

Planning Commission Staff Report

Mitchell Special Exception-Unit Legalization

#PLNPCM2013-00652

24 N. Wolcott Street

Hearing date: October 23, 2013



Planning Division
Department of Community &
Economic Development

Applicant:

Howell & Cecelia Mitchell

Staff:

John Anderson 535-7214
john.anderson@slcgov.com

Tax ID:

09-33-360-011

Current Zone:

R-1/5000 Single Family Residential

Master Plan Designation:

Low Density Residential

Council District:

District 3 – Stan Penfold

Community Council:

Greater Avenues Community Council

Lot size:

7,405 square feet

Current Use:

Single Family Residential

Applicable Land Use Regulations:

- 21A.24.070 R-1/5000 Single Family Residential District
- 21A.52 Special Exceptions (Unit Legalization)

Attachments:

- A. Application Materials
- B. Photographs
- C. Citizen Input
- D. Zoning Enforcement File

Request

Howell and Cecelia Mitchell are requesting special exception approval to legalize a second dwelling unit located in the existing single family dwelling at 24 N. Wolcott Street. The Planning Commission has final decision making authority for special exceptions.

Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project does not adequately meet the applicable standards for a special exception-unit legalization and therefore recommends the Planning Commission deny the application as proposed.

Recommended Motion

Based on the findings listed in the staff report, the evidence provided, and the testimony heard, I move that the Planning Commission deny the Mitchell Special Exception-Unit Legalization PLNPCM2013-00652.

VICINITY MAP



Background

Project Description

The subject property is located on Wolcott Street adjacent to the University of Utah, and is in an area of single family homes though not far from a large grouping of fraternity and sorority houses. All of these residential properties are located in the R-1/5000 Single Family Residential District. The property owners reside in one dwelling unit and the basement apartment is rented out. The original building permit for the existing residence was issued for a single family dwelling. The applicants are the current property owners, who purchased the property in 2002.

The applicant seeks a review and decision by the Planning Commission. The application is being presented to the Planning Commission due to the question of whether it has sufficiently been used since 1995 as a second unit, because there were objections from neighboring property owners and because of a history of zoning violations. The City Council recently adopted new criteria to legalize additional dwelling units and the applicant seeks to qualify under those new provisions.

The applicant seeks legalization of the second residential unit within the existing single family dwelling at the subject property. The applicant has provided affidavits from the former property owner and from the tenants that have occupied the unit since the owner purchased the home in 2002. The former owner, Carolee Stout, indicated that the unit was occupied prior to 1995 and that her son occupied the unit until the home was sold.

The current property owner provided affidavits that stated that the unit was continuously occupied since the home was purchased.

The applicant provided affidavits to demonstrate the history of the second unit; however, during an administrative review, staff received complaints from two neighboring property owners who objected to the legalization of the second unit. Also in review of the application, staff found that the property is currently under zoning enforcement and has been since 2012. Further findings of staff are discussed later in this report under the “analysis and findings” section.

Public Notice, Meetings, Comments

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on or before October 13, 2013
- Public hearing notice posted on property on or before October 13, 2013
- Public notice posted on City and State websites October 13, 2013

Public Comments

Staff received comments from several neighboring property owners. Their emails are provided under *Attachment C* for review. Staff has also spoke with a neighbor that preferred to remain anonymous; he stated that he was not in favor of the approval of the second unit. Neighbors have mentioned issues such as insufficient parking and a history of zoning violations.

Transportation Division Comments

Comments from the Transportation Division were not requested as according to the new criteria for unit legalizations, an excess unit may be permitted if the property is within one-quarter mile (1/4) of an active bus stop or transit rail stop (see analysis on page 7, standard #3). The property meets that standard meaning that additional parking is not required.

Analysis and Findings

The standards of review for a special exception are set forth in Section 21A.52.060 of the Salt Lake City Zoning Ordinance. The standards are as follows:

- 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.**

Analysis:

The subject property is located in the R-1/5000 Single Family Residential zoning district, which is intended to provide for conventional single-family residential neighborhoods. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

A two-family dwelling is not a permitted use in the R-1/5000 zoning district. Allowing a two-family use on the subject property would contribute to a development considered incompatible as per the requirements for the zoning district.

Finding: The petition does not comply with this standard based on the above analysis that indicates that the proposal would contribute to a development that is contrary to the purpose of the R-1/5000 zoning district.

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.

Analysis:

It is staff's opinion that legalizing the second unit may impair property values by increasing the density of two-family dwellings in the immediate vicinity, resulting in more density than intended by both the zoning ordinance and applicable master plan. The increased density would contribute to already documented vehicle parking problems as the property is adjacent to the University of Utah. Two neighboring property owners have made official complaints and the lack of parking in the area was mentioned by each property owner. Because the property is located near a transit stop additional parking is not required for the unit's legalization.

Furthermore, the property has a substantial history of zoning violations including allowing the collection of junk in the rear and side yards. As of the publication of this staff report, a zoning enforcement case was still open and has been since March 9, 2012. A pattern of zoning violations will substantially impair the value of property in the neighborhood.

Finding: The petition does not comply with this standard, per the analysis above. The additional unit would negatively impact property values in the neighborhood.

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; and

Analysis:

The character of the area is primarily single-family dwellings. A two-family dwelling is not a permitted use in the R-1/5000 zoning district. Allowing a two-family use on the subject property may contribute to a negative effect upon the character of the neighborhood and general welfare of the neighborhood. Staff does not find that there would be an adverse effect upon the public health or safety of the neighborhood.

Finding: The petition does not adequately comply with this standard; increased two-family dwelling density would exceed that intended by the R-1/5000 zoning district and adversely impact the character of the neighborhood.

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.

Analysis:

The petition pertains to an existing development (single-family dwelling), no new construction is proposed. The second unit is located in the basement of the dwelling and it has been documented that it has existed prior to April 12, 1995.

Finding: The petition does adequately comply with this standard as there is no new construction required and the use is already existing.

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.

Analysis: No natural, scenic or historic features of significant importance are known to be on or adjacent to this property.

Finding: Legalization of the second unit will not result in the destruction of significant features and thus complies with this standard.

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.

Analysis: The requested legalization will not result in any air, water, soil or noise pollution.

Finding: Legalization of the second unit will not impact air, water, soil or noise quality in the neighborhood and thus complies with this standard.

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

Certain Special Exceptions have specific standards and conditions that apply. Ordinance **21A.52.030.A.22.b** applies to all unit legalizations. Those standards and conditions are as follows:

1. The dwelling unit existed prior to April 12, 1995. In order to determine whether a dwelling unit was in existence prior to April 12, 1995, the unit owner shall provide documentation thereof which may include any of the following:
 - (A) Copies of lease or rental agreements, lease or rent payments, or other similar documentation showing a transaction between the unit owner and tenants;
 - (B) Evidence indicating that prior to April 12, 1995, the city issued a building permit, business license, zoning certificate, or other permit relating to the dwelling unit in question;
 - (C) Utility records indicating existence of a dwelling unit;
 - (D) Historic surveys recognized by the planning director as being performed by a trained professional in historic preservation;
 - (E) Notarized affidavits from a past tenant, neighbor, previous owner, or other individual who has knowledge about the dwelling unit;
 - (F) Polk, Cole, or phone directories that indicate existence of the dwelling unit (but not necessarily that the unit was occupied); and
 - (G) Any other documentation that indicates the existence of the dwelling unit that the owner is willing to place into a public record.

Analysis: The original building permit issued was for a single family dwelling. The application materials provided by the applicant include notarized affidavits (E above) from the former owner of the property. This affidavit stated that the second unit existed prior to April 12, 1995.

Finding: The submitted petition materials do demonstrate compliance with this standard. The second dwelling unit does appear to have existed and been used for such separate purposes prior to April 12, 1995.

2. The dwelling unit has been maintained as a separate dwelling unit since April 12, 1995. In order to determine if a unit has been maintained as a separate dwelling unit, the following may be considered:

(A) Evidence listed in standard b(1) indicates that the unit has been occupied at least once every five (5) calendar years;

(B) Evidence that the unit was marketed for occupancy if the unit was unoccupied for more than five (5) consecutive years;

(C) If evidence of maintaining a separate dwelling unit as required by Subsections (A) and (B) cannot be established, documentation of construction upgrades may be provided in lieu thereof.

(D) Evidence that the unit was referenced as a separate dwelling unit at least once every five (5) years.

Analysis: The materials provided by the applicant do not clearly demonstrate the second unit was maintained as such since April 12, 1995. The affidavit from the former property owner doesn't clearly state what dates the second unit was occupied as a separate unit but did indicate that it began prior to April 12, 1995. An email was received later from the former owner indicating that the unit was occupied up to the date that the house was sold to the current owner. That email was not provided as a legal affidavit. Other affidavits provided by other tenants do clearly demonstrate that the unit has been occupied as a separate unit since the current owner purchased the home in 2002.

Finding: The petition materials do generally demonstrate compliance with this standard, though a gap in occupancy may have occurred between 1995 to 2002 as the note indicating that time period was not an official legal affidavit.

3. The property where the dwelling unit is located:

(A) Can accommodate on-site parking as required by this title, or

(B) Is located within one-quarter (1/4) mile radius of a fixed rail transit stop or bus stop in service at the time of legalization.

Analysis: A review of the site, and of the applicant's site plan, found that the site currently has a two-car attached garage which satisfies the parking requirement of two vehicles for single family dwellings. No parking is allowed in front of the attached garage. The site currently would not comply with the parking requirement for a two-family dwelling; The property location does meet the second option of criterion 3(B) because it is located within one-quarter (1/4) mile of an active bus stop along Virginia Street per a GIS review of current bus stops and current UTA bus schedules. There is also parking allowed in the adjacent alley.

