

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
April 9, 2008

Board members present: Kate Bradshaw, Kathleen Call, Bryan Case, Billy Cruz, Susan Fleming, Jim Guilkey, Bill Nighswonger and Jerry Stanger
Staff members present: LuAnn Clark, Craig Spangenberg, Randy Isbell, Craig Weinheimer and Diana Hansen.

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

Approval of March 12th Minutes

Billy Cruz motioned to approve the minutes for March 12, 2008. Jerry Stanger seconded the motion and the motion passed.

Proposed Demolition @ 3022 East St. Mary's 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. The structure is vacant and secured. The dwelling is a two story concrete and frame structure. The property is .65 of an acre 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. Blake Luther, architect for the owners, stated there are foundation problems, significant structural failure with the rear retaining walls, water damage, rot and mold. Comments received from the community recommend no delay in issuing the demolition permit. City staff recommends approval of demolition. (Safeguards to ensure that adjacent properties are not adversely impacted by the demolition shall be considered.)

Billy Cruz motioned to approve the demolition. Bill Nighswonger seconded the motion and the motion passed.

Proposed Demolition @ 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. The structure is currently occupied. The dwelling is a two story brick and frame structure. The property is .95 of an acre in size. The property is zoned R-1-7000 (Single Family Residential District) and the area consists of medium density residential uses and open space. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Rob Long, owner of the property stated there have been multiple vagrant problems and crimes since purchasing the home. Leslie Reynolds-Benns, Westpointe Community Council Chair, commented the structures are an eyesore and attract crime. One neighbor was present and stated that she was in favor of the demolitions. Comments received from the community; there have been no responses to the request. City staff recommends demolition with no delay.

Susan Fleming motioned to approve the demolition. Billy Cruz seconded the motion and the motion passed.

Proposed Demolition @ 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. The structure is vacant and secured. The dwelling is a one story block structure. The property is .62 of an acre in size. The property is zoned R-1-7000 (Single Family Residential District) and the area consists of medium density residential uses and open space. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Rob Long, owner of the property stated there have been multiple vagrant problems and crimes since purchasing the home. Leslie Reynolds-Benns, Westpointe Community Council Chair, commented the structures are an eyesore and attract crime. One neighbor was present and stated that she was in favor of the demolitions.

Comments received from the community; there have been no responses to the request. City staff recommends demolition with no delay. Susan Fleming motioned to approve the demolition. Billy Cruz seconded the motion and the motion passed.

Proposed Demolition @ 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. The structure is vacant and secured. The dwelling is a one story block structure. The property is .20 of an acre in size. The property is zoned R-1-7000 (Single Family Residential District) and the area consists of medium density residential uses and open space. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Rob Long, owner of the property stated there have been multiple vagrant problems and crimes since purchasing the home. Leslie Reynolds-Benns, Westpointe Community Council Chair, commented the structures are an eyesore and attract crime. One neighbor was present and stated that she was in favor of the demolitions. Comments received from the community; there have been no responses to the request. City staff recommends demolition with no delay. Susan Fleming motioned to approve the demolition. Billy Cruz seconded the motion and the motion passed.

Proposed Demolition @ 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. The structure is vacant and secured. The dwelling is a one story brick structure. The property is .40 of an acre in size. The property is zoned R-1-7000 (Single Family Residential District) and the area consists of medium density residential uses and open space. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Rob Long, owner of the property stated there have been multiple vagrant problems and crimes since purchasing the home. Leslie Reynolds-Benns, Westpointe Community Council Chair, commented the structures are an eyesore and attract crime. One neighbor was present and stated that she was in favor of the demolitions. Comments received from the community; there have been no responses to the request. City staff recommends demolition with no delay. Susan Fleming motioned to approve the demolition. Billy Cruz seconded the motion and the motion passed.

Proposed Demolition @ 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. The structure is vacant and secured. The dwelling is a one story rock and frame structure. The property is .47 of an acre in size. The property is zoned R-1-7000 (Single Family Residential District) and the area consists of medium density residential uses and open space. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Rob Long, owner of the property stated there have been multiple vagrant problems and crimes since purchasing the home. Leslie Reynolds-Benns, Westpointe Community Council Chair, commented the structures are an eyesore and attract crime. One neighbor was present and stated that she was in favor of the demolitions. Comments received from the community; there have been no responses to the request. City staff recommends demolition with no delay. Susan Fleming motioned to approve the demolition. Billy Cruz seconded the motion and the motion passed.

Post Demolition Landscape Waiver @ 1260, 1274, 1282, 1292 & 1306 North Redwood Road

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 properties are adjacent to the Rose Park Golf Course.

