

**HOUSING ADVISORY AND APPEALS BOARD**  
**City and County Building**  
**451 South State Street, Room 126**  
**January 9, 2008**

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, January 9, 2008, 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: Kate Bradshaw, Kathleen Call, Bryan Case, Billy Cruz, Susan Fleming, Jim Guilkey and Bill Nighswonger.
- ♦ Staff members: LuAnn Clark, Director of Housing and Neighborhood Development; Craig Spangenberg, Housing/Zoning Administrator; Randy Isbell, Housing Specialist; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary.

Jim Guilkey, Chair, opened the meeting at 12:54 p.m.

ITEMS DISCUSSED

ACTION TAKEN

**Case Number H-27-07 @ 161 South 1100 East**

By: Randy Isbell

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| <p>A. The headroom for the stairway leading to the 2<sup>nd</sup> floor is deficient in height.</p> <p>B. The headroom for the hallway leading into the 2<sup>nd</sup> floor rooms is insufficient as to height.</p> <p>C. The ceiling height in the 2<sup>nd</sup> floor room is insufficient as to headroom.</p> | <p>A. Bryan Case motioned to approve the appeal for insufficient headroom height, provided the headroom can be raised to at least 5 feet 10 inches and then approved by the housing inspector for compliance. Billy Cruz seconded the motion and the motion passed. Bill Nighswonger abstained from voting.</p> <p>B. Billy Cruz motioned to approve the appeal for insufficient headroom height, because there is sufficient headroom at the center of the hallway and to reconstruct the roof structure is economically and structurally impractical. Bryan Case seconded the motion and the motion passed.</p> <p>C. Bryan Case motioned to approve the appeal for insufficient headroom height, because the ceiling is the underside of the roof and it would be structurally impractical to increase the headroom, provided hardwired smoke detectors are installed in the room. Kate Bradshaw seconded the motion and the motion passed.</p> |
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Jim Guilkey, Chair

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Diana Hansen, Secretary

**HOUSING ADVISORY AND APPEALS BOARD**  
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**POLICY MEETING**  
January 9, 2008

Board members present: Kate Bradshaw, Kathleen Call, Bryan Case, Billy Cruz, Susan Fleming, Jim Guilkey and Bill Nighswonger.

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

The meeting was called to order at 1:13 p.m.

**Approval of December 12<sup>th</sup> Minutes**

Bill Nighswonger motioned to approve the minutes for December 12, 2007. Kathleen Call seconded the motion and the motion passed.

**Proposed Demolition @ 1648 West Dalton Avenue**

The structure to be demolished is a single family dwelling. The owner of the property, Premium Oil Corporation, is requesting demolition approval. The proposed post demolition use of the property is to use as commercial property for Premium Oil. The structure is vacant and secured. The dwelling is a single story frame structure. The property is .16 of an acre in size. The property is zoned CC (Community Corridor District) and the area consists of commercial uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Andy Callister, representing the owner, stated that it has been difficult keeping the structure secured and therefore there have been multiple transient problems. No comments have been received from the community. City staff recommends demolition with no delay.

Bill Nighswonger motioned to approve the demolition. Bryan Case seconded the motion and the motion passed.

**Post Demolition Landscape Waiver @ 1648 West Dalton Avenue**

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 in use.
2. **Character of the Neighborhood:** The property is zoned CC (Commercial Corridor District) and the surrounding properties are zoned for commercial uses.
3. **Master Plan for the Area:** The property is zoned CC (Commercial Corridor District).
4. **Post Demolition Use:** The property owner, Premium Oil Corporation, plans to use the property for commercial use for Premium Oil.

Billy Cruz motioned to approve the landscape waiver provided there is a fence in place on the east side of the property and the south side along Dalton Avenue. Bryan Case seconded the motion and the motion passed.

Jim Guilkey, Chair, excused himself from the meeting at 1:49 p.m. Bill Nighswonger, Vice Chair, conducted the remainder of the meeting.

**Proposed Demolition @ 1343 East Wilson Avenue**

The structure to be demolished is a single family dwelling. The owner of the property, Michael Stanford, is requesting demolition approval. The proposed post demolition use of the property is to construct a new single family dwelling. The structure is vacant and secured. The dwelling is a single story brick structure.

The property is .21 of an acre in size. The property is zoned R-1-7000 (Single Family 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. Corbon Wells, contractor, and Michael Stanford, owner, were present. Mr. Stanford stated that initially his plans were to remodel the home, but in doing so he found there were multiple problems that were not financially feasible to correct and therefore made the decision to demolish and build a new single family dwelling. Multiple neighbors were present and voiced concerns as to whether the height and aesthetic look of the new home would fit in well with the existing neighborhood, and whether their privacy would be maintained at the same level as they enjoy now. All written comments received from the community are to approve the demolition with no delay. City staff recommends demolition with no delay.

Bryan Case motioned to deny the demolition. Kate Bradshaw seconded the motion and the motion passed. Billy Cruz was in favor of the demolition.

#### **Construction Permit Fee Waiver @ 999 South Main Street**

Matt Minkevitch was present, representing The Road Home. The fee waiver request was for \$36,874.91, to be waived for a multi-unit project (extremely low-income housing), anticipated construction to begin June-July 2008, at 999 South Main Street.

Bryan Case motioned to approve the fee waiver. Susan Fleming seconded the motion and the motion passed.

#### **Other Business**

The on-site committee for February 13<sup>th</sup> will be: Kate Bradshaw, Kathleen Call, Bryan Case, Billy Cruz, Jim Guilkey, Susan Fleming and Bill Nighswonger.

As there wasn't any further business to be brought before the Board, Billy Cruz motioned to adjourn the meeting at 2:03 p.m. Kathleen Call seconded the motion and the motion passed.

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Jim Guilkey, Chair

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Diana Hansen, Secretary