

HOUSING ADVISORY AND APPEALS BOARD

ON-SITE VISIT

April 9, 2008

11:00 am

Panel members: Kate Bradshaw, Katheen Call, Bryan Case, Billy Cruz, Susan Fleming, Jim Guilkey, Bill Nighswonger, and Jerry Stanger.

- | | | | |
|------------------|---------------------------------------------------------------------|-----------------------|------------------------------------|
| 1. 11:00 – 11:15 | 824 East South Temple | (Council District 4) | (Sherrie Davenport) |
| 2. 11:15 – 11:30 | 856 South Lake Street | (Council District 4) | (Bill Simms) |
| | <i>(Held over from last meeting to view appealed items on-site)</i> | | |
| 3. 11:30 – 11:40 | 3022 East St Marys Circle | (Council District 4) | (Demolition) |
| 4. 11:40 – 11:50 | 2636 South Preston Street | (Council District 7) | (Wendy Madrill) |
| 5. 11:50 – 12:05 | 1260, 1274, 1282, 1292, &
1306 North Redwood Road | (Council District 1) | (Demolition &
Landscape Waiver) |
| 6. 12:05 – 12:15 | 759 South Gladiola Street | (Council District #2) | (Landscape Waiver) |
| 7. 12:15 – 12:30 | 967 South 200 West | (Council District 5) | (Demolition) |

HOUSING ADVISORY AND APPEALS BOARD

POLICY MEETING

451 South State Street, Room 126

Salt Lake City, Utah 84111

Wednesday April 9th, 2008

1:00 PM 2:15 PM

Panel members: Kate Bradshaw, Katheen Call, Bryan Case, Billy Cruz, Susan Fleming, Jim Guilkey, Bill Nighswonger, and Jerry Stanger.

- | | | |
|----------------|----------------------------------------|----------------|
| 1. 1:00 – 1:05 | Approval of March 13th Minutes: | (Action Item) |
| 2. 1:05 – 1:30 | Proposed Demolitions: | (Action Items) |

1. **Address: 3022 East St. Marys Circle.** The structure to be demolished is a single family dwelling. The owners of the property, Derek and Kate Mattsson, are requesting demolition approval. The proposed post demolition use of the property is to construct a single family dwelling.

2. **Description of property and structure:** The structure is vacant and secure. The dwelling is a two story concrete and frame structure. The property is .65 of an acre in size.

3. **Description of area:** The property is zoned FR-3 (Foothill Residential District) and the area consists of residential uses.

4. **Probable effect of the proposed demolition:** The demolition of the structure will impact 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:** Recommend no delay in issuing the demolition permit.

6. **Staff Recommendations:** City staff recommends approval of demolition. (Safeguards to ensure that adjacent properties are not adversely impacted by the demolition shall be considered.)

1. **Address: 1260 North redwood Road.** The structure to be demolished is a single family dwelling. The owner of the property, Rob Long, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.

2. **Description of property and structure:** The structure is currently occupied. The dwelling is a two story brick and frame structure. The property is .95 of an acre in size.

3. **Description of area:** The property is zoned R-1-7000 (Single Family Residential District) and the area consists of medium density residential uses and open space.

4. **Probable effect of the proposed demolition:** The demolition of the structure will impact 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:** Comments received from the community; there has been no response to the requests.

6. **Staff Recommendations:** City staff recommends demolition with no delay.

1. **Address: 1274 North redwood Road.** The structure to be demolished is a single family dwelling. The owner of the property, Rob Long, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.
2. **Description of property and structure:** The structure is vacant and secure. The dwelling is a one story block structure. The property is .62 of an acre in size.
3. **Description of area:** The property is zoned R-1-7000 (Single Family Residential District) and the area consists of medium density residential uses and open space.
4. **Probable effect of the proposed demolition:** The demolition of the structure will impact 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:** Comments received from the community; there has been no response to the requests.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

1. **Address: 1282 North redwood Road.** The structure to be demolished is a single family dwelling. The owner of the property, Rob Long, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.
2. **Description of property and structure:** The structure is vacant and secure. The dwelling is a one story block structure. The property is .20 of an acre in size.
3. **Description of area:** The property is zoned R-1-7000 (Single Family Residential District) and the area consists of medium density residential uses and open space.
4. **Probable effect of the proposed demolition:** The demolition of the structure will impact 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:** Comments received from the community; there has been no response to the requests.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

