

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
June 13, 2018

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

130 South 700 East
435 & 437 South 400 East
382 North Wall Street

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

Staff members: Greg Mikolash, Civil Enforcement Manager, Kimberly Chytraus, Senior City Attorney; Scott Mikkelsen, Housing/Zoning Supervisor; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary

[1:01:15 PM](#) Jim Schwing, Chair, opened the meeting at 1:01 pm

[1:01:27 PM](#) **Approval of January 10, 2018 Minutes**

Marlene Jennings motioned to approve the minutes for January 10, 2018. John Morgan seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of approval of the minutes.

Jim Schwing, Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
Appeals Hearing
June 13, 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, DJ Jones, John Morgan and Jim Schwing

Staff members present: Kimberly Chytraus, Greg Mikolash, Scott Mikkelsen, Craig Weinheimer and Diana Hansen

[1:01:56 PM](#) Jim Schwing, Chair, opened the meeting at 1:01 pm

[1:01:56 PM](#) **Case Number HAZ2018-00729 @ 130 South 700 East**
City Council District Four

Conor McMullin, owner, was present, representing the property.

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

A. The headroom height in the stairway leading to the basement level of the common area is deficient in height.

Marlene Jennings motioned to approve the appeal for insufficient headroom height of the stairway leading to the basement level of the common area. DJ Jones seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of the appeal.

B. The total amount of square footage for the living space is insufficient to be considered an efficiency dwelling unit.

Marlene Jennings motioned to deny the appeal. No one seconded the motion. John Morgan motioned to approve the appeal for insufficient square footage for the living space to be considered an efficiency dwelling unit. DJ Jones seconded the motion and the motion passed. DJ Jones and John Morgan voted in favor of the appeal. Marlene Jennings voted against the appeal.

C. The intermediate landing of the proposed efficiency dwelling unit is deficient in the required width and length.

DJ Jones motioned to approve the appeal for the intermediate landing of the proposed efficiency dwelling unit being deficient in the required width and length, provided a handrail is installed. John Morgan seconded the motion and the motion passed. DJ Jones and John Morgan voted in favor of the appeal. Marlene Jennings voted against the appeal.

D. Individual stairs within the stairway of the proposed efficiency dwelling unit are inconsistent in depth and height between the tread and risers and at the top and bottom steps.

Marlene Jennings motioned to approve the appeal for the stairway of the proposed efficiency dwelling unit being inconsistent in depth and height between the tread and risers and at the top and bottom steps. John Morgan seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of the appeal.

1:07:50 PM Case Number HAZ2018-00694 @ 437 South 400 East

City Council District Four

Marthes Sola was present, representing the property.

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

A. The net openable area of the window opening in the bedroom of Unit #4 is deficient in size for providing the required emergency egress/rescue.

John Morgan motioned to approve the appeal for the net openable area of the window opening in the bedroom of Unit #4 being deficient in size for providing the required emergency egress/rescue. Marlene Jennings seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of the appeal.

B. The sill height of the same window exceeds the minimum standard required for openings providing emergency egress/rescue from rooms used for sleeping.

John Morgan motioned to approve the appeal for the sill height of the same window exceeding the minimum standard required for openings providing emergency egress/rescue from rooms used for sleeping, provided a permanent step is installed below the window. DJ Jones seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of the appeal.

C. The same window opening within the bedroom of Unit #4 is deficient in size for providing the required means of natural light and ventilation.

Marlene Jennings motioned to approve the appeal for the same window opening within the bedroom of Unit #4 being deficient in size for providing the required means of natural light and ventilation. John Morgan seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of the appeal.

1:11:27 PM Case Number HAZ2018-00694 @ 435 South 400 East

City Council District Four

Marthes Solamuthu was present, representing the property.

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

A. The bathroom in Unit #4 is deficient in required ventilation.

Marlene Jennings motioned to approve the appeal for insufficient ventilation in the bathroom in Unit #4, as is. John Morgan seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of the appeal.

1:17:41 PM Case Number HAZ2017-03735 @ 382 North Wall Street

City Council District Three

There was no one present to represent the property.

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

A. The net openable area of the window for the required emergency egress/rescue in the basement bedroom is deficient in size.

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

1:18:53 PM Other Business

Discuss updates concerning revisions to Code 18.97.030, demolition and mitigation of housing loss.

Greg Mikolash explained the minor revisions that have been made to Code 18.97.030, concerning demolition and mitigation of housing loss.

Vote for HAAB Chair and Vice Chair.

A vote was taken for Jim Schwing to be the Chair of the HAAB for 2018. Marlene Jennings, DJ Jones and John Morgan voted in favor of the nomination.

A vote was taken for John Morgan to be the Vice Chair of the HAAB for 2018. Marlene Jennings and DJ Jones voted in favor of the nomination. John Morgan abstained from voting.

1:32:07 PM The on-site committee for July 11, 2018 will be: DJ Jones and Jim Schwing Since there are five HAAB members and two will not be able to attend, there will not be enough members attending to constitute a quorum, therefore there will be no meeting held on July 11, 2018.

1:32:43 PM As there wasn't any further business to be brought before the Board, Marlene Jennings motioned to adjourn the meeting at 1:32 p.m. DJ Jones seconded the motion and the motion passed. Marlene Jennings, DJ Jones and John Morgan voted in favor of adjournment.

Jim Schwing, Chair

Diana Hansen, Secretary