Finding: The petition complies with this standard. The property is located within one-quarter (1/4) mile of an active bus stop.

4. There is no history of zoning violations occurring on the property. To determine if there is a history of zoning violations, the city shall only consider violations documented by official city records for which the current unit owner is responsible.

Analysis: Staff reviewed the City's records for zoning violations on this property and found that there is a significant history of violations by the current owner. These violations are in addition to the existing citation for the second dwelling unit that is the subject of this special exception.

As of the publication of this staff report the property owner has an open zoning enforcement case which was opened March 9, 2013. The original complaint was about junk in the side yard, an illegal unit in the basement and that the remainder of the home was being used as a boarding house. Upon inspection, it was found that the upstairs bedrooms all have dead bolt locks that can be opened only from the inside. This indicated to the enforcement officers that the rooms may be used as single rooms for rent. The current property owners have refused to allow inspectors into the home to verify whether or not the home meets zoning and life and health standards.

In that time, the current property owners have been asked to remove junk on more than one occasion. It appears that the yard has been cleaned but the property owners have been accruing fines due to their refusal to bring their property into full compliance with other violations listed above.

Finding: The petition does not comply with this standard. Staff finds that the property has a significant history of zoning violations by the current owner.

Commission Options

If the second unit is approved, the applicant can continue with the process for unit legalization, including compliance with a life-safety inspection, and then use the property as a two-family dwelling.

If the second unit is denied, the owner could only use the property for a single-family dwelling.

Potential Motions

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. Below is a potential motion that may be used in cases where the Planning Commission determines the special exception-unit legalization should be approved.

Not Consistent with Staff Recommendation:

Based on the testimony, evidence presented and the following findings, I move that the Planning Commission grant the Mitchell Special Exception – Unit Legalization PLNPCM2013-00652 for the second unit in a two-family dwelling located at 24 N. Wolcott St, subject to compliance with a life-safety inspection and obtaining a business license.

In addition to the standards *E, F, G.3, and G.4* that the staff analysis indicated were complied with, the requested special exception complies with the following particular standards for special exceptions (*the commission shall make findings on the special exception standards as listed below*):

- A. The proposal will be in compliance with ordinance and district purposes;
- B. No Substantial Impairment of Property Value
- C. The proposal will not have a material adverse effect upon the character of the area or the public health safety and general welfare;

D. The proposal will be compatible with development of surrounding property;

G. Other specific standards for unit legalizations:

1. The dwelling unit existed prior to April 12, 1995.
2. The dwelling unit has been maintained as a separate dwelling unit since April 12, 1995.

Attachment A
Application Materials



Special Exception NOTICE OF APPLICATION

SALT LAKE CITY PLANNING

Planning Commission

Historic Landmark Commission

OFFICE USE ONLY

Project #: PLNPOC2013-00652	Received By: A Anglin	Date Received: 8/26/13	Zoning: R-1-5000
Project Name: 24N Wolcott			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Type of Special Exception Requested:
UNIT. LEGALIZATION

Address of Subject Property:
24N. WOLCOTT ST. SALT LAKE CITY, UT 84103

Name of Applicant:
HOWELL M. MITCHELL/CECELIA A. MITCHELL

Address of Applicant:
24N. WOLCOTT ST. SALT LAKE CITY, UT 84103

E-mail of Applicant:
beta792@gmail.com

Applicant's Interest in Subject Property:
 Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

→ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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REQUIRED FEE

→ Filing fee of \$221.48, plus additional cost of postage for mailing notice to abutting property owners and tenants

SIGNATURE

→ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:
Howell M. Mitchell/Cecelia A. Mitchell

Date:
August 17, 2013

ADDITIONAL SUBMITTAL REQUIREMENTS FOR UNIT LEGALIZATIONS

Staff Review

N/A

1. The unit(s) in question must have existed prior to April 12, 1995

Documentation may be provided in any or all of the following ways:

Copies of lease or rental agreements, lease or rent payments, or other similar documentation showing a transaction between the unit(s) owner and tenants

N/A

Evidence indicating that prior to April 12, 1995, the city issued a building permit, business license, zoning certificate, or other permit relating to the dwelling unit(s) in question

N/A

Utility records indicating existence of a dwelling unit(s)

N/A

Historic surveys recognized by the planning director as being performed by a trained professional in historic preservation

Notarized affidavits from a past tenant, neighbor, previous owner, or other individual who has knowledge about the dwelling unit(s) *PROJECT DESCRIPTION, PEOPLE SMART, GMAIL*

Polk, Cole, or phone directories that indicate existence of the dwelling unit(s) (but not necessarily that the unit was occupied)

N/A

Any other documentation that indicates the existence of the dwelling unit(s) that the applicant is willing to place into a public record

2. The dwelling unit(s) has been maintained as a separate dwelling unit(s) since April 12, 1995

Documentation may be provided in any or all of the following ways:

Evidence indicating that the unit(s) has been occupied at least once every five (5) calendar years *SEE ABOVE*

N/A

Evidence that the unit(s) was marketed for occupancy if the unit was unoccupied for more than five (5) consecutive years

N/A

Documentation of construction upgrades

Evidence that the unit(s) was referenced as a separate dwelling unit at least once every five (5) years *SEE ABOVE*

3. On-site Parking (please show evidence for one or both)

That the property can accommodate on-site parking as required by current zoning *GOOGLE EARTH*

That the property is located within a quarter (¼) mile of a bus or transit stop *GOOGLE MAPS*

4. No Zoning Violations

There is not a history of recurring zoning violations on the property applicable to the current owner

CONDITION OF APPROVAL FOR UNIT LEGALIZATIONS

The following Conditions of Approval are necessary to complete the legalization process:

- ➔ The owner of the excess dwelling unit must apply for participation in the City's Landlord Tenant Program within ninety (90) days of Special Exception approval unless otherwise exempt. (All residential rental properties require a business license).
- ➔ The unit(s) owner shall allow the city to inspect the dwelling unit(s) to determine whether the unit(s) substantially complies with basic life safety requirements as provided in Section 18.50 Existing Residential Housing.

SUBMITTAL REQUIREMENTS

Staff Review

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Project Description (please attach additional sheet)
Written description of your proposal |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Minimum Plan Requirements |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Site plan and elevation drawing drawn to scale at a minimum 1:20 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | One paper copy (24" x 36") of each plan and elevation drawing |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A digital (PDF) copy of the each plan and elevation drawing |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | One 11 x 17 inch reduced copy of each plan and elevation drawing |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Site Plan |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Site plan (see <i>Site Plan Requirements</i> flyer for further details) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Elevation Drawing (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Detailed elevation, sections and profile drawings with dimensions drawn to scale |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Type of construction and list the primary exterior construction materials |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Number, size, and type of dwelling units in each building, and the overall dwelling unit density |

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

August 17, 2013

We bought the home in 2002, with the intent of using the basement apartment for our daughters who were attending the University of Utah; Jennifer and Natalie Mitchell. Greg Mitchell, Raymond Keate, and Jessie Mitchell also moved down with us from our Park City home. During our 11 years at 24 N. Wolcott the basement apartment has always been used as a separate residence, in fact both of our granddaughters, when they were born, lived downstairs. Our daughter Natalie has resided with her daughter in the downstairs with my mother. Our oldest daughter Jennifer Mitchell gave birth to her daughter while living in this home while going to the University of Utah Law School. She married Trent Krummenacher and they lived downstairs. Our son and his wife Greg Mitchell and his wife Lindsey also lived downstairs until a recent move to St. George. Cecelia's father Raymond Keate also lived with us in 2002 since he was diagnosed with alzheimer's and died in 2008. Our neighbors to the north, Helen and Wally Sandack lived next to us since we moved in until they both died in 2011. We can find their children who can verify the basement use since they were long time residence of 50 years. We have been blessed with wonderful neighbors on each side of our home but sadly have died as we helped with Wally's care and wonderful neighbors Joyce and Stan Parrish who have since moved but we still stay in touch with them and can get notarized statements if needed. They actually knew Carolee and Robert (Bob) through their church and were the one's who eventually bought the new 22 N. Wolcott.

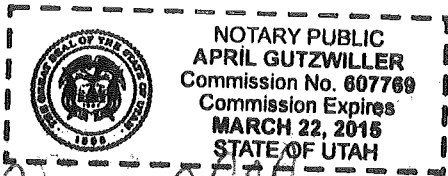
Bob built it

After her divorce, Carolee resided at the residence with her son living in the basement as a separate residence and separate entrance (see attached email) and there were also two foreign exchange students (see attached People Smart) living here as well, as documented by Carolee and the People Smart records. Carolee's x husband also lived in the apartment on and off since 1994 and built the newer home 22 N. Wolcott the address that used to be this home, because of financial difficulties. That move we learned caused quite a bit of consternation for the neighbors right next to them at 8 N. Wolcott, who didn't want the home built so close to our home and their home and told us that it killed several huge trees that were nearly 100 years old. Dan Franks tried to get the building of the new 22 N. Wolcott overruled by zoning but they said it was too late since the foundation had been laid. Interesting, the history of an older home. We are very fond of Carolee and hope we have enough documentation without having to bring up any more upsetting past circumstances where she was forced to sell her dream home that for many years her four kids would sing about their happy happy home, before they had marriage problems.