1. **Address: 1292 North redwood Road.** The structure to be demolished is a single family dwelling. The owner of the property, Rob Long, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.
2. **Description of property and structure:** The structure is vacant and secure. The dwelling is a one story brick structure. The property is .40 of an acre in size.
3. **Description of area:** The property is zoned R-1-7000 (Single Family Residential District) and the area consists of medium density residential uses and open space.
4. **Probable effect of the proposed demolition:** The demolition of the structure will impact 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:** Comments received from the community; there has been no response to the requests.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

1. **Address: 1306 North redwood Road.** The structure to be demolished is a single family dwelling. The owner of the property, Rob Long, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.
2. **Description of property and structure:** The structure is vacant and secure. The dwelling is a one story rock and frame structure. The property is .47 of an acre in size.
3. **Description of area:** The property is zoned R-1-7000 (Single Family Residential District) and the area consists of medium density residential uses and open space.
4. **Probable effect of the proposed demolition:** The demolition of the structure will impact 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:** Comments received from the community; there has been no response to the requests.
6. **Staff Recommendations:** City staff recommends demolition with no delay.

1. **Address: 967 South 200 West.** The structure to be demolished is a two family dwelling. The owner of the property, Circle B, LLC, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.
2. **Description of property and structure:** The structure is currently occupied. The dwelling is a single story brick and frame structure. The property is .11 of an acre in size.
3. **Description of area:** The property is zoned D2 (Downtown Support District) and the area consists of residential and commercial uses.
4. **Probable effect of the proposed demolition:** The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by two.

5. **Comments from the public on the impact of proposed demolition:** Comments received from the community; there has been no response to the requests.

6. **Staff Recommendations:** City staff recommends demolition with no delay.

3. **1:30 – 1:40 Post Demolition Landscape Waiver Request:**

(Action Items)

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. **Address: 759 South Gladiola Street.** The property is owned by Roger and Jeanne Purser
 2. **Considered effects on surrounding properties:** The landscape waiver will not have an adverse effect on the surrounding properties.
 3. **Character of the neighborhood:** Adjacent properties are zoned commercial and have not been landscaped.
 4. **Master Plan for the Area:** This area is zoned for heavy industrial use and there are no zone changes proposed for the property.
-
1. **Address: 1260, 1274, 1282, 1292 & 1306 North Redwood Road.** The property is owned by RJ Long & Co.
 2. **Considered effects on surrounding properties:** The properties are adjacent to the Rose Park Golf Course.
 3. **Character of the Neighborhood:** The properties are zoned R-1-7000 (Single Family Residential District) and the surrounding properties are zoned OS (Open Space) and RMF-30 (Low Density Multi-Family Residential District)
 4. **Master Plan for the Area:** The applicant may be seeking a zone change to a multi-family designation.

HOUSING ADVISORY AND APPEALS BOARD

*City & County Building
Salt Lake City, Utah 84111
Wednesday April 9th, 2008
1:40 pm - 2:00 pm*

Panel Members: Kate Bradshaw, Katheen Call, Bryan Case, Billy Cruz, Susan Fleming, Jim Guilkey, Bill Nighswonger, and Jerry Stanger.

APPEAL CASES:

1. **H-27-07 at 161 South 1100 East** (*Re-hear; additional information submitted*) (Randy Isbell)
 - A. The headroom for the stairway leading to the 2nd floor is deficient in height.
 - B. The headroom for the hallway leading into the 2nd floor rooms is insufficient as to height.
 - C. The ceiling height in the 2nd floor room is insufficient as to required headroom.
2. **H-05-08 at 824 East South Temple Street** (Sherrie Davenport)
 - A. The basement apartment lacks a bathroom within the unit.
3. **H-40-07 at 856 South Lake Street** (Bill Simms)
 - A. The winding stairs leading to the basement rooms are deficient in run.
 - B. The headroom for the same stairway is deficient in height.
 - C. The headroom at the doorway into the basement bedroom is deficient height.
4. **H-70-05 2636 South Preston Street** (Wendy Madrill)
 - A. The headroom for the secondary stairway the leads to the basement unit, is deficient in headroom.
 - B. The ceiling height throughout the basement is deficient height

4. **2:00 – 2:15**

Other Information:

5. **2:15**

Adjourn:

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at 535-7902; TDD 535-602