

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
September 10, 2008

Board members present: Kate Bradshaw, Billy Cruz, Jim Guilkey, Susan Fleming, & Bill Nighswonger.
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.

Kate Bradshaw 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. Bryan Case voted by phone.

Approval of August 13th Minutes

Kate Bradshaw motioned to approve the minutes for August 13, 2008. Susan Fleming seconded the motion and the motion passed.

Proposed Demolition @ 160 West 800 South

The structure to be demolished is a single family dwelling. The owner of the property, Mark Miller/Jefferson Partners LLC, is requesting demolition approval. The proposed post-demolition use of the property is parking expansion. The structure is vacant. The building is a single story frame structure and the property is .08 of an acre in size. The property is zoned D2 (Downtown Support District) and the area consists of office, retail and residential uses. 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, & James Kanno with FFKR Architects were present. Few comments have been received from the community. Comments are in favor of the demolition. City staff recommends demolition.

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

Proposed Demolition @ 743 West 1300 South

The structure to be demolished is a four unit apartment building. The owner of the property, Sorenson Lands, LLC, is requesting demolition approval. The proposed post-demolition use of the property has not been determined at this time. The structure is currently vacant and boarded. The building is a single story brick structure and the property is .19 of an acre in size. The property is zoned R-1-7000 (Single Family Residential District) and the area consists of residential and community uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by four. Robert Smith & Corey Leiseth were present representing the owner. Mr. Smith stated the structure is uninhabitable and there have been problems with vandals and squatters. Comments from the community are to demolish the structure with no delay. City staff recommends demolition.

Bill Nighswonger motioned to approve the demolition. Susan Fleming seconded the motion and the motion passed.

Proposed Demolition @ 1431 East Penrose Drive

The structure to be demolished is a single family dwelling. The owners of the property, Darrin & Rachelle Parker, are requesting demolition approval. The proposed post-demolition use of the property is to build a single family dwelling. The structure is currently vacant. The building is a single story brick and frame structure and the property is .31 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. Stephen Johnson, general contractor, was present representing the owners. Mr. Johnson commented that the owners tried to remodel the home, but found multiple problems while in the remodeling process and therefore decided to demolish and build a new home. Sandra Elliot, neighbor, commented that although she was not opposed

to the demolition, she was concerned with the aesthetic look and possible inferior quality of the home that would be replacing the current home. Most comments from the community are in favor of demolition. City staff recommends delay in demolition for a period not to exceed 90 days.

Billy Cruz motioned to deny the demolition. Susan Fleming seconded the motion and the motion passed. Bill Nighswonger was in favor of the demolition.

Post Demolition Landscape Waivers @ 166 South 200 East

Withdrawn by appellant

The on-site committee for October 8th will be: Kate Bradshaw, Billy Cruz, Jim Guilkey, Susan Fleming and Bill Nighswonger.

Seeing no further business to be brought before the Board, Bill Nighswonger motioned to adjourn the meeting at 1:41 p.m. Billy Cruz seconded the motion and the motion passed.

Jim Guilkey, Chair

Diana Hansen, Secretary