She is now 72 years old, a beloved woman that told us she felt better about selling her home because it was going to help so many people (our family and older parents). She went through a very difficult divorce while her x husband (a builder) who built the two bedroom basement apartment where he resided during the time period of 1994 to 1996, just as his son Braden did also. We have a younger couple that told us Bob Stout her x husband was even their scout master and conducted his Boy Scout meetings from the separate apartment. We had that young couple actually stay with us in that very apartment for a few months while he was looking for a house that allowed dogs. Unfortunately, he is now divorced and thanks to his parent's home is living with them just a block over.

We would like to continue the multiple family usage in order to acquire legal usage so that medical students or personnel can help with the multiple health issues we have experienced with my mother (I am an only child) and solely responsible for my mother's care. My mother is on 24 hour oxygen and needs assisted care and our daughter Natalie is diagnosed with epilepsy and cannot drive. We cannot express our gratitude to the zoning commission for allowing special exceptions, so these big old homes can continue to provide great homes to University students, and young parents that can't afford a safe environment, and the elderly of this community that can't afford assisted living but could exchange housing for medical students or nursing students as they struggle with affordable living arrangements. A win-win for increasing mass transit where we have gone from six cars when we moved in eleven years ago to two. This is progressive, forward thinking of our city management.

Howell M. Mitchell



September 4, 2013

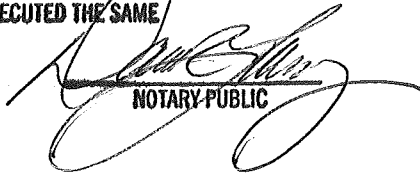
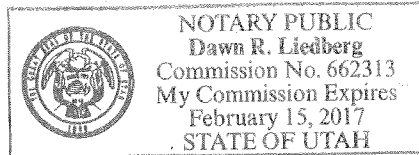
John Anderson;
Principle Planner
Planning Division

As the previous owner at 24 N. Wolcott Street, I attest that prior to April 12, 1995 the basement apartment was part of our home. It has a separate entrance and was built and used as a separate unit prior to April 12th 1995. My son Braden (Brady) lived in the apartment at the time and used it as a separate unit with a separate entrance from the rest of the home.

Carolee Stout



STATE OF UTAH
COUNTY OF: Belt Lake
ON THE 6 DAY OF Sept 2013
PERSONALLY APPEARED BEFORE ME Carolle Stout
Stout SIGNER(S) OF THE ABOVE
INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME



NOTARY PUBLIC



beta 1344 <beta792@gmail.com>

Hello from 24 Wolcott

carolee stout <caroleestout9632@hotmail.com>
To: beta 1344 <beta792@gmail.com>

Wed, Jul 31, 2013 at 3:09 PM

I hope this short note is sufficient. Let me know if you need more.

My son Brady lived in the basement and used the separate entrance before the house was sold.

Carolee Stout

801-688-8308 C

"Life can only be understood backward, but it must be lived forward"._ Kierkegaard

—

Date: Sat, 27 Jul 2013 10:52:43 -0600
Subject: Hello from 24 Wolcott
From: beta792@gmail.com
To: caroleestout9632@hotmail.com
[Quoted text hidden]

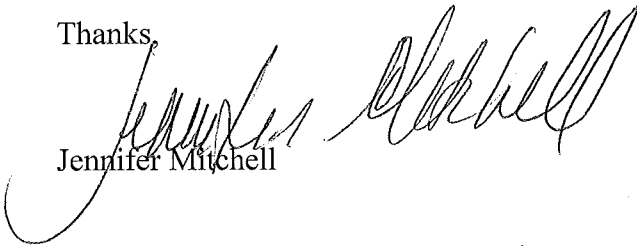
August 23, 2013

Christopher Lee, Zoning Department

Mr. Lee,

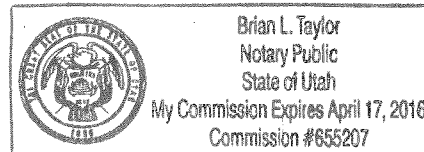
While I was a student at the University of Utah, my husband Trent and I lived at 24 North Wolcott Street, in the basement apartment. The apartment has separate living area and separate entrance. We lived there from July of 2005 until February of 2009. If you have any questions, I can be reached at (801) 503-7063.

Thanks,



Jennifer Mitchell

State of UTAH County of SALT LAKE
Subscribed and sworn before me on 08/23/2013
(Date)
Brian L Taylor
(Notary Signature)



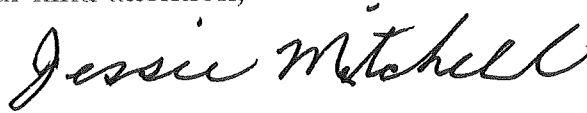
Dear Planning Commission-

My name is Natalie Mitchell. I live at 24 North Wolcott Street. My grandmother, Jessie Mitchell, lived in the downstairs apartment when we moved in on July 2002 and used it as a separate residence until Jennifer, my older sister, brother in law, and new baby moved in July 2005 until Feb. 2009 to attend Law School.

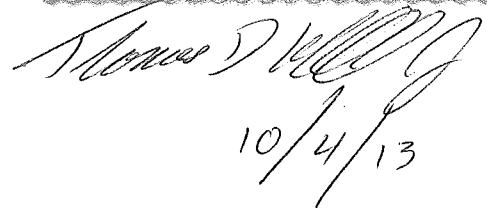
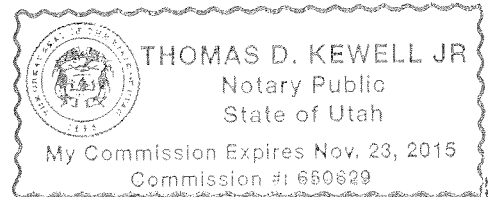
I moved in downstairs with my fiancé and new baby in March 2009 and used the apartment as a separate residence with a separate entrance. I shared the apartment with my brother and his wife for two years, 2010- 2012, so they could monitor my epilepsy.

Thank you for your kind attention,

Jessie Mitchell



Natalie Mitchell



10/4/13

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Google



Gmail

More

COMPOSE

Carbonite.com - Carbonite™ Online Backup - When was the last time you backed up? Get automatic, continuous & unlimited online backup today!

- Inbox (188)
- Starred
- Important
- Sent Mail
- Drafts (20)
- Personal
- Travel

Search people...

- Daniel Mellor
- Andrea Woolton
- Jordan Marsh
- Natalie Mitchell
- carrie taylor
- Christina Pacchia
- Drake Doherty
- Jake Boyd
- PeopleSmart

Hello from 24 Wolcott Inbox x

beta 1344

Dear Carolee, Would it be possible to have you confirm that sometime during 1...

carolee stout
to me

I hope this short note is sufficient. Let me know if you need more.

My son Brady lived in the basement and used the separate entrance before the house was sold.

Carolee Stout

801-688-8308 C

"Life can only be understood backward, but it must be lived forward"... Kierkegaard ✓

beta 1344

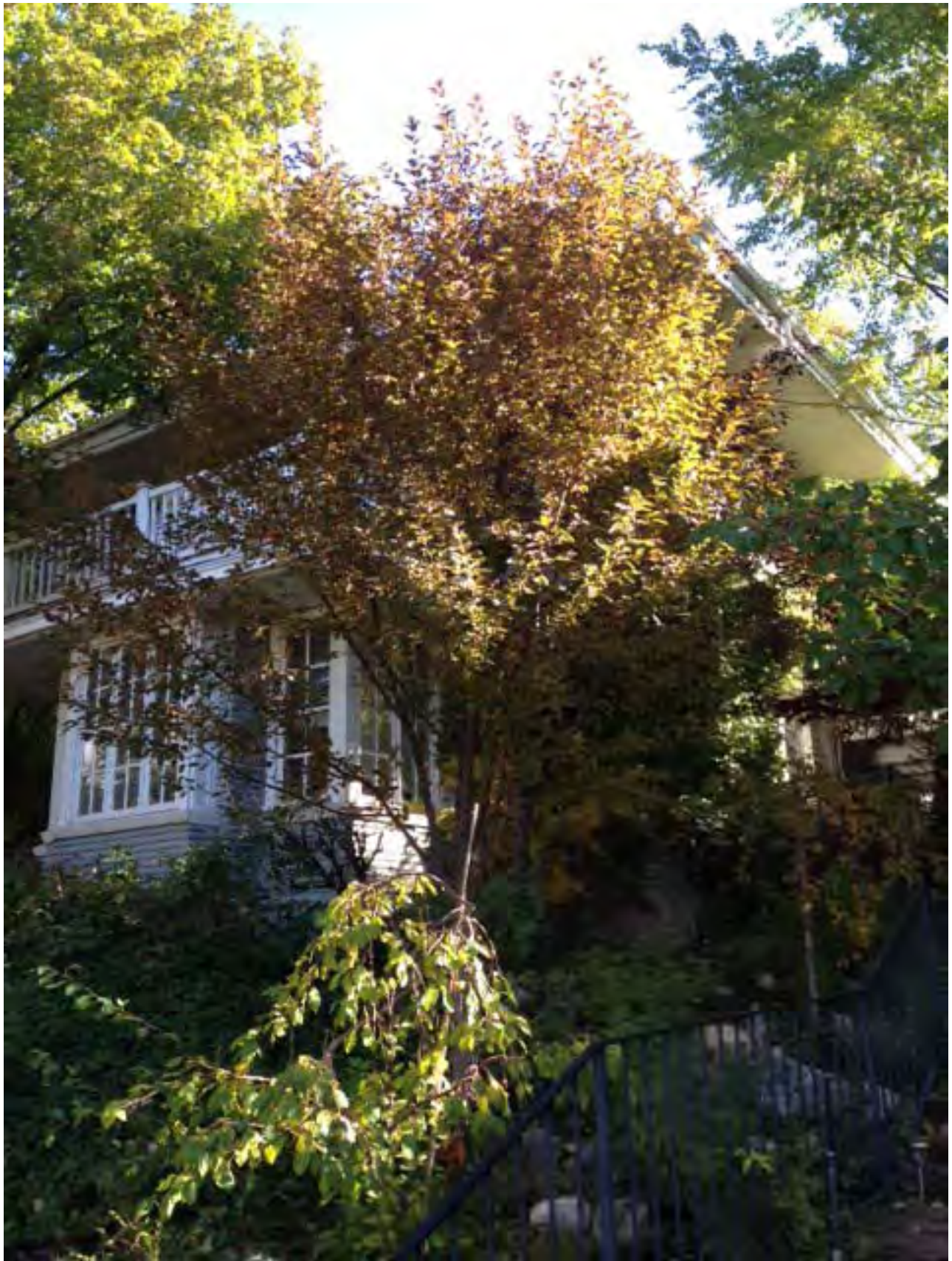
Thank you so much Carolee! We might need a bit more information, we will see...

