appeal of deficient egress window size 15" W x 20" H and 15" W x 17.5" H openings and recommended installing casement windows and ladders to meet sill height. Second by Daniel Gaffin. John Morgan, Terressa Clark, Daniel Gaffin, Katie Sims, and Sara Hart voted in favor of the motion, none opposed.

2. Request for Consideration of Residential Housing Code Violations at 954 East Lowell Avenue, (Case No. HAZ2023-00482 Yingying Zhang), Council District 4 – Analia Valdemoros

Appeal deficiency: Window opening in basement windows. Current opening is 13.5" W x 15" H. Full space opening is 36"x 20".

Motion by Daniel Gaffin to deny the appeal of deficient egress window size 13.5" W x 15" H opening and recommended installing a casement window and ladder to meet sill height. Second by Katie Sims. John Morgan, Terressa Clark, Daniel Gaffin, Katie Sims, and Sara Hart voted in favor of the motion, none opposed.

ADJOURN

Motion by Sara Hart to adjourn. Second by Katie Sims. John Morgan, John Morgan, Terressa Clark, Daniel Gaffin, Katie Sims, and Sara Hart voted in favor of the motion, none opposed.

John Morgan, Chair

Kory Solorio, Secretary



NONPROFIT CONSTRUCTION PERMIT FEE WAIVER REQUEST FORM

DATE: 11/9/23

NAME OF ORGANIZATION: Housing Authority of Salt Lake City
ADDRESS: 1776 S. West Temple, Salt Lake City UT 84101
CONTACT PERSON: Jonathan Olson PHONE NUMBER: 801-651-5061
NAME AND LOCATION OF PROJECT: Book Cliffs Apartments, 1159 S. West Temple, Salt Lake City Ut 84101

THE PROJECT IS : (PLEASE CHECK APPROPRIATE BOX)

☐ DETACHED SINGLE FAMILY DWELLING ☒ MULTIPLE UNITS

TOTAL NUMBER OF DWELLING UNITS: 55

INCOME GROUP SERVING: (PLEASE CHECK APPROPRIATE BOX)

☒ LOW INCOME (51% TO 80% MEDIUM INCOME)

☒ VERY LOW INCOME (31% TO 50% MEDIUM INCOME)

☐ EXTREMELY LOW INCOME (30% BELOW MEDIUM INCOME)

THIS REQUEST IS FOR: ☐ REHABILITATION ☒ NEW CONSTRUCTION ☐ BOTH

IF REHABILITATION WORK, PLEASE DESCRIBE: _____

TOTAL PROJECT COST: \$ 11,221,023 . **DOLLAR AMOUNT OF FEE WAIVED:** \$ 54,357.75

LIST FUNDING SOURCE(S) OF PROJECT (PROVIDE SOURCE INCOME, PERCENTAGE OF TOTAL PROJECT COST AND PERSON AT

LENDING INSTITUTION: Salt Lake City RDA (\$1M), Olene Walker Housing Loan Fund (\$1M),
Key Bank Construction Loan - Jonathan Woodland, Key Bank Permanent Loan - (\$9,221,023)

REASON FOR REQUEST: Facilitate affordable housing in an RDA supported project.

PROJECT WILL BE OWNED BY: The Housing Authority of Salt Lake City

ANTICIPATED CONSTRUCTION START DATE: January 15th, 2024

LIST WHO AUDITS THE PROJECT TO ENSURE COMPLIANCE WITH LOW INCOME GUIDELINES:

NAME: Utah Housing Corp. PHONE NUMBER: 801-902-8200

INCOME ELIGIBILITY VERIFIED BY: HASLC property Management **AUDIT PERIOD (YEAR):** 2024-2039

ADDITIONAL COMMENTS: _____

HAAB RECOMMENDATION: ☐ APPROVED ☐ DENIED **DATE OF ACTION:** _____

COMMENTS: _____

FORWARDED TO COMMUNITY DEVELOPMENT DIRECTOR FOR DECISION **DATE:** _____

☐ APPROVED ☐ DENIED **BY:** _____ **DATE:** _____

COMMENTS: _____



SALT LAKE CITY CORPORATION
451 South State Street
Salt Lake City, UT 84111

BUILDING SERVICES
451 South State Street, Room 215
Salt Lake City, UT 84111
(801) 535-6000

HOUSING AUTHORITY OF SALT LAKE CITY
JONATHAN OLSON
1776 S WESTTEMPLE ST
SALT LAKE CITY, UT 84115 181

November 06, 2023

BLD2023-09134

Description	Fee Code	Qty	Amount
Base Fee, \$53.00	BLDELE-CR190	1	\$53.00
New Multi-family (Fee for 3+ Units Only by Unit Cost)	BLDELEC-CR81	52	\$404.00
New Multi-family (Sq Footage for 1-3 Units ONLY)	BLDELEC-CR80	650	\$39.65
Utah State Fee	BLDELE-CR200	1	\$4.97
11/02/2023	Invoice 1957001 Total		\$501.62
TOTAL INVOICE(S)			\$501.62
TOTAL PAYMENT(S) APPLIED			\$0.00
The total payment(s) applied do not include surcharge			

