

HOUSING ADVISORY AND APPEALS BOARD
POLICY MEETING
June 13, 2007

Board members present: Kathleen Call, Bryan Case, Billy Cruz, Shirley McLaughan, Bill Nighswonger, Jerry Stanger and Robert Rendon.

Staff members present: LuAnn Clark, Craig Spangenberg, Randy Isbell and Diana Hansen.

The meeting was called to order at 1:00 p.m.

Notice of a demolition hearing was sent on the following properties which have been withdrawn due to the issuance of a building permit or plans being submitted for the post demolition use.

- 1171 East Yalecrest Avenue
- 1429 East Sigsbee Avenue

Proposed Demolition @ 3040 East Sherwood Circle

The structure to be demolished is a single family dwelling. The owner of the property, Spring Canyon Association, is requesting demolition approval. The proposed post demolition use of the property is to landscape the property. The structure is vacant and secured. The building is a two story rock and frame structure and the property is 1.18 acres in size. The property is zoned FR-3 (Foothill 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. Tom Muir, representing Spring Canyon Association, stated that since the home is vacant he feels the home is a hazard for the children visiting in the neighborhood. Comments received from the community are to approve demolition without delay. City staff recommends approval of demolition.

Billy Cruz motioned to approve the demolition. Bryan Case seconds the motion and the motion passed. Shirley McLaughan abstained from voting.

Proposed Demolitions @ 1175 & 1179 South Blair Street

The structures to be demolished are a single family residence and five 4-5 unit apartment buildings. The owner of the property, AME Enterprises LLC, is requesting demolition approval. The proposed post demolition use of the property is to construct 13 single family residences as a planned development. The structures are partially vacant. The single family structure is a single story frame structure and the apartment buildings are two story brick structures. The property is 1.06 acres in size. The property is zoned R-1-5,000 (Single Family Residential District) and the area consists of residential uses. The demolition of the structures will impact Salt Lake City's housing stock by reducing the number of residential units by 22. Greg Pedroza & Frank Pedroza, two of the owners of the properties, commented that the 13 proposed single family residences will be a welcomed addition to the neighborhood. Frank Pedroza, homeowner in the neighborhood and son of partial owner, Frank Pedroza, expressed excitement concerning the homes that are proposed and the positive addition it will be to the neighborhood. No other comments have been received from the community. The project has been conceptually approved by the Planning Commission. City staff recommends approval of the demolition.

Robert Rendon motioned to approve the demolitions. Shirley McLaughan seconds the motion and the motion passed.

Proposed Demolition @ 1269 West California Avenue

The structure to be demolished is a single family residence. The owner of the property, Salt Lake Public Library, is requesting demolition approval. The proposed post demolition use of the property is to construct a new library. The structure is boarded and the building is a single story frame structure. The property is .58 of an acre in size. The property is zoned CN (Neighborhood Commercial District) and the area consists of a mix of residential and commercial uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Britton Lund, assistant director of the city library was present representing the owner. She advised that although it will probably be two years before the library is finished, they would like to tear down the building and landscape the property in the meantime. Comments received from the community are to approve demolition without delay. City staff recommends approval of demolition.

Robert Rendon motioned to approve the demolition. Billy Cruz seconds the motion and the motion passed.

Proposed Demolitions @ 1860, 1870 & 1880 North 2200 West

The structures to be demolished are single family residences. The owner of the property, Capitol Industries Inc., is requesting demolition approval. The proposed post demolition use of the property is to clear the property for a future business park. The structures are vacant and secured. The combined properties are 1.31 acres in size. The property is zoned BP (Business Park) and the area consists of commercial and residential uses. The demolition of the structures will impact Salt Lake City's housing stock by reducing the number of residential units by 3. Sam Gustafson, representing Capitol Industries, commented the three homes have been vacant for approximately five years. No comments have been received from the community. City staff recommends approval of the demolitions.

Billy Cruz motioned to approve the demolitions. Jerry Stanger seconds the motion and the motion passed. Shirley McLaughlan opposed the demolitions.

