

**HOUSING ADVISORY AND APPEALS BOARD**  
**City and County Building**  
**451 South State Street, Room 118**  
**POLICY MEETING**  
July 12, 2017

Marlene Jennings, DJ Jones, John Morgan and Jim Schwing attended the on-site inspections to:

1743 East Rosecrest Drive  
1723 South Wright Court  
976 South 400 East

The following members participated at the panel hearings: Marlene Jennings, DJ Jones, John Morgan and Jim Schwing  
Justin Neville was not in attendance at this meeting.

Staff members: Orion Goff, Building Services Director; Katherine Lewis, Senior City Attorney; Darby Whipple, Civil Enforcement Manager; Scott Mikkelsen, Housing/Zoning Supervisor; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary

[1:00:51 PM](#) Jim Schwing, Chair, opened the meeting at 1:00 p.m.

[1:01:04 PM](#) **Approval of May 10, 2017 Minutes**

John Morgan motioned to approve the minutes for May 10, 2017. DJ Jones seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of approval of the minutes.

[1:01:46 PM](#) **Proposed Demolition and Housing Mitigation @ 1743 East Rosecrest Drive**  
**City Council District Six**

1. Address: 1743 East Rosecrest Drive - The structure to be demolished is a single-family dwelling. The owner of the property, Salt Lake City Corporation, has made application to Salt Lake City Building Services Division to demolish a structure that contains a single family residential dwelling unit and the proposed reuse of the property is to create landscaped open space. The property owner is proposing to mitigate the loss of one housing unit by calculating the difference between housing value and replacement cost.

2. Description of property and structure: The property is .44 acres in size and appears to be mostly wood frame, masonry and concrete construction.

3. Description of area: The property is zoned R-1-7000 and the area consists of mostly single family residential 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: As of 6/20/2017 there are 4 (four) all in favor of the demolition.

Lewis Kogan, Manager of Salt Lake City's Trails and Natural Lands Program and Tyler Murdock, Parks and Public Lands Project Coordinator, were present, representing the property. Mr. Kogan stated the structure is in a significant state of disrepair and has a cracked and leaning foundation.

[1:11:48 PM](#) Edward A Evans, residing at 1496 South 1800 East, stated he and other residents in the neighborhood are opposed to the demolition. Mr. Evans said he would like to see the house repaired or be replaced with another house.

[1:16:41 PM](#) John Morgan motioned to approve the demolition and mitigation. DJ Jones seconded the motion and the motion passed. No fee was charged. Marlene Jennings, DJ Jones and John Morgan voted in favor of the demolition and mitigation.

[1:18:30 PM](#) Anne Cannon, residing at 1647 Kensington Avenue advised that the residents on Kensington Avenue are in favor of the demoltion.

[1:25:00 PM](#) Even though the board voted in favor of the demolition before Ms. Cannon's comments, the decision of the board remained the same.

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Jim Schwing, Chair

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Diana Hansen, Secretary

**HOUSING ADVISORY AND APPEALS BOARD**  
**City and County Building**  
**451 South State Street, Room 118**  
**Appeals Hearing**  
July 12, 2017

Appeals Hearing of the Housing Advisory and Appeals Board, Salt Lake City, Utah was held on Wednesday, July 12, 2017, in Room 118 of the City and County Building.

Board members present: Marlene Jennings, DJ Jones, John Morgan and Jim Schwing  
Justin Neville was not in attendance at this meeting.

Staff members present: Orion Goff, Katherine Lewis, Darby Whipple, Scott Mikkelsen, Craig Weinheimer and Diana Hansen

[1:25:33 PM](#) Jim Schwing, Chair, opened the meeting at 1:25 p.m.

[1:25:40 PM](#) **Case Number HAZ2017-01611 @ 1723 South Wright Court**  
City Council District Five

Falecia Wilson, owner, was present representing the property. She stated that when she purchased the property the rental company did not make her aware of the current deficiencies.

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

A. The net openable area of the windows for required emergency egress and/or rescue in both bedrooms is deficient in size.

Marlene Jennings motioned to approve the appeal for the net openable area of the windows for the required emergency egress and/or rescue in both bedrooms being deficient in size. DJ Jones seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of the appeal.

B. The stairway at the south end of the rear yard deck has four (4) or more risers and there is no handrail.

DJ Jones motioned to approve the appeal for lack of a handrail for the stairway at the south end of the rear yard deck that has four (4) or more risers. John Morgan seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of the appeal.

C. The basement of this house is unfinished space and is not used for living. There is a laundry room and the remaining space is used for storage only. The stairway leading to the basement is located near the center of the main floor. The stairway has more than four (4) risers and there is no handrail.

John Morgan motioned to deny the appeal for lack of a handrail for the stairway located near the center of the main floor, leading to the basement, that has more than four risers. DJ Jones seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted against the appeal.

[1:31:37 PM](#) **Case Number HAZ2017-01857 @ 976 South 400 East**  
City Council District Five

Phong (David) Tran was present, representing the property.

Carol Gent, Housing/Zoning Officer for Salt Lake City was present.

A. The net openable area of the window for the required emergency egress and/or rescue in the basement bedroom of the second (2<sup>nd</sup>) unit is deficient in size.

Marlene Jennings motioned to deny the appeal for insufficient net openable area for the required emergency egress and/or rescue in the basement bedroom of the second (2<sup>nd</sup>) unit. John Morgan seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted against the appeal.

B. The bottom of the furnace ducting runs against the ceiling of the basement in the second (2<sup>nd</sup>) unit and projects into the continuous means of egress required for all rooms used as living space.

Marlene Jennings motioned to approve the appeal for the furnace ducting running against the ceiling of the basement in the second (2<sup>nd</sup>) unit projecting into the continuous means of egress required for all rooms used as living space, provided a hardwired smoke detector and caution tape are installed in the room. John Morgan seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of the appeal.

C. Unit #1 occupies the main floor and the finished attic space above it. The headroom height in the stairway leading to the attic space is deficient in headroom at both the top and the bottom.

John Morgan motioned to approve the appeal for insufficient headroom height, at both the top and the bottom of the stairway leading to the attic space from Unit #1, provided caution tape is installed. DJ Jones seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of the appeal.

**1:41:08 PM Other Business**  
**Voting for Chair & Vice Chair**

The board voted for Jim Schwing as Chair and John Morgan as Vice Chair for 2017. Marlene Jennings, DJ Jones and John Morgan voted in favor of the motion.

**1:43:18 PM** The on-site committee for August 9, 2017 will be: Marlene Jennings and Jim Schwing will be able to attend. DJ Jones may be able to attend. John Morgan will not be in attendance.

**1:43:55 PM** Marlene Jennings asked what the status was with the resolution the HAAB sent to the City concerning Salt Lake City Code 18.97.030: Demolition and Mitigation of Housing Loss. Darby Whipple stated that the ordinance is currently under review. The last recommendation was that the HAAB be removed from the demolition process.

**1:45:33 PM** As there wasn't any further business to be brought before the Board, DJ Jones motioned to adjourn the meeting at 1:45 p.m. John Morgan seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of adjournment.

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Jim Schwing, Chair

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Diana Hansen, Secretary