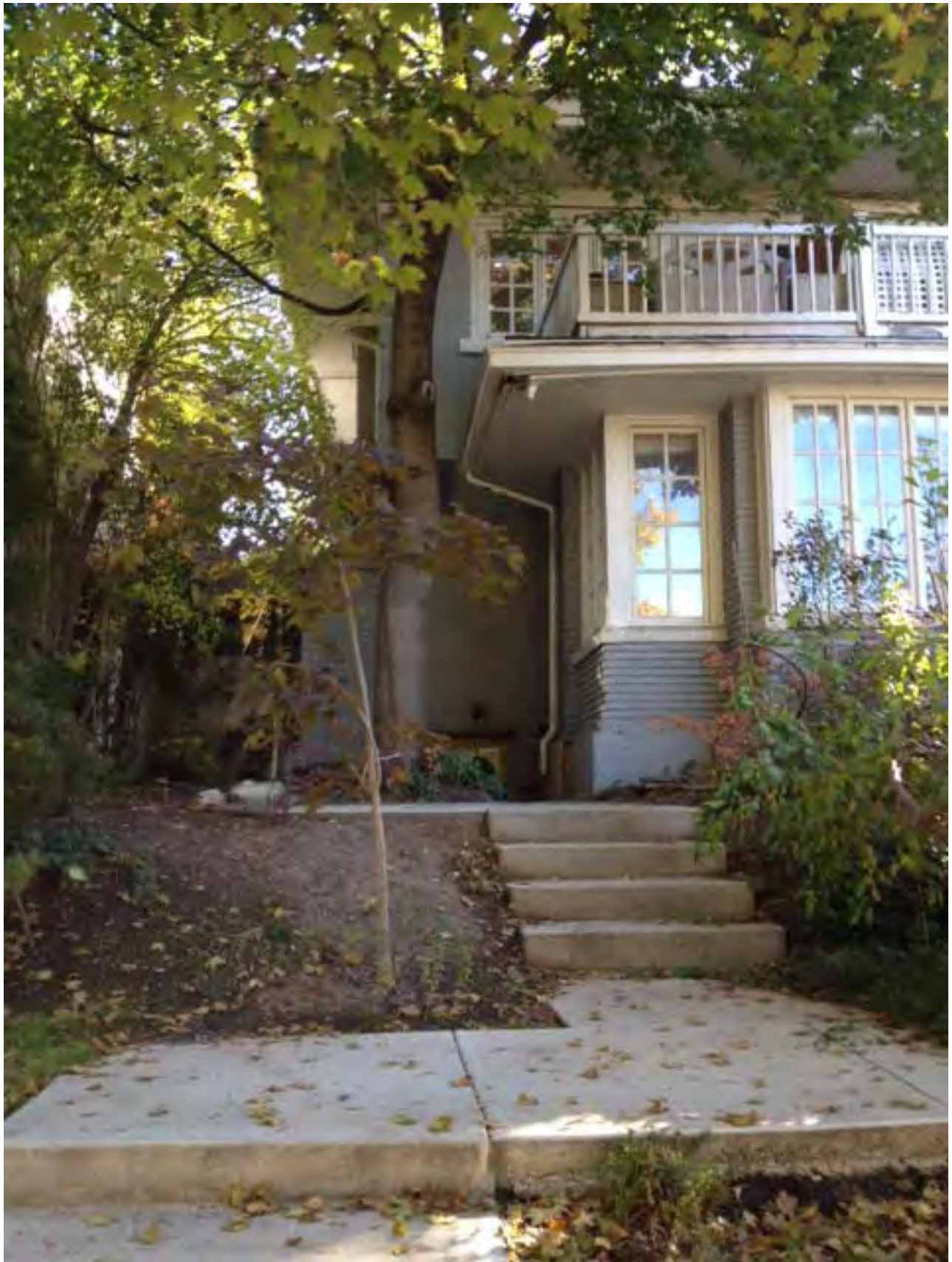
carolee stout
to me

Carolee
→

Attachment B
Photographs







Attachment C
Citizen Input

Michael J. Lincoln
26 N. Wolcott Street
Salt Lake City, UT 84103

August 28, 2013

John Anderson
John.Anderson@slcgov.com

Dear Mr. Anderson,

Today I received a letter about dwelling unit legalization application PLNPCM2013-00652. My neighbor, Mr. George Mitchell, made this application for a basement apartment in his house next door at 24 N. Wolcott. I am writing to strongly urge that Mr. Mitchell's legalization application be rejected for cause.

I have lived at 26 N. Wolcott since June 2011. During this entire time a nice married, University of Utah student couple, with two young children, have lived in the Mitchell's basement apartment. This couple's residence (they are in their early 20's) did not predate 1995. Rather, the Mitchells have illegally and flagrantly violated the present zoning regulations in recently renting to this couple and their children. This rental was a new and non-conforming use. Further, the Mitchells have constructed an unpermitted external entrance to the basement, including concrete work. Finally, their tenants are required to park in the street using temporary guest permits, obtained by Mitchell, that are not authorized for permanent use.

While I have only lived at 26 N. Wolcott for two years, I have personal knowledge of the status 24 N. Wolcott dating back to 2002. Therefore I know for a fact that the apartment has not been continuously maintained and occupied since before 1995. Let me detail my knowledge: City records show the home was built in 1912 and has had no building permits since taken out since at least 1976 (the oldest date for the online permit system). Eleven years ago, in 2002, I considered buying 24 N. Wolcott when it was listed for public sale. However I bought a home on 1200 East Street in May, and then 24 N. Wolcott subsequently sold several months later, in July. When I was considering the Wolcott purchase in early 2002, it was owned by a single family (an elderly person) and there was no apartment or tenant. Therefore the apartment didn't exist in 2002, nor has it been continuously occupied since 1995.

The young couple now living in the apartment is very nice; we go to neighborhood parties with them, for example, and the children play. But their presence as tenants impairs the single-family nature of the neighborhood. For example these tenants have no parking on-site. Mr. Mitchell has a two-car garage that he uses for storage, and the tenants have been required to park on the street. They do so, using City Guest Parking Permits the Mitchells get. While these permits are limited to temporary use by guests, the tenants must use them for continuous parking and have done so for two years.

I complained about this situation last year and Ms. LuAnn Calfa (451 S. State, 535-6201) of the City Inspector's department was assigned to investigate. Mrs. Mitchell admitted Ms. Calfa to the house only one time. Ms. Calfa found a number of the rear, upstairs bedrooms were locked with deadbolt locks. She speculated that these rooms were individually rented (my family has sometimes seen apparent tenants). But Mrs. Mitchell realized Ms. Calfa's purpose and ejected her before the basement apartment could be inspected. The Mitchells then refused any further inspection or communication. Ms. Calfa sent a deputy as a process server. When he arrived the Mitchells were plainly visible from our living room window a few feet away, but they quickly retreated to the back of the house and refused to answer the door.

Ms. Calfa has explained that, according to Salt Lake City law, she cannot force an inspection nor enter a judgment in default. Therefore she eventually closed the case. However, I vowed that if Mr. Mitchell ever requested legalization that I would strongly oppose his petition. He has not only violated the present zoning, but he and his wife have, on several occasions, been quite rude and disrespectful to Ms. Calfa. In summary, these are my reasons for opposing the legalization petition:

1. The unit did not exist prior to 1995 according to my own personal knowledge dated 2002.
2. The basement has not been continuously occupied since 1995. In 2002 it was a single family home and did not have evidence of a then present or even a recent tenant. A little old lady lived there.
3. Unpermitted construction and renovation relating to the apartment has almost certainly occurred since 1995, including the new external entrance from the sidewalk.
4. Zoning violations are blatant and ungoing but Ms. Calfa has been stymied by the Mitchell's intransigence. Presently a total of at least five persons, unrelated to the Mitchells, are living in the home.
5. City Guest Parking Permits are being flagrantly abused. While Mr. Mitchell may say he will provide parking, there is in fact no parking on site except his alleyway garage, and present tenants are forced to park on the street.

I therefore strongly request and urge that the legalization application of Mr. Mitchell, number PLNPCM2013-00652 be summarily rejected. At a minimum, I strongly urge that the City require a full and open inspection of the property by Ms. Calfa or other city personnel *before* any approval.