2. **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)
3. **Master Plan for the Area:** The applicant may be seeking a zone change to the multi-family designation.
4. **Post Demolition Use:** The property owner, Rob, has no post demolition use plans at this time. Bill Nighswonger motioned to deny the landscape waivers. Jerry Stanger seconded the motion and the motion passed.

Proposed Demolition @ 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. The structure is currently occupied. The dwelling is a single story brick and frame structure. The property is .11 of an acre in size. The property is zoned D2 (Downtown Support District) and the area consists 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 two. Mark Beesley, representing Circle B, LLC, stated the structure is inhabitable and has been condemned by the Board of Health. Comments received from the community; there have been no responses to the request. City staff recommends demolition with no delay.

Kate Bradshaw motioned to approve the demolition. Bill Nighswonger seconded the motion and the motion passed.

Post Demolition Landscape Waiver @ 759 South Gladiola Street

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. **Future use of the property:** The proposed use of the property has not been determined at this time.
5. **Comments from the public on the impact of proposed landscape waiver:** No comments have been received at this time from the public.
6. **Staff recommendations:** Staff recommends approval of the landscape waiver request. Jerry Stanger motioned to approve the landscape waiver. Billy Cruz seconded the motion and the motion passed.

Other Business

Jerry Stanger was nominated and voted in as vice chairman for the remainder of 2008.

The on-site committee for May 7th will be: Kate Bradshaw, Kathleen Call, Bryan Case, Billy Cruz, Jim Guilkey, Bill Nighswonger and Jerry Stanger.

As there wasn't any further business to be brought before the Board, Bill Nighswonger motioned to adjourn the meeting at 2:33 p.m. Jerry Stanger seconded the motion and the motion passed.

Jim Guilkey, Chair

Diana Hansen, Secretary

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

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, April 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, Bill Nighswonger and Jerry Stanger.
- ♦ 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 2:03 p.m.

ITEMS DISCUSSED

ACTION TAKEN

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

By: Randy Isbell

(Re-hear; additional information submitted)

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| A. The headroom for the stairway leading to the 2 nd floor is deficient in height. | A. Billy Cruz motioned to approve the appeal for insufficient headroom height as it exists. Kate Bradshaw seconded the motion and the motion passed. |
| B. The headroom for the hallway leading into the 2 nd floor rooms is insufficient as to height. | B. Due to plans to remodel, this appeal has been withdrawn by the appellant. |
| C. The ceiling height in the 2 nd floor room is insufficient as to headroom. | C. Bill Nighswonger motioned to approve the appeal for insufficient ceiling height, provided hardwired smoke detectors are installed in the room. Billy Cruz seconded the motion and the motion passed. |

Case Number H-05-08 @ 824 East South Temple Street

By: Sherrie Davenport

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| A. The basement apartment lacks a bathroom within the unit. | A. Bryan Case motioned to approve the appeal for the lack of a bathroom within the basement apartment. Susan Fleming seconded the motion and the motion passed. |
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Case Number H-40-07 @ 856 South Lake Street

By: Bill Simms

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| A. The winding stairs leading to the basement rooms are deficient in run. | A. Susan Fleming motioned to approve the appeal for deficiency in run of the stairway because the deficiency is minimal, provided the door is removed and a continuous handrail is installed at the exterior radius of the stairway. |
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- B. The headroom for the same stairway is deficient in height.

- C. The steps of the same stairway exceed the 8 inch maximum rise.

- D. The headroom at the doorway into the basement bedroom is deficient in height.

- Kate Bradshaw seconded the motion and the motion passed. Billy Cruz opposed the appeal.
- B. Kate Bradshaw motioned to approve the appeal for insufficient headroom height, provided reflective tape is posted at the low headroom. Bill Nighswonger seconded the motion and the motion passed.
 - C. Kathleen Call motioned to approve the appeal for excessive rise, because if the rise of the treads were changed to meet the maximum riser height of 8 inches, then the headroom height at the stairway would decrease. Bill Nighswonger seconded the motion and the motion passed.
 - D. Kathleen Call motioned to approve the appeal for insufficient headroom height, because to increase the headroom would require considerable changes to the mechanical system. Bill Nighswonger seconded the motion and the motion passed.

Case Number H-70-05 @ 2636 South Preston Street
 By: Wendy Madrill

- A. The headroom for the secondary stairway that leads to the basement unit is deficient in headroom.
 - B. The ceiling height throughout the basement was deficient in headroom.
- A. Withdrawn by appellant
 - B. Withdrawn by appellant

Jim Guilkey, Chair

Diana Hansen, Secretary