

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

Board members present: Kate Bradshaw, Kathleen Call, Billy Cruz, Jim Guilkey and Bill Nighswonger.  
Staff members present: LuAnn Clark, Craig Spangenberg, Randy Isbell and Diana Hansen.

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

Bill Nighswonger motioned to suspend the rules to have six make a quorum and instead have five constitute a quorum. Billy Cruz seconded the motion and the motion passed.

**Approval of June 11<sup>th</sup> Minutes**

Billy Cruz motioned to approve the minutes for June 11, 2008. Kathleen Call seconded the motion and the motion passed.

**Proposed Demolition @ 2304 South Oneida Street**

The petitioner has withdrawn this request, and has submitted plans for review and will wait for a construction permit to be issued for a new residence.

**Proposed Demolition @ 178 West 800 South**

The structure to be demolished is a single family dwelling. The owner of the property, Jefferson Partners LLC, is requesting demolition approval. The proposed post demolition use of the property is to expand parking for a proposed car wash. The structure has been maintained but currently unoccupied. The dwelling is a single family frame structure and the property is .11 of an acre in size. The property is zoned D-2 (Downtown Support District) and the area consists of commercial uses to the North and residential uses on the South side of 800 South. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Mark Miller, owner, and James Kanno, with FFKR Architects were present. Susan Anderson of 241 West Montrose, was present representing the residents on her street and stated all were in favor of the demolition. There have been no comments or concerns from the community. City staff recommends demolition with no delay.

Billy Cruz motioned to approve the demolition. Kate Bradshaw seconded the motion and the motion passed.

**Proposed Demolition @ 2407 South 2500 East**

The structure to be demolished is a single family dwelling. The owners of the property, Justin and Lucy Hawes, are requesting demolition approval. The proposed post demolition use of the property is to construct a single family residence. The dwelling is currently vacant. The structure is a single story brick building and 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 residential uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one, until the new residence is constructed. Lucy Hawes, owner, advised that the initial intent was to refurbish the structure, but their contractor advised that it was more advantageous to demolish and build a new single family dwelling. Comments received from the community are to approve the demolition. City staff recommends demolition with no delay.

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

**Post Demolition Landscape Waiver @ 247 West 1400 South**

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 property fronts on the North side of High Street. Properties adjacent to and in the immediate vicinity have not been landscaped and are commercial uses.
2. **Character of the Neighborhood:** The property is zoned CG (General Commercial District) and the area is zoned for commercial use.
3. **Master Plan for the Area:** The future master plan shows high density transit oriented development.
4. **Post Demolition Use:** The property owner, Woodbury Corp. is proposing to demolish the warehouse, clean the property and market the property for future development.

Corinne Sluder & Jill Astin of 1465 South 300 West were present and asked some questions concerning how the landscape waiver would effect them as a neighboring business, but were not opposed to the demolition.

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

#### **Other Business**

The on-site committee for August 13<sup>th</sup> will be: Kate Bradshaw, Billy Cruz, Jim Guilkey and Bill Nighswonger.

As there wasn't any further business to be brought before the Board, Bill Nighswonger motioned to adjourn the meeting at 1:38 p.m. Kate Bradshaw seconded the motion and the motion passed.

---

Jim Guilkey, Chair

---

Diana Hansen, Secretary