Sincerely yours,



Michael J. Lincoln
Owner, 26 N. Wolcott Street

Anderson, John

From: susan.e.tillman@wellsfargoadvisors.com
Sent: Monday, October 14, 2013 11:22 AM
To: Anderson, John
Subject: Case No. PLNPCM2013-00652

I have lived at 1410 East South Temple since May, 1992. I am AGAINST legalizing a second residential dwelling unit in a single family dwelling at 24 N. Wolcott. This is a neighborhood that has always been zoned R-1/5,000 Single Family Residential. That is why I moved there. That is why everyone lives there. It is goes against everything that the neighborhood stands for and has stood for since its development in the 1930's.

If one goes by the dwelling at 24 North Wolcott, one will see that an apartment was illegally built by the owners. WHY WAS THIS ALLOWED?

Susan E. Tillman

Susan E. Tillman
First Vice President - Investments
Wells Fargo Advisors, LLC
201 South Main, Ste. 160
Salt Lake City, UT 84111
801 535 ~~4012~~ (Direct)
801 535 ~~4000~~ (Fax)

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Attachment D
Zoning Enforcement File



Work Flow History Report

24 N WOLCOTT St

HAZ2012-00419

Complaint Description: complaint of residence being used as a boarding house trash at side yard also

Date	Task/Inspection	Status/Result	Action By	Comments
	<i>Case Inspection</i>	<i>Rescheduled</i>	<i>Calfa, Luann</i>	<p><u><i>Inspection Request Comment</i></u> <i>A 30 day notice and order was mailed to property owners, Howell & Cecilia Mitchell and posted to their front door along with my business card requesting an interior inspection be conducted within the 30 day time frame. The property owners are being cited for open, excess storage, much of which is now in the rear of the property and was at one time under tarps (I cannot be certain if removal of those items is required); SLC's family ordinance was cited as the basement is being rented out which was confirmed today, March 29, 2012 by tenant Chase; however number of people occupying the home and physical barriers, if any, will be verified upon my follow up interior inspection.</i></p>
	<i>Case Inspection</i>	<i>Cancelled</i>	<i>Calfa, Luann</i>	<p><u><i>Inspection Request Comment</i></u> <i>Complainant continues to follow up on the progress of this case. Craig Weinheimer spoke with the complainant today, 9/7/12 and discussed constable service, the City's processes and the authority or limited authority civil enforcement has to enter a person's home. Craig told the complainant that I had recently inspected the property (9/6/12) and that because there is open, excess storage in the rear of the property that I would begin to fine the property owners. Photos were taken from 26 North Wolcott, property directly to the north. A Fines letter was prepared and put in the mail 9/7/12 for open storage and a \$25.00 per day will begin to accrue.</i></p>
	<i>Case Inspection</i>	<i>Cancelled</i>	<i>Calfa, Luann</i>	<p><u><i>Inspection Result Comment</i></u></p>

		Case Inspection	Rescheduled	Calfa, Luann	<u>Inspection Request Comment</u> I spoke with Cecilia Mitchell this morning re: remaining concerns about interior locks that were noted on previous visits to the property and the requirement to have those keyed locks removed and replaced with regular doorknobs. Cecilia said that all of the doors had locks or deadbolts on them as a safety feature for her adult daughter, Natalie who suffers from a medical condition. Although I don't understand the reasoning behind this, I told Cecilia that I have housing and zoning codes that suggest this single family dwelling be free of interior keyed locks. I have made her aware that Civil Enforcement sees this as a safety issue and being this is a single family dwelling, should have free flow through the entire house. I left a message for either her or her husband Howard to return my call to further discuss this information. I am not certain of whether Cecilia will attempt to speak with the Mayor regarding these issues, but she did mention speaking with him. 801-222-0645 -0645.
		Case Inspection	Cancelled	Calfa, Luann	<u>Inspection Request Comment</u> A second notice and order (10 day) was mailed to the property owners, Howell and Cecilia Mitchell, posted to their front door and in knocking, their daughter Natalie answered the door and we discussed the notice and order addressing open storage in the rear and locks on interior doors and emphasis on ten rather than thirty day notice. Natalie invited me inside of the home stating she had questions about regulations. When I got inside of the house she asked what kind of handle could be put on a door on the main level, I answered that interior locks were not allowed, she however could use a privacy lock. Mrs. Mitchell, hearing my voice came downstairs very upset that I was in her home and told me to leave and that she would call me if she wanted me to see her home. This notice will also be served by a constable.
		Case Inspection	Cancelled	Calfa, Luann	<u>Inspection Result Comment</u>
		Case Inspection	Rescheduled	Calfa, Luann	<u>Inspection Request Comment</u> Discussed the lack of progression of this case and the unresponsiveness of property owners with Craig W., Legal Investigator. All avenues have been exhausted in attempting to bring this property into compliance. A Certificate of Noncompliance still remains on the property and will remain due to the lack of an interior inspection being conducted to see that the house is free flowing (without keyed locks on the interior). Fines were stopped because open storage had been cleaned up, however the property owners cannot attend a hearing to address those fines because the remainder of the notice has not been addressed. Follow up in 30 days. If complainant, Mike Lincoln calls I will have him speak with Craig W., as he is very familiar with this case.
		Case Inspection	Rescheduled	Calfa, Luann	<u>Inspection Request Comment</u> A fines letter was sent to Howell & Cecilia Mitchell at 24 North Wolcott and 3144 Creek Road, Park City, Ut. indicating Salt Lake City recognizes the property as a single family dwelling only. Fines of \$25.00 per day for illegal use of a single family dwelling originated on February 12, 2013.

		<i>Case Inspection</i>	<i>Rescheduled</i>	<i>Calfa, Luann</i>	<u><i>Inspection Request Comment</i></u> <i>A second fines letter was sent to Howell & Cecelia Mitchel at 24 North Wolcott and 3144 Creek Road, Park City, Ut. indicating Salt Lake City recognizes the property as a single family dwelling only. Fines of \$25.00 per day for illegal use of a single family dwelling originated on February 12, 2013, total amount is \$1,300.00.</i>
		<i>Case Inspection</i>	<i>Rescheduled</i>	<i>Calfa, Luann</i>	<u><i>Inspection Request Comment</i></u> <i>John Anderson, Planning Division has been assigned to this Special Exception Request, John's comments of 8/27/13 are the following: Staff cannot find any information submitted that shows that the unit was constructed prior to 1995. The Notice of Application was sent out and two neighbors have protested. If the applicant submits information proving that the unit existed prior to 1995, the petition will be schedule for a hearing before the Planning Commission. The applicant will have 30 days to respond with that information If not, the request will be denied. I have left a phone message for John to contact me so that we can discuss the enforcement case due to a lengthy email he recently received from the Mitchells.</i>
3/9/2012	0	Case Initialization	Completed	Calfa, Luann	<u>Task Comment</u> Updated by Script
3/9/2012	0	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u>
3/9/2012	0	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u> Updated by Script
<i>3/9/2012</i>	<i>0</i>	<i>Case Inspection</i>	<i>In Progress</i>	<i>Calfa, Luann</i>	<u><i>Inspection Request Comment</i></u> <i>complaint of residence being used as a boarding house, trash on side yard</i>
<i>3/9/2012</i>	<i>0</i>	<i>Case Inspection</i>	<i>In Progress</i>	<i>Calfa, Luann</i>	<u><i>Inspection Result Comment</i></u> <i>Upon initial inspection, no one answered the door. Some debris is at the north side of this home, several items are covered with tarps in the rear yard covering a majority of the patio - one piece of interior furniture on the patio was not covered. It is not clear what items are under the tarps. Complainant and I spoke in the afternoon. He said that property owner, Mr. Mitchell, his wife, daughter, her son and boyfriend live in the upper part of the home and that the basement unit is rented to four people. I told the complainant that I would like to research for a legalization file before beginning enforcement, complainant has my phone number and will call me one week from today.</i>
3/14/2012	4	Case Inspections	Correspondence	Calfa, Luann	<u>Task Comment</u>
3/14/2012	4	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u> Updated by Script

3/14/2012	5	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Upon initial inspection, no one answered the door. Some debris is at the north side of this home, several items are covered with tarps in the rear yard covering a majority of the patio - one piece of interior furniture on the patio was not covered. It is not clear what items are under the tarps. Complainant and I spoke in the afternoon. He said that property owner, Mr. Mitchell, his wife, daughter, her son and boyfriend live in the upper part of the home and that the basement unit is rented to four people. I told the complainant that I would like to research for a legalization file before beginning enforcement, complainant has my phone number and will call me one week from today.
3/14/2012	5	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> A zone one letter is being mailed to owner, Howell & Cecilia Mitchell today, March 14, 2012 re: open storage, some of it under tarps in the rear of property; Rooming/boarded house not allowed in an R-1, 5000 zone; and the "family" violation and specific definition of "family" included in the zone one letter. The complainant spoke with me and said that the basement of this home is being rented out to four unrelated individuals. The property owner lives in the upper level of the home with his wife, daughter, grandchild and the daughter's boyfriend.
3/29/2012	19	Case Inspections	N/O	Calfa, Luann	<u>Task Comment</u>
3/29/2012	19	Case Inspections	N/O	Calfa, Luann	<u>Task Comment Updated by Script</u>
3/29/2012	20	Case Inspection	N/O	Calfa, Luann	<u>Inspection Request Comment</u> A zone one letter is being mailed to owner, Howell & Cecilia Mitchell today, March 14, 2012 re: open storage, some of it under tarps in the rear of property; Rooming/boarded house not allowed in an R-1, 5000 zone; and the "family" violation and specific definition of "family" included in the zone one letter. The complainant spoke with me and said that the basement of this home is being rented out to four unrelated individuals. The property owner lives in the upper level of the home with his wife, daughter, grandchild and the daughter's boyfriend.
3/29/2012	20	Case Inspection	N/O	Calfa, Luann	<u>Inspection Result Comment</u> A 30 day notice and order was mailed to property owners, Howell & Cecilia Mitchell and posted to their front door along with my business card requesting an interior inspection be conducted within the 30 day time frame. The property owners are being cited for open, excess storage, much of which is now in the rear of the property and was at one time under tarps (I cannot be certain if removal of those items is required); SLC's family ordinance was cited as the basement is being rented out which was confirmed today, March 29, 2012 by tenant Chase; however number of people occupying the home and physical barriers, if any, will be verified upon my follow up interior inspection.
4/19/2012	40	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u>
5/15/2012	66	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>

