

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
December 11, 2013

The following members attended the on-site inspection to the properties in question and/or participated at the panel hearings: Susan Fleming, Mitch Mills, Jim Schwing, Jerry Stanger & Rachel White

- ♦ Staff members: Randy Isbell, Civil Enforcement Manager; Richard Hartwell, Housing/Zoning Specialist, Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary

Mitch Mills, Vice Chair, opened the meeting at 1:00 p.m.

Approval of September 11th Minutes

Jerry Stanger motioned to approve the minutes for September 11, 2013. Rachel White seconded the motion and the motion passed.

Mitch Mills, Vice Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD
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Appeals Hearing of the Housing Advisory & Appeals Board, Salt Lake City, Utah was held on Wednesday, December 11, 2013, in Room 126 of the City and County Building.

Board members present: Susan Fleming, Mitch Mills, Jim Schwing, Jerry Stanger & Rachel White

Staff members present: Randy Isbell, Richard Hartwell, Craig Weinheimer & Diana Hansen

Mitch Mills, Vice Chair, opened the meeting at 1:01 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2013-02396 @ 1371 East Blaine Avenue

Carol Gent, Housing/Zoning Officer
City Council District Seven

Withdrawn by appellant

Case Number HAZ2013-01811 @ 719 East Emerson Avenue

Wendy Madrill, Housing/Zoning Officer
City Council District Five

Withdrawn by appellant

Case Number HAZ2013-00546 @ 1068 East Norris Place

Antonio Padilla, Housing/Zoning Officer
City Council District Four

- A. The window sills of the egress windows in the basement bedrooms (1 & 2) are excessive as to height.
- B. The egress windows in the basement bedrooms are deficient in dimension and net openable area.

- A. Susan Fleming motioned to approve the appeal for the excessive height of the egress windows in the basement bedrooms provided a step or ladder that will bear 300 pounds is permanently installed beneath the windows. Jerry Stanger seconded the motion and the motion passed.
- B. Rachel White motioned to deny the appeal for the emergency egress windows in the basement bedrooms being deficient in dimension and net openable area. Susan Fleming seconded the motion and the motion passed.

Case Number HAZ2013-02023 @ 942 South Fairview Avenue

Carol Gent, Housing/Zoning Officer
City Council District Six

- A. The stairway leading to the upstairs of unit 942 is deficient in height due to an encroachment in the ceiling height.

- A. Jerry Stanger motioned to approve the appeal for insufficient headroom height of the stairway because it would require considerable structural changes to increase the headroom provided the low point is posted with reflective tape. Susan Fleming seconded the motion and the motion passed.

- B. The 3 windows used for emergency egress in the upstairs west bedroom are deficient in net openable area and window dimension.
- C. The stairway leading to the basement of Unit 942 is deficient in headroom height due to an encroachment in the ceiling height.
- B. Withdrawn by appellant
- C. Susan Fleming motioned to approve the appeal for insufficient headroom height of the stairway because there is another exterior exit door near the bottom of the stairs and it would require considerable structural changes to increase the headroom, provided the low point is posted with reflective tape.
Jim Schwing seconded the motion and the motion passed.

Jaysen Oldroyd, from the Salt Lake City Attorney's Office presented and clarified the most recent Open Meeting Law Guidelines to the staff and board.

Jerry Stanger motioned to nominate Mitch Mills to be Chairman for 2014. Susan Fleming seconded the motion and the motion passed.

Rachel White motioned to nominate Jerry Stanger as Vice Chair for 2014. Susan Fleming seconded the motion and the motion passed.

The on-site committee for January 8, 2014 will be: Mitch Mills, Jim Schwing & Jerry Stanger

As there wasn't any further business to be brought before the Board, Jerry Stanger motioned to adjourn the meeting at 2:01 p.m. Rachel White seconded the motion and the motion passed.

Mitch Mills, Vice Chair

Diana Hansen, Secretary