

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING MINUTES
December 12, 2018

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

788 East 5th Avenue
652 & 664 East 600 South
652 East 700 South
218 East Edith Avenue
1984 South Main Street
1425 South Utah Street

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

Staff members: Orion Goff, Building Services Director; Antonio Padilla, Civil Enforcement Manager; Kimberly Chytraus, Senior City Attorney; Scott Mikkelsen, Housing/Zoning Supervisor; Craig Weinheimer, Legal Investigator and Elaine Carter, Secretary

[1:00:13 PM](#) Jim Schwing, Chair, opened the meeting at 1:00 pm

[1:01:52 PM](#) **Approval of September 12, 2018 Minutes**

Following a discussion on the subject of an improper motion in the September meeting regarding a point of order, (with acknowledgement from Kimberly Chytraus from the attorney's office), Marlene Jennings, Justin Neville and John Morgan voted to approve the September minutes.

NON-PROFIT FEE WAIVER REQUEST

[1:02:00 PM](#) Non-Profit Fee Waiver Request at 434 South 500 East
(Case No. HAZ2018-03263) *First Step House, City Council District 4*

[1:07:52 PM](#) Motion by Justin Neville to approve the non-profit fee waiver request at 434 South 500 East. John Morgan seconded the motion. The motion passed. Marlene Jennings, Justin Neville and John Morgan voted in favor of the waiver.

[1:09:15 PM](#) Non-Profit Fee Waiver Request at 223 West 700 South
(Case No. HAZ2018-03262) *Utah Non-Profit Housing Corporation, City Council District 4*

[1:15:12 PM](#) Marlene Jennings motioned to approve the the non-profit fee waiver request at 223 West 700 South. John Morgan seconded the motion. The motion passed. Marlene Jennings, Justin Neville and John Morgan voted in favor of the waiver.

CONSIDERATION OF PROPOSED DEMOLITION AND HOUSING MITIGATION PLAN:

1:15:35 PM Request for Demolition and Consideration of Housing Mitigation at 652 East 600 South

(Case No. HAZ2018-02996) Trolley Square Ventures, LLC City Council District 4

1:20:29 PM John Morgan motioned to grant the request for demolition and consideration of housing mitigation at 652 East 600 South. Justin Neville seconded the motion. The motion passed. Marlene Jennings, Justin Neville and John Morgan voted in favor of the waiver.

1:20:59 PM Request for Demolition and Consideration of Housing Mitigation at 664 East 600 South

(Case No. HAZ2018-02996) Trolley Square Ventures, LLC City Council District 4

1:22:08 PM John Morgan motioned to grant the request for demolition and consideration of housing mitigation at 664 East 600 South. Justin Neville seconded the motion. The motion passed. Marlene Jennings, Justin Neville and John Morgan voted in favor of the waiver.

1:22:39 PM Request for Demolition and Consideration of Housing Mitigation at 1425 South Utah Street

(Case No. HAZ2018-03370) Hans G. Ehrbar, City Council District 2

1:30:38 PM John Morgan motioned to grant the request for demolition and consideration of housing mitigation at 1425 South Utah Street. Justin Neville seconded the motion. The motion passed. Marlene Jennings, Justin Neville and John Morgan voted in favor of the waiver.

1:31:41 PM Request for Demolition and Consideration of Housing Mitigation at 1984 South Main Street

(Case No. HAZ2018-03372) O.C. Tanner Company, City Council District 5

1:41:12 PM Marlene Jennings motioned to grant the request for demolition and consideration of housing mitigation at 1984 South Main Street. John Morgan seconded the motion. The motion passed. Marlene Jennings, Justin Neville and John Morgan voted in favor of the waiver.

Jim Schwing, Chair

Elaine Carter, Secretary

HOUSING ADVISORY AND APPEALS BOARD

City and County Building

451 South State Street, Room 126

APPEALS HEARING MINUTES

December 12, 2018

Appeals Hearing of the Housing Advisory and Appeals Board, Salt Lake City, Utah was held on Wednesday, June 13, 2018, in Room 126 of the City and County Building.

Board members present: Marlene Jennings, Justin Neville, John Morgan and Jim Schwing

Staff members present: Orion Goff, Building Services Director; Antonio Padilla, Civil Enforcement Manager; Kimberly Chytraus, Senior City Attorney; Scott Mikkelsen, Housing/Zoning Supervisor; Craig Weinheimer, Legal Investigator and Elaine Carter, Secretary

[1:45:57 PM](#) Jim Schwing, Chair, opened the meeting at 1:45 pm

APPEAL HEARING:

[1:46:08 PM](#) Consideration of Residential Housing Code Violations at: 788 East 5th Avenue
(Case No. HAZ2018-03369; Represented by Lance Essig) Council District 3

A. Appeal deficient spacing at the intermediate rails for the exterior landings and stairway.

[1:46:38 PM](#) Marlene Jennings motioned to deny the appeal for deficient spacing at the intermediate rails for the exterior landings and stairway. John Morgan seconded the motion. The motion passed. Marlene Jennings, Justin Neville and John Morgan voted against the appeal.

[1:47:27 PM](#) Consideration of Residential Housing Code Violations at: 218 East Edith Avenue
(Case No. HAZ2018- 02894; Represented by Porter Criddle) Council District 5

A. Appeal deficient exterior termination requirement for dryer vents in all 8 units.

[1:50:02 PM](#) John Morgan motioned to deny the appeal for deficient exterior termination requirement for dryer vents in all 8 units. Justin Neville seconded the motion. The motion passed. Marlene Jennings, Justin Neville and John Morgan voted against the appeal.

[1:50:35 PM](#) Consideration of Residential Housing Code Violations at: 652 East 700 South
(Case No. HAZ2018-02684; Represented by Zach Hallows) Council District 4

A. Appeal deficient emergency egress/rescue opening size in bedrooms of units 1 & 2.

[1:51:55 PM](#) Marlene Jennings motioned to approve the appeal for emergency egress/rescue opening size in bedrooms of units 1 & 2. John Morgan seconded the motion. The motion passed. Marlene Jennings, Justin Neville and John Morgan voted in favor of the appeal.

OTHER BUSINESS:

[1:52:50 PM](#) Open discussion for ideas on how SLC can increase interest in participating on the board.

[1:59:49 PM](#) As there wan't any further business to be brought before the Board, Marlene Jennings motioned to adjourn the meeting at 1:59 pm. John Morgan seconded the motion. The motion passed. Marlene Jennings, Justin Neville and John Morgan voted in favor of adjournment.

Jim Schwing, Chair

Elaine Carter, Secretary