5/15/2012	67	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> A 30 day notice and order was mailed to property owners, Howell & Cecilia Mitchell and posted to their front door along with my business card requesting an interior inspection be conducted within the 30 day time frame. The property owners are being cited for open, excess storage, much of which is now in the rear of the property and was at one time under tarps (I cannot be certain if removal of those items is required); SLC's family ordinance was cited as the basement is being rented out which was confirmed today, March 29, 2012 by tenant Chase; however number of people occupying the home and physical barriers, if any, will be verified upon my follow up interior inspection. TIME EXTENSION HAS BEEN REQUESTED - WILL INSPECT MAY 18, 2012 - 2:00
5/15/2012	67	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> Phone call was received today from original complainant. He claims that there are now possibly five people in the basement unit that may or may not be related to the married couple living there. Complainant called for an update and claims that he has not seen a change in occupancy as far as fewer people living there. An interior inspection is scheduled with property owner on May 18, 2012.
5/22/2012	73	Case Inspections	Correspondence	Calfa, Luann	<u>Task Comment</u>
5/22/2012	73	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>
5/22/2012	74	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Phone call was received today from original complainant. He claims that there are now possibly five people in the basement unit that may or may not be related to the married couple living there. Complainant called for an update and claims that he has not seen a change in occupancy as far as fewer people living there. An interior inspection is scheduled with property owner on May 18, 2012
5/22/2012	74	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> An interior inspection conducted with property owner, Cecilia Howell shows that the basement of the sfd has a keyed lock on the bathroom door; it appears that the door separating the basement unit from the upper levels was also removed. This is the unit that tenant, Chase confirmed he was living in with his wife and baby Saylor. I asked the property owner to write down the people living in the house; she did so and indicated that only family lived in the entire house and told me that she knew that 12 people who were related could live in the house. Keyed locks were on several interior doors, Cecilia told me that all interior doors had keyed locks and I told her that for safety purposes the keyed locks would have to be removed. A last warning letter is being prepared for open storage in the rear of the property as well as addressing the number of people living in this sfd requiring a follow up interior inspection to be conducted. Will have a last warning prepared for property owner.

5/22/2012	74	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> An interior inspection conducted with property owner, Cecilia Howell shows that the basement of the sfd has a keyed lock on the bathroom door; it appears that the door separating the basement unit from the upper levels was also removed. This is the unit that tenant, Chase confirmed he was living in with his wife and baby Saylor. I asked the property owner to write down the people living in the house; she did so and indicated that only family lived in the entire house and told me that she knew that 12 people who were related could live in the house. Keyed locks were on several interior doors, Cecilia told me that all interior doors had keyed locks and I told her that for safety purposes the keyed locks would have to be removed. A last warning letter is being prepared for open storage in the rear of the property as well as addressing the number of people living in this sfd requiring a follow up interior inspection to be conducted. Will have a last warning prepared for property owner.
5/22/2012	74	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> A last warning letter has been mailed to property owners, Howell and Cecilia Mitchell re: open, excess storage in the rear of the property as well as the following: 21A.36.020A - It is unlawful to develop, use or occupy any residential use or structure unless the total number of dwelling units is in compliance with city records and applicable district regulations (Salt Lake city recognizes this property as a single family dwelling only and shall be used as such - an interior inspection is required to verify the home is being maintained as a single family use. 21A.62.040 - It is unlawful to use any building or portion thereof, which is designated for residential use by a single family, in violation of the definition set forth below: 1. Single family means: One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children; or 2. A group of not more than three persons not related by blood, marriage, adoption or legal guardianship; or 3. Two unrelated persons and their children living together as a single housekeeping unit.
5/31/2012	82	Case Inspections	Correspondence	Calfa, Luann	<u>Task Comment</u>
5/31/2012	82	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>

5/31/2012	85	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> A last warning letter has been mailed to property owners, Howell and Cecilia Mitchell re: open, excess storage in the rear of the property as well as the following: 21A.36.020A - It is unlawful to develop, use or occupy any residential use or structure unless the total number of dwelling units is in compliance with city records and applicable district regulations (Salt Lake city recognizes this property as a single family dwelling only and shall be used as such - an interior inspection is required to verify the home is being maintained as a single family use. 21A.62.040 - It is unlawful to use any building or portion thereof, which is designated for residential use by a single family, in violation of the definition set forth below: 1. Single family means: One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children; or 2. A group of not more than three persons not related by blood, marriage, adoption or legal guardianship; or 3. Two unrelated persons and their children living together as a single housekeeping unit.
5/31/2012	85	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> A second last warning letter was prepared and mailed to property owners at 24 North Wolcott; I am also requesting constable service. The last warning letter cites, open, excess storage in the rear of the property which I cannot verify has or has not been removed and too many unrelated occupants living in a single family dwelling. My interior inspection indicated keyed locks were on many if not all doors inside of the home which the property owner, Cecilia knows should be removed. It is indicated in my last warning letter that an interior inspection will be required.
6/7/2012	89	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u>
6/7/2012	89	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>
6/7/2012	90	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> A second last warning letter was prepared and mailed to property owners at 24 North Wolcott; I am also requesting constable service. The last warning letter cites, open, excess storage in the rear of the property which I cannot verify has or has not been removed and too many unrelated occupants living in a single family dwelling. My interior inspection indicated keyed locks were on many if not all doors inside of the home which the property owner, Cecilia knows should be removed. It is indicated in my last warning letter that an interior inspection will be required.

6/7/2012	90	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> Property owner called, left me a message that the property is a rental; therefore I can deal with renters - she left no names or phone numbers as contact information. I have attempted to reach property owners, at one time leaving a voice mail telling them that it is necessary for an interior inspection to be scheduled, requesting that either the property owners call back in order to schedule the appointment, or the tenants call back. Jennifer Moreno in Business Licensing has been alerted that this property is a rental as well and has asked for additional info before she will send them a letter. I am at this time waiting for possible constable service also.
6/13/2012	95	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u>
6/13/2012	95	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>
6/13/2012	96	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Property owner called, left me a message that the property is a rental; therefore I can deal with renters - she left no names or phone numbers as contact information. I have attempted to reach property owners, at one time leaving a voice mail telling them that it is necessary for an interior inspection to be scheduled, requesting that either the property owners call back in order to schedule the appointment, or the tenants call back. Jennifer Moreno in Business Licensing has been alerted that this property is a rental as well and has asked for additional info before she will send them a letter. I am at this time waiting for possible constable service also.
6/13/2012	96	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> Re: constable service, several attempts were made to serve the last warning letter. The constable stated in a voice message and a note posted to the last warning that the property owners looked out their window, let dogs out, conducted business as usual, but would not answer the door for him. The constable served the last warning as a 'John Doe' stating that he knew the family was inside of the home at the time of service but chose not to answer the door. I made a phone call to the Mitchell residence today, June 13, 2012 leaving a voice message indicating that an interior inspection is required to see that all interior keyed locks have been removed in order not only to avoid fines and a cert of noncompliance being placed on the property, but to verify that the home is being used as a single family dwelling. The message was left for Howell or Cecilia Mitchell and I requested that in one week an inspection be conducted, or I will proceed with the noncompliance and fines - Mitchell's number is 471-511-0111 . Follow up on June 21, 2012.
7/13/2012	125	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u>
7/13/2012	125	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>

7/13/2012	126	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Re: constable service, several attempts were made to serve the last warning letter. The constable stated in a voice message and a note posted to the last warning that the property owners looked out their window, let dogs out, conducted business as usual, but would not answer the door for him. The constable served the last warning as a 'John Doe' stating that he knew the family was inside of the home at the time of service but chose not to answer the door. I made a phone call to the Mitchell residence today, June 13, 2012 leaving a voice message indicating that an interior inspection is required to see that all interior keyed locks have been removed in order not only to avoid fines and a cert of noncompliance being placed on the property, but to verify that the home is being used as a single family dwelling. The message was left for Howell or Cecilia Mitchell and I requested that in one week an inspection be conducted, or I will proceed with the noncompliance and fines - Mitchell's number is 801-334-0201 . Follow up on June 21, 2012.
7/13/2012	126	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> Inspection conducted today, July 13, 2012 indicates that open, excess storage is in the rear yard not in an enclosed building. The property owners have not accepted certified mail from me. The constable attempted to serve the property owners and was unable, stating that they would open the back door and let the dogs out, look through the window and blinds but would not come to the door. Five attempts were made while they looked out the window. After speaking with Craig W., he said that Jason with the Attorney's office is aware of this situation and supports beginning fining the owners if enforcement feels it is necessary. I will have a fines letter prepared when I return and post it to the front door of the property on July 26, 2012 for open, excess storage.
7/31/2012	143	Case Inspections	Correspondence	Calfa, Luann	<u>Task Comment</u>
7/31/2012	143	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>
7/31/2012	144	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Inspection conducted today, July 13, 2012 indicates that open, excess storage is in the rear yard not in an enclosed building. The property owners have not accepted certified mail from me. The constable attempted to serve the property owners and was unable, stating that they would open the back door and let the dogs out, look through the window and blinds but would not come to the door. Five attempts were made while they looked out the window. After speaking with Craig W., he said that Jason with the Attorney's office is aware of this situation and supports beginning fining the owners if enforcement feels it is necessary. I will have a fines letter prepared when I return and post it to the front door of the property on July 26, 2012 for open, excess storage.

