

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
September 11, 2013

The following members attended the on-site inspection to the properties in question and/or participated at the panel hearings: Chris Atkin, Susan Fleming, Mitch Mills, Jerry Stanger, Jim Schwing & Rachel White

- ◆ Staff members: Orion Goff, Director of Building Services; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary

Mitch Mills, Vice Chair, opened the meeting at 1:00 p.m.

Approval of July 10th Minutes

Susan Fleming motioned to approve the minutes for July 10, 2013. Jerry Stanger seconded the motion and the motion passed.

Proposed Demolition @ 2816 South Highland Drive
City Council District Seven

Jerry Stanger motioned to combine both properties of 2816 & 2818 South Highland Drive as one motion. Chris Atkin seconded the motion and the motion passed.

1. The owners of the property, Highland Partners, are requesting demolition approval for their single family dwelling located at 2816 South Highland Drive. The proposed post demolition use of the property is to construct a professional office building.
2. The HAAB shall take evidence from the applicant and all interested parties regarding:
3. Probable effect of the proposed demolition: The demolition of the single-family structure will affect Salt Lake City's housing stock by reducing the number of residential units by one.
4. The character of the neighborhood: The property is zoned RB (Residential Business District) and the area consists of residential, retail and office uses,
5. The City's master plan for the area: The future land use map shows a low intensity/mixed use district.
6. The proposed method of housing mitigation: The flat fee rate of \$3,322.20 is to be paid to the City's Housing Trust Fund.

Rachel White motioned to approve the demolition. Jerry Stanger seconded the motion and the motion passed.

Proposed Demolition @ 2818 South Highland Drive
City Council District Seven

1. The owners of the property, Highland Partners, are requesting demolition approval for their single family dwelling located at 2818 South Highland Drive. The proposed post demolition use of the property is to construct a professional office building.
2. The HAAB shall take evidence from the applicant and all interested parties regarding:

3. Probable effect of the proposed demolition: The demolition of the single-family structure will affect Salt Lake City's housing stock by reducing the number of residential units by one.
4. The character of the neighborhood: The property is zoned RB (Residential Business District) and the area consists of residential, retail and office uses,
5. The City's master plan for the area: The future land use map shows a low intensity/mixed use district.
6. The proposed method of housing mitigation: The flat fee rate of \$3,322.20 is to be paid to the City's Housing Trust Fund.

Rachel White motioned to approve the demolition. Jerry Stanger seconded the motion and the motion passed.

Proposed Demolition @ 819 West 1500 North
City Council District Three

1. Address: 819 West 1500 North. The structure to be demolished is a single-family-dwelling. The owner of the property, Bodega Bay LLC, is requesting demolition approval. The proposed post demolition use of the property is for outdoor storage.
2. Description of property and structure: The building is vacant and in disrepair. The structure is a one story brick and frame building. The property is .22 acres in size.
3. Description of area: The property is zoned M-2 (Heavy Manufacturing District) and the area consists of residential, commercial and manufacturing 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. Comments from the public on the impact of proposed demolition: No comments have been received from the community.
6. Staff Recommendations: City staff recommends demolition.

Jim Schwing motioned to approve the demolition. Jerry Stanger seconded the motion and the motion passed.

Proposed Demolition @ 859 West Everett Avenue
City Council District Three

1. Address: 859 West Everett Avenue. The structure to be demolished is a single-family-dwelling. The owner of the property, Bodega Bay LLC, is requesting demolition approval. The proposed post- demolition use of the property is for outdoor storage.
2. Description of property and structure: The building is vacant and in a state of disrepair. The structure is a one story block building. The property is .16 acres in size.
3. Description of area: The property is zoned M-2 (Heavy Manufacturing District) and the area consists of residential, commercial and manufacturing 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. Comments from the public on the impact of proposed demolition: No comments have been received from the community.
6. Staff Recommendations: City staff recommends demolition.

Susan Fleming motioned to approve the demolition. Jerry Stanger seconded the motion and the motion passed.

The on-site committee for October 9, 2013 will be: Chris Atkin, Susan Fleming, Mitch Mills, Jerry Stanger, Jim Schwing & Rachel White

As there wasn't any further business to be brought before the Board, Rachel White motioned to adjourn the meeting at 1:44 p.m. Susan Fleming seconded the motion and the motion passed.

Mitch Mills, Vice Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
September 11, 2013

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, September 11, 2013, 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: Chris Atkin, Susan Fleming, Mitch Mills, Jerry Stanger, Jim Schwing & Rachel White

- ◆ Staff members: Orion Goff, Director of Building Services; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary

Mitch Mills, Vice Chair, opened the meeting at 1:18 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2013-01661 @ 1342 East 300 South

Antonio Padilla, Housing/Zoning Officer
City Council District Four

- A. The mechanical duct in the basement encroached into the required ceiling height.
- B. The ceiling of the basement was deficient in height.

- A. Susan Fleming motioned to deny the appeal for the mechanical duct encroaching into the required ceiling height. Jerry Stanger seconded the motion and the motion passed.
- B. Susan Fleming motioned to approve the appeal for insufficient ceiling height of the basement provided hardwired smoke detectors are installed in the rooms with a ceiling height less than 7 feet. Rachel White seconded the motion and the motion passed.

Case Number HAZ2013-01811 @ 719 East Emerson Avenue

Wendy Madrill, Housing/Zoning Officer
City Council District Five

Postponed by appellant until October 9, 2013

Mitch Mills, Vice Chair

Diana Hansen, Secretary