

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
July 11, 2012

Appeals Hearing of the Housing Advisory & Appeals Board, Salt Lake City, Utah was held on Wednesday, July 11, 2012, 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: David Brach, Kate Bradshaw, Susan Fleming, Jim Guilkey & Rachel White
- ♦ Staff members: Luann Clark, Director of Housing and Neighborhood Development; Craig Spangenberg, Civil Enforcement Manager; Randy Isbell, Housing Specialist; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary.

Rachel White, Chair, opened the meeting at 12:58 p.m.

Kate Bradshaw motioned to suspend the rules to have less than six members constitute a quorum. Jim Guilkey seconded the motion and the motion passed. Mitch Mills voted by phone.

Approval of June 13th Minutes

Jim Guilkey motioned to approve the minutes for June 13, 2012. Susan Fleming seconded the motion and the motion passed.

Proposed Demolition - Case Number HAZ2012-01787 @ 833 West 1500 North
City Council District Three

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 to expand the adjacent business. The building is vacant and in disrepair. The structure is a one story frame building. The property is .22 acres in size. The property is zoned M-2 (Heavy Manufacturing District) and the area consists of residential and manufacturing uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Chris Lewon was present, representing the owner. Karl Christensen, residing at 854 West Everett Avenue was present. He stated that he was in favor of the demolition. Comments from the community recommend approval of demolition. City staff recommends approval of the demolition.

Jim Guilkey motioned to approve the demolition. Susan Fleming seconded the motion and the motion passed.

Proposed Demolition - Case Number HAZ2012-01788 @ 839 West 1500 North
City Council District Three

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 to expand the adjacent business. The building is occupied. The structure is one story and of frame construction. The property is .14 acres in size. The property is zoned M-2 (Heavy Manufacturing District) and the area consists of residential and manufacturing uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Chris Lewon was present, representing the owner. Karl Christensen, residing at 854 West Everett Avenue was present. He stated that he was in favor of the demolition. Comments from the community recommend approval of demolition. City staff recommends approval of the demolition.

Jim Guilkey motioned to approve the demolition. Susan Fleming seconded the motion and the motion passed.

Proposed Demolition - Case Number HAZ2012-01784 @ 353 North 700 West

City Council District Two

The structure to be demolished is a single-family dwelling. The owner of the property, Helen Powell Trust, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time. The building is vacant, boarded and in disrepair. The structure is one story and the construction is brick. The property is .31 acres in size. The property is zoned SR-1 (Special Development Pattern Residential District) and the area consists of residential uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Joshua Green, attorney for the Helen Powell Trust was present, representing the owner. He stated that the house has been boarded for years. The owner, Rita Richens advised that she tried to renovate the house but it was not feasible due to the high ground water table. No comments were received from the community. City staff recommends approval of the demolition.

Jim Guilkey motioned to approve the demolition. Kate Bradshaw seconded the motion and the motion passed.

Proposed Demolition - Case Number HAZ2012-01786 @ 359 North 700 West

City Council District Two

The structure to be demolished is a single-family dwelling. The owner of the property, Helen Powell Trust, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time. The building has been severely damaged by fire. The structure is one story and of brick construction. The property is .31 acres in size. The property is zoned SR-1 (Special Development Pattern Residential District) and the area consists of residential uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Joshua Green, attorney for the Helen Powell Trust was present representing the owner. He stated that the house was burned in a fire and is a safety hazard. No comments were received from the community. City staff recommends approval of the demolition.

Jim Guilkey motioned to approve the demolition. Kate Bradshaw seconded the motion and the motion passed.

Proposed Demolition - Case Number HAZ2012-01726 @ 713 South 700 East

City Council District Four

The structure to be demolished is a two-family dwelling. The owner of the property, Housing Authority of Salt Lake City, is requesting demolition approval. The proposed post demolition use of the property is to develop the property as an urban farm. The building is vacant and boarded. The structure is one story, brick construction. The property is .12 acres in size. The property is zoned RMF-30 (Low density Multi-Family Residential District) and area consists of residential uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by two. David Svihart, was present, representing Housing Authority of Salt Lake City. No comments were received from the community. City staff recommends approval of the demolition.

