

**HOUSING ADVISORY AND APPEALS BOARD**  
**City and County Building**  
**451 South State Street, Room 126**  
**POLICY MEETING**  
August 13, 2008

Board members present: Kate Bradshaw, Bryan Case, Billy Cruz, Jim Guilkey, Susan Fleming, Bill Nighswonger & 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 July 9<sup>th</sup> Minutes**

Billy Cruz motioned to approve the minutes for July 9, 2008. Bryan Case seconded the motion and the motion passed.

**Proposed Demolition @ 460 South 900 West**

The structure to be demolished is a single family dwelling. The owner of the property, The Salvation Army, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time. The structure has been severely damaged by fire. The dwelling is a single story frame structure and the property is .16 of an acre in size. The property is zoned RMF-35 (Moderate Density Multi-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. Jazz Hamilton, Business and Finance Director for the Salvation Army, was present representing the owner. Nan Weber of 467 Post Street was present and stated she had some concerns about the subsequent vacant lot, but was in favor of the demolition. There have been no comments or concerns from the community. City staff recommends demolition with no delay.

Kate Bradshaw motioned to approve the demolition. Susan Fleming seconded the motion and the motion passed.

**Proposed Demolition @ 464 South 900 West**

The structure to be demolished is a three unit apartment building. The owner of the property, Land Utah, LC, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time. The structure is currently boarded and in disrepair. The structure is a single story frame structure and the property is .13 of an acre in size. The property is zoned RMF-35 (Moderate Density Multi-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 three. Victor Wagner, Chief Financial Officer for Land Utah, LC was present. He stated that due to the problems the building has, it is better to demolish rather than to try to renovate. Nan Weber of 467 Post Street was present and stated she was in favor of the demolition. There have been no comments or concerns from the community. City staff recommends demolition with no delay.

Bryan Case motioned to approve the demolition. Jerry Stanger seconded the motion and the motion passed.

**Proposed Demolition @ 468 South 900 West**

The structure to be demolished is a five unit apartment building. The owner of the property, Land Utah, LC, 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 frame structure and the property is .12 of an acre in size. The property is zoned RMF-35 (Moderate Density Multi-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 five. Victor Wagner, Chief Financial Officer for Land Utah, LC, was present. Nan Weber of 467 Post Street was present and stated

she was in favor of the demolition. There have been no comments or concerns from the community. City staff recommends demolition with no delay.

Bryan Case motioned to approve the demolition. Jerry Stanger seconded the motion and the motion passed.

**Post Demolition Landscape Waivers @ 464 & 468 South 900 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 properties front on 900 west and are adjacent to a thirty foot deep park strip. The park strip is planted with sod and the properties adjacent to and in the immediate vicinity are similar as to landscaping.
2. **Character of the Neighborhood:** The property is zoned RMF-35 (Moderate Density Multi-Residential District) and the area is zoned for residential use.
3. **Master Plan for the Area:** The future master plan shows moderate density residential use.
4. **Post Demolition Use:** The property owner, Land Utah LC, has no proposed reuse for the properties at this time.

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

The on-site committee for September 10<sup>th</sup> will be: Kate Bradshaw, Bryan Case, Billy Cruz, Jim Guilkey, Susan Fleming and Bill Nighswonger.

As there wasn't any further business to be brought before the Board, Jerry Stanger motioned to adjourn the meeting at 1:30 p.m. Billy Cruz seconded the motion and the motion passed.

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Jim Guilkey, Chair

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Diana Hansen, Secretary