BLD2023-09134
Total Due: \$501.62





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METHOD STUDIO

COREY BOYD

360 WEST ASPEN AVENUE

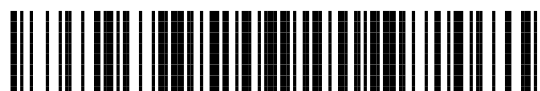
SALT LAKE CITY, 84101

November 06, 2023

BLD2019-11019

Description	Fee Code	Qty	Amount
Fire Fee for Industrial per sqft - \$0.025	BLDIMP-CR044	507	\$12.68
Fire Fee for Office per sqft - \$0.053	BLDIMP-CR042	1,949	\$103.30
Fire Fee for Residential per Dwelling Unit - \$171	BLDIMP-CR010	(42)	(\$7,182.00)
Fire Fee for Residential per Dwelling Unit - \$171	BLDIMP-CR010	55	\$9,405.00
Park Fee for Residential Multi-Family per Unit - \$3,078.00	BLDIMP-CR030	55	\$169,290.00
Police Fee for Industrial per sqft - \$0.01	BLDIMP-CR054	507	\$5.07
Police Fee for Office per sqft - \$0.02	BLDIMP-CR052	1,949	\$38.98
Police Fee for Residential per Dwelling Unit - \$59	BLDIMP-CR020	(42)	(\$2,478.00)
Police Fee for Residential per Dwelling Unit - \$59	BLDIMP-CR020	55	\$3,245.00
Roadway Fee for Industrial per sqft - \$0.297	BLDIMP-CR080	507	\$150.58
Roadway Fee for Office per sqft - \$0.429	BLDIMP-CR070	1,949	\$836.12
Roadway Fee for Residential Multi-Family Per Unit - \$231.00	BLDIMP-CR083	55	\$12,705.00
11/06/2023	Invoice 1957208 Total		\$186,131.73
Roadway Fee for Residential Multi-Family Per Unit - \$231.00	BLDIMP-CR083	(42)	(\$9,702.00)
11/06/2023	Invoice 1957207 Total		(\$9,702.00)
Building Permit Fee	BLDPER-CR10	1	\$48,113.27
Utah State Fee	BLDPER-CR30	1	\$481.13
10/20/2023	Invoice 1956051 Total		\$48,594.40
Plan Check Fee	BLDPER-CR20	1	\$31,273.63
12/03/2019	Invoice 1655763 Total		\$31,273.63
TOTAL INVOICE(S)			\$256,297.76
TOTAL PAYMENT(S) APPLIED			\$31,273.63
The total payment(s) applied do not include surcharge			

BLD2019-11019
Total Due: \$225,024.13





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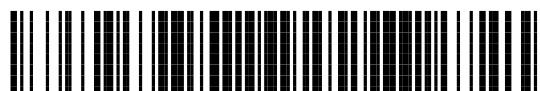
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November 06, 2023

BLD2023-09136

Description	Fee Code	Qty	Amount
Base Fee \$53	BLDPLUM-CR10	1	\$53.00
Gas Piping \$22	BLDPLU-CR415	1	\$22.00
Hose Bibbs/Sillcocks	BLDPLU-CR350	4	\$28.00
New Plumbing Fixtures Added \$7	BLDPLU-CR040	221	\$1,547.00
Roof/Floor Drains \$7	BLDPLU-CR340	118	\$826.00
Utah State Fee	BLDPLU-CR440	1	\$33.16
Water Heaters \$15	BLDPLU-CR300	56	\$840.00
11/03/2023	Invoice 1957155 Total		\$3,349.16
TOTAL INVOICE(S)			\$3,349.16
TOTAL PAYMENT(S) APPLIED			\$0.00
The total payment(s) applied do not include surcharge			

BLD2023-09136
Total Due: \$3,349.16





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November 06, 2023

BLD2023-09135

Description	Fee Code	Qty	Amount
Base Fee	BLDMECH-CR375	1	\$53.00
Chillers, air conditioners, heat pumps, refrigeration units, compressors up to and including 4hp	BLDMECH-CR300	59	\$1,298.00
For each floor furnace, including vents	BLDMECH-CR50	62	\$992.00
Furnaces, make-up air burners under 200,000 BTU each	BLDMECH-CR10	1	\$27.00
Utah State Fee	BLDMECH-CR380	1	\$23.70
11/03/2023	Invoice 1957157 Total		\$2,393.70
TOTAL INVOICE(S)			\$2,393.70
TOTAL PAYMENT(S) APPLIED			\$0.00
The total payment(s) applied do not include surcharge			

BLD2023-09135
Total Due: \$2,393.70