Susan Fleming motioned to approve the demolition. Kate Bradshaw seconded the motion and the motion passed.

Post Demolition Landscape Waiver - Case Number HAZ2012-01791 @ 833 West 1500 North

City Council District Three

In determining whether to waive the post-demolition use landscaping requirements, the board may consider the effects on surrounding properties, the character of the neighborhood, the master plan for the area, future plans for the property and similar factors.

- 1. Effects on Surrounding Properties:** The adjacent properties are not landscaped. If a landscape waiver is approved the adjacent properties would not be negatively impacted.

2. **Description of the property:** The property has limited landscaping and is not maintained. The parcel is .22 acres in size.
3. **Character of the Neighborhood:** The property is zoned M-1 (Heavy manufacturing District) and the area is comprised of residential and manufacturing uses.
4. **Master Plan for the Area:** The future land use plan for the area is to transition to a Business Park District.
5. **Post Demolition Use:** The property owner, Bodega Bay, LLC, is proposing expansion of current salvage business.

Karl Christensen, residing at 854 West Everett Avenue was present. He stated that he was in favor of the landscape waiver.

Jim Guilkey motioned to approve the landscape waiver. Susan Fleming seconded the motion and the motion passed.

**Post Demolition Landscape Waiver - Case Number HAZ2012-01789 @ 839 West 1500 North
City Council District Three**

In determining whether to waive the post-demolition use landscaping requirements, the board may consider the effects on surrounding properties, the character of the neighborhood, the master plan for the area, future plans for the property and similar factors.

1. **Effects on Surrounding Properties:** The adjacent properties are not landscaped. If a landscape waiver is approved the adjacent properties would not be negatively impacted.
2. **Description of the property:** The property has limited landscaping that is not maintained. The parcel is .14 acres in size.
3. **Character of the Neighborhood:** The property is zoned M-1 (Heavy Manufacturing District) and the area is comprised of residential and manufacturing uses.
4. **Master Plan for the Area:** The future land use plan for the area is to transition to a Business Park District.
5. **Post Demolition Use:** The property owner, Bodega Bay, LLC, is proposing expansion of current salvage business.

Karl Christensen, residing at 854 West Everett Avenue was present. He stated he was in favor of the landscape waiver.

Jim Guilkey motioned to approve the landscape waiver. Susan Fleming seconded the motion and the motion passed.

**Construction Permit Fee Waiver - Case Number HAZ2012-01825 @ 618 West 500 North
City Council District 3**

Robert Lund was present, representing Neighbor Works Salt Lake. The fee waiver request was for \$969.68, to be waived for a detached single family dwelling (low-income housing) anticipated construction to begin August 1, 2012 at 622 West 500 North.

Kate Bradshaw motioned to approve the fee waiver. Susan Fleming seconded the motion and the motion passed.

Construction Permit Fee Waiver - Case Number HAZ2012-02181 @ 135 South 300 East
City Council District 4

Thomas Camoin was present, representing Salt Lake Community Action. The fee waiver request was for \$1,528.15, to be waived for multiple units (very low income) at 764 South 200 West for new windows, bath fans and insulation in the attics to R38 in each unit.

David Brach motioned to approve the fee waiver. Jim Guilkey seconded the motion and the motion passed.

The on-site committee for August 8, 2012 will be: David Brach, Kate Bradshaw, Susan Fleming, Jim Guilkey & Rachel White

As there wasn't any further business to be brought before the Board, David Brach motioned to adjourn the meeting at 1:31 p.m. Kate Bradshaw seconded the motion and the motion passed.

Rachel White, Chair

Diana Hansen, Secretary