

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
June 8, 2016

Marlene Jennings, John Morgan & Jim Schwing attended the on-site inspections to:

- 666 East Ramona Avenue
- 1768 South 400 East
- 1173 South 400 East
- 1167 South 400 East
- 1057 South 900 East
- 1627 South Foothill Drive
- 924 South 300 West
- 930 South 300 West
- 863-867 East 2100 South
- 1250 South 900 West

The following members participated at the panel hearings: Marlene Jennings, John Morgan, Justin Neville & Jim Schwing

- ♦ Staff members: Randy Isbell, Civil Enforcement Manager; Scott Mikkelsen, Housing/Zoning Supervisor; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary

Jim Schwing, Chair, opened the meeting at 12:58 p.m.

Approval of April 13th Minutes

Marlene Jennings motioned to approve the minutes for April 13, 2016 with one additon. John Morgan seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted in favor of approval of the minutes with revisions.

Diana Hansen, Secretary, advised that the January 13, 2016 minutes did not need revisions and therefore were approved as is.

Proposed Demolition and Housing Mitigation @ 924 South 300 West
City Council District Five

1. Address: 924 South 300 West. The structure to be demolished is a single-family dwelling. The owner of the property, KEC Properties LLC, has made application to Salt Lake City Building Services Division to demolish a structure that contains a single-family dwelling unit. The proposed reuse of the property is to develop the site as a Big O Tire Store. The property owner is proposing to mitigate the loss of one housing unit by calculating the difference between housing value and replacement cost.
2. Description of property and structure: The property is .15 acres in size. It appears to currently be occupied as a single family home.
3. Description of area: The property is zoned D-2 (Downtown Support District). The area consists of mostly commercial uses.
4. 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 units by one.
5. Proposed housing mitigation option: Fee based on the difference between housing market value and replacement cost.
6. Comments from the public on the impact of proposed demolition: One comment received by mail was for denial of the demolition.

Kory Coleman, owner, was present representing the property.

Marlene Jennings explained how the current mitigation fees are based on the difference between housing value and replacement cost. She stated that a proposal for revisions to the mitigation ordinance will be presented to City Council in the future.

Dan Campbell, owner of properties at 915-919 South Gale Street, 923 South Gale Street & 927 South Gale Street was present. He stated he was in favor of the demolition.

John Morgan motioned to approve the demolition and mitigation. Justin Neville seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted in favor of the demolition and mitigation.

Proposed Demolition and Housing Mitigation @ 930 South 300 West
City Council District Five

1. Address: 930 South 300 West. The structure to be demolished is a single-family dwelling. The owner of the property, KEC Properties LLC, has made application to Salt Lake City Building Services Division to demolish a structure that contains a single residential dwelling unit. The proposed reuse of the property is to develop the site as a new Big O Tires Store. The property owner is proposing to mitigate the loss of one housing unit by calculating the difference between housing market value and replacement cost.
2. Description of property and structure: The property is .15 acres in size. It appears to currently be occupied as a single family home.
3. Description of area: The property is zoned D-2 (Downtown Support District). The area consists of mostly commercial uses.
4. 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 units by one.
5. Proposed housing mitigation option: Fee based on the difference between housing market value and replacement cost.
6. Comments from the public on the impact of proposed demolition: None

Kory Coleman, owner, was present representing the property.

Justin Neville motioned to approve the demolition and mitigation. John Morgan seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted in favor of the demolition and mitigation.

Emergency Demolition @ 863-867 East 2100 South

1. Address: 863-867 East 2100 South. The structure to be demolished is a commercial carwash. The property is owned by Nupetco Associates LLC.
2. Description of property and structure: The steel and block structure has been dismantled of its exterior siding and interior walls. The structure has been declared by Salt Lake City's Building Official to be a threat and hazard to the health and safety of the citizenry of Salt Lake City. The property is .51 of an acre in size.
3. Description of area: The property is zoned CC (Commerical Corridor District). The surrounding area is made up of commercial uses.
4. Probable effect of the proposed demolition: The demolition will abate a neighborhood hazard and nuisance.

Wayne Petty, owner, was present representing the property. He commented he would like to see the structure demolished.

Marlene Jennings stated she was under the impression that HAAB only had authority to make decisions for residential structures and wondered if HAAB also had the authority to make decisions for commercial properties also. Randy Isbell explained that it is part of the code for abatement of dangerous buildings, which gives HAAB the right to address emergency demolitions and make a determination to demolish the structure.

Amy Barry, Chair of Sugarhouse Community Council, residing at 1178 Ramona Avenue, stated she has a petition with 244 signatures from property owners in the area that are in favor of the demolition.

Marlene Jennings motioned to approve the emergency demolition. John Morgan seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted in favor of the demolition.

Emergency Demolition @ 1250 South 900 West

1. Address: The structure to be demolished is a single family dwelling. The property is owned by Salt Lake City Corporation.
2. Description of property and structure: The single family structure was damaged severely by fire. The structure's roof has been destroyed, the interior has been gutted and the structural integrity of the building has been compromised. The structure has been declared by Salt Lake City's Building Official to be a threat and hazard to the health and safety of the citizenry of Salt Lake City. The building is a single story with converted attic, masonry and wood frame structure. The property is .35 of an acre in size.
3. Description of area: The property is zoned R-1-7000 (Single Family Residential District). The surrounding area is made up of single family residences and neighborhood businesses.

Probable effect of the proposed demolition: The demolition will abate a neighborhood hazard and nuisance. The demolition of the structure will affect Salt Lake City's housing stock by reducing the number of residential units by one.

