

**HOUSING ADVISORY AND APPEALS BOARD**  
**City and County Building**  
**451 South State Street, Room 126**  
**POLICY MEETING**  
October 8, 2014

Appeals Hearing of the Housing Advisory & Appeals Board, Salt Lake City, Utah was held on Wednesday, October 8, 2014, in Room 126 of the City and County Building.

The following members attended the on-site inspection to the properties in question and/or participated at the panel hearings: Marlene Jennings, Mitch Mills, Jim Schwing & Jerry Stanger, Chris Atkin was excused from the meeting.

- ◆ Staff members: Randy Isbell, Civil Enforcement Manager; Les Koch, Building Services Manager; Richard Hartwell, Housing/Zoning Specialist; Craig Weinheimer, Legal Investigator, Katherine Lewis, Senior City Attorney; and Lilian Grange, Acting Secretary.

Mitch Mills, Vice Chair, opened the meeting at 12:59 p.m.

**Approval of September 10<sup>th</sup> Minutes**

Marlene Jennings motioned to approve the minutes for September 10, 2014. Jerry Stanger seconded the motion and the motion passed. Marlene Jennings, Jerry Stanger and Jim Schwing voted in favor of approval of the minutes.

**Proposed Demolition - Case Number HAZ2014-02679 @ 123 East Williams Avenue**  
**City Council District Five**

Address: 123 East Williams Avenue. The structure to be demolished is a single-family dwelling. The owner of the property, Dave Strong is requesting demolition approval. The proposed reuse of the property is a private park.

Description of the property and structure: The building is in a state of disrepair. The structure is a one story frame building. The property is .11 acres in size.

Description of the area: City Council District 5. The property is zoned R-1-5000 (Single Family Residential District) and the area consist of single family dwellings with zones RMF-35 and Commercial CC located in the same area.

Probable effect of the proposed demolition: The demolition of the structure will affect Salt Lake City's housing stock by reducing the number of residential uses by one.

Comments from the public on the impact of proposed demolition: Approve demolition

Staff recommendations: City staff recommends demolition.

Blake Strong and Brad Strong were present with Sam Brady as the architect for the project. Brad Strong advised that he has been working with the Planning Department to consolidate the property into 999 South State Street, which will be a new Audi store. He stated that the space will always be used as green space and will never be used as a parking lot. Brad Strong commented that the building is structurally unsound, which causes a safety factor. He also stated that the neighbors have commented that they are in favor of the demolition.

Jim Schwing motioned to approve the demolition. Jerry Stanger seconded the motion and the motion passed. Marlene Jennings, Jerry Stanger and Jim Schwing voted in favor of the demolition.

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Mitch Mills, Chair

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Lilian Grange, Acting Secretary

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Mitch Mills, Vice Chair, opened the meeting at 1:27 p.m.

ITEMS DISCUSSED

**Case Number HAZ2014-01433 @ 866 South 1100 East**

Withdrawn by appellant

Jerry Stanger motioned to approve the minutes for August 13, 2014. Marlene Jennings seconded the motion and the motion passed. Marlene Jennings, Jerry Stanger and Jim Schwing voted in favor of approval of the minutes.

The on-site committee for November 12, 2014 will be: Marlene Jennings, Mitch Mills, Jim Schwing & Jerry Stanger

As there wasn't any further business to be brought before the Board, Jim Schwing motioned to adjourn the meeting at 1:39 p.m. Jerry Stanger seconded the motion and the motion passed. Marlene Jennings, Jerry Stanger and Jim Schwing voted in favor of adjourning the meeting.

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Mitch Mills, Chair

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Lilian Grange, Acting Secretary