

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
October 14, 2015

Chris Atkin, Marlene Jennings, John Morgan and Jim Schwing attended the on-site inspections to:
854 West South Temple Street & 1160 South Windsor Street

The following members participated at the panel hearings: Chris Atkin, Marlene Jennings, John Morgan, Justin Neville and Jim Schwing

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

Jim Schwing, Acting Chair, opened the meeting at 1:00 p.m.

Approval of September 9th Minutes

Marlene Jennings motioned to approve the minutes for September 9, 2015 after the addition of her objecting to the misuse of the formula for calculating the mitigation fees for demolition of residential properties. Chris Atkin seconded the motion and the motion passed. Chris Atkin, Marlene Jennings, John Morgan and Justin Neville voted in favor of approval of the minutes.

Proposed Demolition and Housing Mitigation @ 845 West South Temple Street
City Council District Two

1. Address: 854 West South Temple Street. The structure to be demolished is a single-family dwelling. The owner of the property, Four-Ten LLC, is requesting demolition approval. The proposed post demolition use of the property is for accessory parking for a restaurant.
2. Description of property and structure: The property is .24 acres in size.
3. Description of area: The property is zoned TSA-UN (Urban Neighborhood Station). The area consists of residential and commercial uses.
4. 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 units by one.
5. Proposed housing mitigation option: Fee based on the difference between housing value and replacement cost.
6. Comments from the public on the impact of proposed demolition: Comments received are for approval of the demolition.

William Coker, owner of the property was present. He stated that the plan is for expansion of the Red Iguana II by adding on a new dining room and kitchen on the west side and utilizing the property to the east as a construction headquarters parking and material yard during construction. Eventually it will be used for parking.

Marlene Jennings stated she has a problem concerning section B of ordinance 18.97.030 for mitigating residential housing loss which states the difference between the existing housing market value and the cost of replacement can come up positive or negative. If it comes up negative the City does not receive any mitigation, but if it comes up positive it is prohibitive of the demolition, therefore neither one is a good interpretation.

Marlene Jennings motioned to approve the demolition and mitigation. Chris Atkin seconded the motion and the motion passed. Chris Atkin, Marlene Jennings, John Morgan and Justin Neville voted in favor of approval of the demolition and mitigation.

Other Business

Katherine Lewis, Senior City Attorney, presented information on the Open Meeting Act and answered all inquiries from the board and staff.

Katherine Lewis shared changes to ordinance 18.97.030 for mitigating residential housing loss, with the board and staff. These changes will be presented to City Council in the near future.

Nominations were made for chair and vice chair. Marlene Jennings nominated Jim Schwing as chair of the Housing Advisory and Appeals Board. John Morgan seconded the motion and the motion passed. Chris Atkin, Marlene Jennings, John Morgan, Justin Neville and Jim Schwing voted in favor of the nomination. Marlene Jennings nominated Chris Atkin as vice chair. John Morgan seconded the motion and the motion passed. Marlene Jennings, John Morgan and Justin Neville voted in favor of the nomination. Chris Atkin was opposed to the nomination.

The on-site committee for November 10, 2015 will be: Chris Atkin, Marlene Jennings, John Morgan, Justin Neville and Jim Schwing

As there wasn't any further business to be brought before the Board, Justin Neville motioned to adjourn the meeting at 1:55 p.m. John Morgan seconded the motion and the motion passed. Chris Atkin, Marlene Jennings, John Morgan and Justin Neville voted in favor of adjournment.

Jim Schwing, Acting Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
Appeals Hearing
October 14, 2015

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, October 14, 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, John Morgan, Justin Neville and Jim Schwing

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

Jim Schwing, Acting Chair, opened the meeting at 1:13 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2015-00881 @ 672 North 200 West

Dan Maughan, Housing/Zoning Officer
City Council District Three

Appellant postponed the appeal until the November 10, 2015 meeting.

Case Number HAZ2015-00153 @ 1160 South Windsor Street

Antonio Padilla, Housing/Zoning Officer
City Council District Five

Scot Jefferies was present, representing the property. He felt that although the window was deficient in dimension it was sufficient as an emergency egress window.

Antonio Padilla, Housing/Zoning Officer for Salt Lake City was present.

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| <p>A. The windows used for emergency egress in the upstairs west bedroom are deficient in dimension and net openable area.</p> | <p>A. Chris Atkin motioned to approve the appeal for insufficient dimension and net openable area of the egress windows in the downstairs southwest bedroom, provided hardwired smoke detectors are installed and a ladder (rope ladder) is required to be installed on the exterior of the building. Marlene Jennings seconded the motion and the motion passed. Chris Atkin, Marlene Jennings, John Morgan and Justin Neville voted in favor of the appeal.</p> |
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Jim Schwing, Acting Chair

Diana Hansen, Secretary