Post Demolition Landscape Waivers @ 1860, 1870 & 1880 North 2200 West

In determining whether to wave 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 abutting properties are commercial and residential in use and are not landscaped.
- 2. Character of the Neighborhood:** The properties are zoned BP (Business Park District) and the surrounding properties are zoned for commercial and residential uses. The general area along 2200 West has no landscaping or curb and gutter. There are a few farm houses with agriculture in the back.
- 3. Master Plan for the Area:** The properties were rezoned BP several years ago and a site plan has been approved.
- 4. Post Demolition Use:** The property owner, Capitol Industries, plans to develop the properties into a business park.

Billy Cruz motioned to approve the fee waivers. Robert Rendon seconds the motion and the motion passed. Shirley McLaughlan opposed the fee waivers.

Approval of May 9th Minutes

Bryan Case motioned to approve the minutes for May 9, 2007. Jerry Stanger seconds the motion and the motion passed.

Other Business

Shirley McLaughlan gave her resignation.

Routine Consent Agenda

Attached as part of these minutes.

As there wasn't any further business to be brought before the Board, Bryan Case motioned to adjourn the meeting at 1:57 p.m. Billy Cruz seconds the motion and the motion passed.

Bill Nighswonger, Vice Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
June 13, 2007

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, June 13, 2007, 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: Kathleen Call, Bryan Case, Billy Cruz, Shirley McLaughlan, Bill Nighswonger, Jerry Stanger and Robert Rendon.
- ♦ Staff members: LuAnn Clark, Director of Housing and Neighborhood Development; Craig Spangenberg, Housing/Zoning Administrator; Randy Isbell, Housing Specialist; and Diana Hansen, Secretary.

Bill Nighswonger, Vice Chair opened the meeting at 1:28 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number H-06-07 @ 234 North 'F' Street

By: Randy Isbell
Craig Richardson, Housing/Zoning Officer

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| A. The windows in the north bedroom of Unit #1 are insufficient as to window dimension and net openable area to provide ventilation and emergency egress. | A. Billy Cruz motioned to approve the appeal for insufficient window dimension and net openable area to provide ventilation and emergency egress provided one window opens to a minimum of 16" in width. Bryan Case seconds the motion and the motion passed. |
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The on-site committee for July 11th will be: Kathleen Call, Bryan Case, Billy Cruz, Jim Guilkey, Bill Nighswonger, and Robert Rendon

Bill Nighswonger, Vice Chair

Diana Hansen, Secretary

CONSENT AGENDA

June 13, 2007

ROUTINE CONSENT AGENDA

H-15-07 @ 1567 East 2100 South

A. Appealed deficiency: The headroom for the interior stairway leading to the basement is deficient in height. Craig and Randy met with the property owner to look at the deficient headroom at the stairway leading to the basement. The headroom measured 6 feet due to the floor joist and structural members of the main floor. To increase the headroom, square footage of the main floor would be lost and reconstruction of the floor system would be required. **Because this is an owner occupied dwelling, the administrative hearing officer approves the appeal as the stairway exists.**

H-16-07 @ 1724 East Browning Avenue

A. Appealed deficiency: The headroom for the interior stairway leading to the basement is insufficient in height. Randy met with the contractor, Spence Bowthorpe who remodeled the single family residence under permits. Before a final certificate of occupancy can be issued, code violations must be addressed. The stairway leading to the basement had deficient headroom that measured 6 feet 3 inches and 6 feet 4 inches. Efforts were made to increase the headroom by cutting back the ceiling/floor assembly to the extent possible without encroaching into the hallway. **The administrative hearing officer approves the appeal for headroom.**

B. Appealed deficiency: The winding stairs leading to the basement are deficient in run. The winding treads came to a point and did not meet current code. The stairway when measured from the narrow side 12 inches, measured 8 inches. The contractor explored all options to cure the deficiency without reducing living space and a hallway. Because the deficiency in run is minimal and a handrail has been installed at the outside radius of the stairway directing traffic away from the deficient treads, **the administrative hearing officer approves the stairway as it exists.**