Lewis Kogan, Open Space Lands Program Manager for Salt Lake City Corporation, was present representing the property. Mr Kogan advised that the property has sustained damage from two separate fires. A park will be the intended use of the property.

John Morgan motioned to approve the emergency demolition. Justin Neville seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted in favor of the demolition.

Marlene Jennings mentioned that there were five appeals on the agenda in District 5 and there isn't any HAAB members to represent District 5. Randy Isbell explained that the Mayor's Office is aware of the need for additional HAAB members in other districts, but considering many other boards have vacancies also, they have not been able to fill that need to the present time.

Marlene Jennings stated that she feels that Salt Lake City should be exempt from paying a fee for mitigation of loss of housing when the property is owned by the City.

Jim Schwing, Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
Appeals Hearing
June 8, 2016

Appeals Hearing of the Housing Advisory and Appeals Board, Salt Lake City, Utah was held on Wednesday, June 8, 2016, in Room 126 of the City and County Building.

Board members present: Marlene Jennings, John Morgan, Justin Neville & Jim Schwing

Staff members present: Randy Isbell, Scott Mikkelsen, Craig Weinheimer and Diana Hansen

Jim Schwing, Chair, opened the meeting at 1:20 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2015-03231 @ 1768 South 400 East
City Council District Five

Chad Morton, owner, was present representing the property.

Antonio Padilla, Housing/Zoning Officer for Salt Lake City was present.

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| A. The emergency egress window located in the bedroom of Unit #D is deficient in window opening and net openable area. | A. Marlene Jennings motioned to deny the appeal for insufficient window dimension and net openable area in Unit #D. John Morgan seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted against the appeal. |
| B. Appeal was withdrawn, because deficiency has been corrected. | |

Case Number HAZ2016-00418 @ 1173 South 400 East
City Council District Five

Rebecca Swalberg was present, representing the property.

Antonio Padilla, Housing/Zoning Officer for Salt Lake City was present.

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| A. The bedroom windows are insufficient in dimension and net openable area for emergency egress. | A. John Morgan motioned to deny the appeal for insufficient window dimension and net openable area for emergency egress windows that are 11" wide in all bedrooms. Windows that are 16" wide are approved in all bedrooms. Marlene Jennings seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted against the appeal. |
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Case Number HAZ2016-00417 @ 1167 South 400 East

City Council District Five

Rebecca Swalberg was present, representing the property.

Antonio Padilla, Housing/Zoning Officer for Salt Lake City was present.

- A. The bedroom windows are deficient in window dimension and net openable area.
- A. John Morgan motioned to deny the appeal for insufficient window dimension and net openable area for emergency egress windows that are 11" wide in all bedrooms. Windows that are 16" wide are approved in all bedrooms. Marlene Jennings seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted against the appeal.

Case Number HAZ2016-00475 @ 1057 South 900 East Unit #1

City Council District Five

James Young was present, representing the property.

Antonio Padilla, Housing/Zoning Officer for Salt Lake City was present.

- A. The ceiling height between the kitchen and living room is insufficient, due to a low beam.
- A. Marlene Jennings motioned to approve the appeal for insufficient ceiling height between the kitchen and living room. John Morgan seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted in favor of the appeal.
- B. The window in the north bedroom is excessive in height.
- B. Justin Neville motioned to approve the appeal for excessive window sill height, provided a permanent step or ladder is installed under the window. John Morgan seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted in favor of the appeal.

Case Number HAZ2016-00247 @ 1627 South Foothill Drive

City Council District Six

Carl Armknecht was present representing the property.

Antonio Padilla, Housing/Zoning Officer for Salt Lake City was present.

- A. The driveway that runs parallel to the side of the building lacks a guardrail.
- A. John Morgan motioned to deny the appeal for lack of a guardrail that runs parallel to the side of the building. Justin Neville seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted against the appeal.

B. The stairway leading to the second floor is insufficient in rise and run.

B. John Morgan motioned to approve the appeal for insufficient rise and run of the stairway leading to the second floor, provided the mailboxes and fire extinguisher are relocated and a handrail is installed on the masonry wall of the stairway to encourage the use of the widest part of the stair tread. Justin Neville seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted in favor of the appeal.

Case Number HAZ2016-00419 @ 666 East Ramona Avenue
City Council District Five

Sharon Roper, owner, did not attend the meeting.

Antonio Padilla, Housing/Zoning Officer for Salt Lake City was present.

A. The new windows installed in both bedrooms of apartments #1, #2, #3, and #4 are insufficient in dimension and net openable area.

A. Marlene Jennings motioned to approve the appeal for insufficient window dimension and net openable area of both bedrooms in Units #1, #2, #3, #4. Justin Neville seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted in favor of the appeal.

B. The new windows installed in both bedrooms of apartments #1, #2, #3 and #4 are excessive in sill height.

B. John Morgan motioned to approve the appeal for excessive sill height of all new windows installed in bedrooms of apartments #1, #2, #3 and 4 as is. Marlene Jennings seconded the motion and the motion passed. Marlene Jennings, John Morgan voted in favor of the appeal. Justin Neville abstained from voting.

The on-site committee for July 13, 2016 will be: Marlene Jennings, John Morgan, Justin Neville and Jim Schwing

As there wasn't any further business to be brought before the Board, Justin Neville motioned to adjourn the meeting at 1:54 p.m. Maureen Jennnigs seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted in favor of adjournment.

Jim Schwing, Chair

Diana Hansen, Secretary