7/31/2012	144	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> A certificate of noncompliance has been prepared and will be filed with the county recorder's office re: open, excess storage in the rear of the property as well as how this single family dwelling is being used; the fact that my only interior inspection indicated keyed locks on several if not all interior doors which were requested to be removed. The constable in his attempt to serve property owners could not do so, stating that the owners were at home and avoided answering the door. A letter is being sent to the owners letting them know about the cert. being placed on their property and an interior inspection is requested to verify the home is being maintained as a single family use.
8/21/2012	164	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u>
8/21/2012	164	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>
8/21/2012	165	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> A certificate of noncompliance has been prepared and will be filed with the county recorder's office re: open, excess storage in the rear of the property as well as how this single family dwelling is being used; the fact that my only interior inspection indicated keyed locks on several if not all interior doors which were requested to be removed. The constable in his attempt to serve property owners could not do so, stating that the owners were at home and avoided answering the door. A letter is being sent to the owners letting them know about the cert. being placed on their property and an interior inspection is requested to verify the home is being maintained as a single family use.
8/21/2012	165	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> A follow up inspection will be conducted when I return from vacation on September 6, 2012.
9/7/2012	181	Case Inspections	Fines	Calfa, Luann	<u>Task Comment</u>
9/7/2012	181	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>
9/7/2012	182	Case Inspection	Fines	Calfa, Luann	<u>Inspection Request Comment</u> A follow up inspection will be conducted when I return from vacation on September 6, 2012.
9/7/2012	182	Case Inspection	Fines	Calfa, Luann	<u>Inspection Result Comment</u> Complainant continues to follow up on the progress of this case. Craig Weinheimer spoke with the complainant today, 9/7/12 and discussed constable service, the City's processes and the authority or limited authority civil enforcement has to enter a person's home. Craig told the complainant that I had recently inspected the property (9/6/12) and that because there is open, excess storage in the rear of the property that I would begin to fine the property owners. Photos were taken from 26 North Wolcott, property directly to the north. A Fines letter was prepared and put in the mail 9/7/12 for open storage and a \$25.00 per day will begin to accrue.
9/28/2012	202	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u>
9/28/2012	202	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>
9/28/2012	203	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Stop fines requested as of September 28, 2012.

9/28/2012	203	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> Property owner, Howard requested an exterior inspection be conducted. I met him and his daughter, Natalie inspecting the exterior which is in compliance (open, excess storage removed). The interior keyed locks are still a concern with the City. I requested an interior inspection today, 9/28/12 which Howard allowed in only part of the house. I requested inspecting the downstairs, Howard would not allow it. Some (3) of the interior locks have been partially removed; in speaking with Randy, they must be completely dismantled - because there was only a partial interior, I am uncertain as to how many locks might need to be removed and replaced. An upstairs bedroom had keyed lock on it, Howard asked that I not enter that room - It appears that a key is required to enter room and I cannot tell what is on the other side of that lock. Will call Howard on Tuesday to let him know of required removal. An interior inspection must be conducted also.
10/2/2012	206	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u>
10/2/2012	206	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u> <u>Updated by Script</u>
10/2/2012	207	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Property owner, Howard requested an exterior inspection be conducted. I met him and his daughter, Natalie inspecting the exterior which is in compliance (open, excess storage removed). The interior keyed locks are still a concern with the City. I requested an interior inspection today, 9/28/12 which Howard allowed in only part of the house. I requested inspecting the downstairs, Howard would not allow it. Some (3) of the interior locks have been partially removed; in speaking with Randy, they must be completely dismantled - because there was only a partial interior, I am uncertain as to how many locks might need to be removed and replaced. An upstairs bedroom had keyed lock on it, Howard asked that I not enter that room - It appears that a key is required to enter room and I cannot tell what is on the other side of that lock. Will call Howard on Tuesday to let him know of required removal. An interior inspection must be conducted also.
10/2/2012	207	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> Fines have been stopped (as of 9/28/12) for open storage on the exterior - the exterior of the property is in compliance. I spoke with Howard, property owner 305-202-0000 this morning re: complete removal and replacement of interior locks with privacy locks and required interior inspection. I told him that the certificate of noncompliance could not be removed from the property until all violations were corrected; at that time a hearing officer can be seen as well. He or his daughter, Natalie will be in contact with me most likely around October 11, 2012.
10/16/2012	220	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment</u> <u>Updated by Script</u>

10/16/2012	226	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Fines have been stopped (as of 9/28/12) for open storage on the exterior - the exterior of the property is in compliance. I spoke with Howard, property owner 361-702-0645 this morning re: complete removal and replacement of interior locks with privacy locks and required interior inspection. I told him that the certificate of noncompliance could not be removed from the property until all violations were corrected; at that time a hearing officer can be seen as well. He or his daughter, Natalie will be in contact with me most likely around October 11, 2012.
10/16/2012	226	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> An appointment that had been scheduled for October 12, 2012 at 24 North Wolcott was cancelled by property owner, Howell Mitchell. He was uncertain of a good date to reschedule and said that he would be in contact with me. If I don't hear from the Mitchells by 18th, I will contact him.
10/18/2012	222	Case Inspections	In Progress	Calfa, Luann	Task Comment Updated by Script
10/18/2012	223	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> An appointment that had been scheduled for October 12, 2012 at 24 North Wolcott was cancelled by property owner, Howell Mitchell. He was uncertain of a good date to reschedule and said that he would be in contact with me. If I don't hear from the Mitchells by 18th, I will contact him.
10/18/2012	223	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> I spoke with Cecilia Mitchell this morning re: remaining concerns about interior locks that were noted on previous visits to the property and the requirement to have those keyed locks removed and replaced with regular doorknobs. Cecilia said that all of the doors had locks or deadbolts on them as a safety feature for her adult daughter, Natalie who suffers from a medical condition. Although I don't understand the reasoning behind this, I told Cecilia that I have housing and zoning codes that suggest this single family dwelling be free of interior keyed locks. I have made her aware that Civil Enforcement sees this as a safety issue and being this is a single family dwelling, should have free flow through the entire house. I left a message for either her or her husband Howard to return my call to further discuss this information. I am not certain of whether Cecilia will attempt to speak with the Mayor regarding these issues, but she did mention speaking with him. 361-702-0645 .

11/2/2012	238	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> I spoke with Cecilia Mitchell this morning re: remaining concerns about interior locks that were noted on previous visits to the property and the requirement to have those keyed locks removed and replaced with regular doorknobs. Cecilia said that all of the doors had locks or deadbolts on them as a safety feature for her adult daughter, Natalie who suffers from a medical condition. Although I don't understand the reasoning behind this, I told Cecilia that I have housing and zoning codes that suggest this single family dwelling be free of interior keyed locks. I have made her aware that Civil Enforcement sees this as a safety issue and being this is a single family dwelling, should have free flow through the entire house. I left a message for either her or her husband Howard to return my call to further discuss this information. I am not certain of whether Cecilia will attempt to speak with the Mayor regarding these issues, but she did mention speaking with him. 11/2/2012
11/2/2012	238	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> Messages have been left for either Cecilia or Howard Mitchell to return my call and I have not heard back from either of them. The property is not in compliance as seen by the City because the notice and order also indicates the number of unrelated occupants to be an issue. In my last inspection, locks were still on many of the interior doors, that was addressed and I requested that the locks be changed out and an inspection conducted afterwards. Speak with Craig S. as to how to proceed.
11/7/2012	242	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>
11/14/2012	250	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Messages have been left for either Cecilia or Howard Mitchell to return my call and I have not heard back from either of them. The property is not in compliance as seen by the City because the notice and order also indicates the number of unrelated occupants to be an issue. In my last inspection, locks were still on many of the interior doors, that was addressed and I requested that the locks be changed out and an inspection conducted afterwards. Speak with Craig S. as to how to proceed.
11/14/2012	250	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> Discussed the lack of progression of this case and the unresponsiveness of property owners with Craig W., Legal Investigator. All avenues have been exhausted in attempting to bring this property into compliance. A Certificate of Noncompliance still remains on the property and will remain due to the lack of an interior inspection being conducted to see that the house is free flowing (without keyed locks on the interior). Fines were stopped because open storage had been cleaned up, however the property owners cannot attend a hearing to address those fines because the remainder of the notice has not been addressed. Follow up in 30 days. If complainant, Mike Lincoln calls I will have him speak with Craig W., as he is very familiar with this case.
11/15/2012	250	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>
11/20/2012	255	Case Inspections	In Progress	Calfa, Luann	<u>Task Comment Updated by Script</u>

