

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
February 11, 2015

Appeals Hearing of the Housing Advisory & Appeals Board, Salt Lake City, Utah was held on Wednesday, February 11, 2015, 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: Chris Atkin, Marlene Jennings, Jim Schwing and Jerry Stanger

- ◆ Staff members: Randy Isbell, Civil Enforcement Manager; Richard Hartwell, Housing/Zoning Specialist; Craig Weinheimer, Legal Investigator, Katherine Lewis, Senior City Attorney; and Diana Hansen, Secretary

Jerry Stanger, Vice Chair, opened the meeting at 1:00 p.m.

Approval of January 14th Minutes

Marlene Jennings motioned to approve the minutes for January 14, 2015 pending changes that were suggested. Jim Schwing seconded the motion and the motion passed. Jim Schwing, Marlene Jennings and Chris Atkin voted to approve the minutes with the suggested changes.

Proposed Demolition & Mitigation - Case Number HAZ2015-00035 @ 920 South Gale Street Council District Five

Address: 920 South Gale Street. The structure to be demolished is a single-family dwelling. The owner of the property, Cory Fox is requesting demolition approval. The proposed reuse of the property is an impound lot.

Description of the property and structure: The building is in a state of disrepair. The structure is a one story frame building. The property is .021 acres in size.

Description of the area: The property is zoned CG; (General Commercial District) and the area consists of commercial buildings with zone CG Commercial located in the same area.

Probable effect of the proposed demolition: The demolition of the structure will affect Salt Lake City's housing stock by reducing the number of residential uses by one.

Comments from the public on the impact of proposed demolition: Approve demolition

Staff recommendations: City staff recommends demolition.

Lisa Butcher, spouse to the owner, Cory Fox, was present representing the property. She stated that after a tree fell on the house it was leaning to one side and unstable. She commented that she has been working toward the demolition for over a year.

Linda Duff who resides at 916 South Gale Street advised that she is in favor of the demolition, especially since the house is leaning toward her home.

Marlene Jennings motioned to approve the demolition without compensation for the loss. Chris Atkin seconded the motion and the motion passed. Marlene Jennings, Chris Atkin and Jim Schwing voted in favor of the demolition.

Other Business

There was further discussion concerning ordinance 18.97.030 for mitigating residential housing loss, with Katie giving clarification concerning the ordinance.

Marlene Jennings requested further discussion on the mitigation of residential housing laws.

The on-site committee for March 11, 2015 will be: Chris Atkin, Marlene Jennings, Jim Schwing and Jerry Stanger

As there wasn't any further business to be brought before the Board, Chris Atkin motioned to adjourn the meeting at 1:31 p.m. Jim Schwing seconded the motion and the motion passed. Marlene Jennings, Chris Atkin and Jim Schwing voted in favor of adjournment.

Jerry Stanger, Vice Chair

Diana Hansen, Secretary