11/20/2012	256	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Additional complaint received by Mike Lincoln, neighbor.
11/20/2012	256	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> In a phone call received today, November 20, 2012 from original complainant, Mike Lincoln he wanted to know the status of the case, has suggested that the property owners at 24 North Wolcott be served by publication and also made a new complaint. He said that the open storage once removed from the rear of the property has now been returned. I went into the rear yard of Mr. Lincoln to take photos so as not to enter 24 North Wolcott, saw open storage, took photos and tried to speak with property owner Cecilia who was there, saw me and would not allow me on her property. I tried to talk to her about the open storage, she said it was lawn furniture, although there were only bins that have been filled. She told me I would need an attorney to talk to her. A new five day will be sent to Cecilia and Howard re: open, excess storage.
11/27/2012	262	Case Inspections	N/O	Calfa, Luann	<u>Task Comment</u> Updated by Script
11/27/2012	263	Case Inspection	N/O	Calfa, Luann	<u>Inspection Request Comment</u> In a phone call received today, November 20, 2012 from original complainant, Mike Lincoln he wanted to know the status of the case, has suggested that the property owners at 24 North Wolcott be served by publication and also made a new complaint. He said that the open storage once removed from the rear of the property has now been returned. I went into the rear yard of Mr. Lincoln to take photos so as not to enter 24 North Wolcott, saw open storage, took photos and tried to speak with property owner Cecilia who was there, saw me and would not allow me on her property. I tried to talk to her about the open storage, she said it was lawn furniture, although there were only bins that have been filled. She told me I would need an attorney to talk to her. A new five day will be sent to Cecilia and Howard re: open, excess storage.
11/27/2012	263	Case Inspection	N/O	Calfa, Luann	<u>Inspection Result Comment</u> A second notice and order (10 day) was mailed to the property owners, Howell and Cecilia Mitchell, posted to their front door and in knocking, their daughter Natalie answered the door and we discussed the notice and order addressing open storage in the rear and locks on interior doors and emphasis on ten rather than thirty day notice. Natalie invited me inside of the home stating she had questions about regulations. When I got inside of the house she asked what kind of handle could be put on a door on the main level, I answered that interior locks were not allowed, she however could use a privacy lock. Mrs. Mitchell, hearing my voice came downstairs very upset that I was in her home and told me to leave and that she would call me if she wanted me to see her home. This notice will also be served by a constable.

12/4/2012	270	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Discussed the lack of progression of this case and the unresponsiveness of property owners with Craig W., Legal Investigator. All avenues have been exhausted in attempting to bring this property into compliance. A Certificate of Noncompliance still remains on the property and will remain due to the lack of an interior inspection being conducted to see that the house is free flowing (without keyed locks on the interior). Fines were stopped because open storage had been cleaned up, however the property owners cannot attend a hearing to address those fines because the remainder of the notice has not been addressed. Follow up in 30 days. If complainant, Mike Lincoln calls I will have him speak with Craig W., as he is very familiar with this case.
12/4/2012	270	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> Photos were taken of the rear yard from the neighboring property to the north because property owners prefer I not enter their property. In the photos, several stacked bins could be seen, however there has been removal of a lot of other items. I have sent out a last warning on the ten day notice - constable service has also been requested.
12/5/2012	270	Case Inspections	In Progress	Calfa, Luann	Task Comment Updated by Script
1/31/2013	328	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u>
1/31/2013	328	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> A phone call was received from a woman claiming to be Mr. Howell's mother. She wanted to know what the City was requiring her son to do. We talked about the number of people occupying the house, locks on the interior doors needing to be removed and replaced with privacy locks, but when I spoke of the tenant living in the basement and the interior inspection that was required and the fact that I would visit the home and we could talk further, she said that she would not be available, Mr. Howell would not be available or Mrs. Howell and got off of the phone. Charli Goodman, detective for district 3 and I made a visit to the property on January 31, 2013 at 1:30 p.m., the basement door was ajar, it appears that this space is definitely used for living space (Chase Dahl, tenant) I believe lives in this area - no one answered when we knocked. We also knocked at the front door, it was unlocked and opened slightly when I knocked, no one came to the door, I closed the door, knocked several other times with no response. We left the property without being able to speak with anyone.

2/13/2013	341	Case Inspection	Fines	Calfa, Luann	<u>Inspection Request Comment</u> A phone call was received from a woman claiming to be Mr. Howell's mother. She wanted to know what the City was requiring her son to do. We talked about the number of people occupying the house, locks on the interior doors needing to be removed and replaced with privacy locks, but when I spoke of the tenant living in the basement and the interior inspection that was required and the fact that I would visit the home and we could talk further, she said that she would not be available, Mr. Howell would not be available or Mrs. Howell and got off of the phone. Charli Goodman, detective for district 3 and I made a visit to the property on January 31, 2013 at 1:30 p.m., the basement door was ajar, it appears that this space is definitely used for living space (Chase Dahl, tenant) I believe lives in this area - no one answered when we knocked. We also knocked at the front door, it was unlocked and opened slightly when I knocked, no one came to the door, I closed the door, knocked several other times with no response. We left the property without being able to speak with anyone.
2/13/2013	341	Case Inspection	Fines	Calfa, Luann	<u>Inspection Result Comment</u> A fines letter was sent to Howell & Cecelia Mitchel at 24 North Wolcott and 3144 Creek Road, Park City, Ut. indicating Salt Lake City recognizes the property as a single family dwelling only. Fines of \$25.00 per day for illegal use of a single family dwelling originated on February 12, 2013.
2/14/2013	341	Case Inspections	Fines	Calfa, Luann	Task Comment Updated by Script
2/14/2013	341	Case Inspections	In Progress	Calfa, Luann	Task Comment Updated by Script
4/4/2013	390	Case Inspections	Fines	Calfa, Luann	Task Comment Updated by Script
4/4/2013	391	Case Inspection	Fines	Calfa, Luann	<u>Inspection Request Comment</u> A fines letter was sent to Howell & Cecelia Mitchel at 24 North Wolcott and 3144 Creek Road, Park City, Ut. indicating Salt Lake City recognizes the property as a single family dwelling only. Fines of \$25.00 per day for illegal use of a single family dwelling originated on February 12, 2013.
4/4/2013	391	Case Inspection	Fines	Calfa, Luann	<u>Inspection Result Comment</u> A second fines letter was sent to Howell & Cecelia Mitchel at 24 North Wolcott and 3144 Creek Road, Park City, Ut. indicating Salt Lake City recognizes the property as a single family dwelling only. Fines of \$25.00 per day for illegal use of a single family dwelling originated on February 12, 2013, total amount is \$1,300.00.
4/12/2013	395	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Natalie, property owner's daughter spoke with Chris Lee re: legalization/ADU

4/12/2013	399	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> Chris Lee was contacted by Natalie, property owner's daughter re: possible ADU or legalization for 24 North Wolcott. Chris and I discussed the current status of this case; Chris made Natalie aware that fines had been accruing for the use of this property; He tried to determine the actual location where property owners, Howell and Cecilia Mitchell reside, Natalie avoided answering that question directly, but spoke of her medical condition which she believes should allow locks on the several doors in the home that may or may not be occupied by property owners. Differing stories from the Mitchells make it difficult to determine if they are renting the entire home out or not. Chris mailed forms for legalization to Natalie.
4/16/2013	402	Case Inspections	In Progress	Calfa, Luann	Task Comment Updated by Script
6/11/2013	459	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> A second fines letter was sent to Howell & Cecelia Mitchel at 24 North Wolcott and 3144 Creek Road, Park City, Ut. indicating Salt Lake City recognizes the property as a single family dwelling only. Fines of \$25.00 per day for illegal use of a single family dwelling originated on February 12, 2013, total amount is \$1,300.00.
6/11/2013	459	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> Original complainant on this property, Mike Lincoln sent a letter to Wilf Sommerkorn copying me, Craig W., Nick Norris, and Joel Paterson. He indicated his concerns re: legalization of what he considers to be an illegal apartment in his neighbor's home. Mike also indicated that although I had been allowed in the house once, I have not been able to access the home, alone or with a police officer, constable was not able to serve the residents of the home either to address Mr. Lincoln's concerns. A copy of that letter has been scanned and emailed to Chris Lee for his info also. We have no proof of any kind of service at this address - at this time, monitor only.
8/29/2013	537	Case Inspections	In Progress	Calfa, Luann	Task Comment Updated by Script
9/17/2013	556	Case Inspections	In Progress	Calfa, Luann	Task Comment Updated by Script
9/17/2013	557	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Request Comment</u> Original complainant on this property, Mike Lincoln sent a letter to Wilf Sommerkorn copying me, Craig W., Nick Norris, and Joel Paterson. He indicated his concerns re: legalization of what he considers to be an illegal apartment in his neighbor's home. Mike also indicated that although I had been allowed in the house once, I have not been able to access the home, alone or with a police officer, constable was not able to serve the residents of the home either to address Mr. Lincoln's concerns. A copy of that letter has been scanned and emailed to Chris Lee for his info also. We have no proof of any kind of service at this address - at this time, monitor only.

9/17/2013	557	Case Inspection	In Progress	Calfa, Luann	<u>Inspection Result Comment</u> John Anderson, Planning Division has been assigned to this Special Exception Request, John's comments of 8/27/13 are the following: Staff cannot find any information submitted that shows that the unit was constructed prior to 1995. The Notice of Application was sent out and two neighbors have protested. If the applicant submits information proving that the unit existed prior to 1995, the petition will be schedule for a hearing before the Planning Commission. The applicant will have 30 days to respond with that information If not, the request will be denied. I have left a phone message for John to contact me so that we can discuss the enforcement case due to a lengthy email he recently received from the Mitchells.
10/31/2013		Case Inspection	Scheduled	Calfa, Luann	<u>Inspection Request Comment</u> John Anderson, Planning Division has been assigned to this Special Exception Request, John's comments of 8/27/13 are the following: Staff cannot find any information submitted that shows that the unit was constructed prior to 1995. The Notice of Application was sent out and two neighbors have protested. If the applicant submits information proving that the unit existed prior to 1995, the petition will be schedule for a hearing before the Planning Commission. The applicant will have 30 days to respond with that information If not, the request will be denied. I have left a phone message for John to contact me so that we can discuss the enforcement case due to a lengthy email he recently received from the Mitchells.

