

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
January 8, 2014

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

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

Jerry Stanger, Vice Chair, opened the meeting at 12:58 p.m.

Approval of December 11th Minutes

Jim Schwing asked that Susan Fleming's name be removed from the list of members available for the January 8, 2014 HAAB on-site. With that change to be made, Chris Atkin motioned to approve the minutes for December 11, 2013. Mitch Mills seconded the motion and the motion passed.



Jerry Stanger, Vice Chair



Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD
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451 South State Street, Room 126
January 8, 2014

Appeals Hearing of the Housing Advisory & Appeals Board, Salt Lake City, Utah was held on Wednesday, January 8, 2014, in Room 126 of the City and County Building.

Board members present: Chris Atkin, Mitch Mills, Jim Schwing & Jerry Stanger

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

Jerry Stanger, Vice Chair, opened the meeting at 12:59 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2013-00546 @ 1145 East Princeton Avenue

Carol Gent, Housing/Zoning Officer
City Council District Five

Postponed by appellant

Case Number HAZ2013-03579 @ 851 South 200 West

Antonio Padilla, Housing/Zoning Officer
City Council District Four

A. The egress windows located in both bedrooms do not meet the minimum 20" x 24" opening requirement.

A. Mitch Mills motioned to approve the appeal for insufficient egress window openings in both bedrooms. Chris Atkins seconded the motion and the motion passed.

Case Number HAZ2013-03306 @ 32 North 'H' Street

Craig Richardson, Housing/Zoning Officer
City Council District Three

A. The mechanical duct and plumbing pipe in the walk way encroaches into the required ceiling height.

A. Mitch Mills motioned to approve the appeal for insufficient headroom height provided reflective tape is installed on both sides of the low headroom. Chris Atkin seconded the motion and the motion passed.

B. The egress window located in the basement bedroom is deficient in net openable area, requires special knowledge to open and additional hardware is needed to keep the window open. The safe egress path has also been reduced in height because of the fir down in front of the window.

B. Mitch Mills motioned to deny the appeal for the deficiencies of the basement bedroom egress window. This room is *not* to be used as a bedroom. Chris Atkin seconded the motion and the motion passed.

C. The stairway leading to the basement is deficient in width, headroom height and is excessive in run and rise.

C. Chris Atkin motioned to approve the appeal for the deficiency in width of the stairway provided the low headroom height and excessive rise and run of the stairway are corrected. Mitch Mills seconded the motion and the motion passed.

Case Number HAZ2013-03065 @ 305 East First Avenue

Craig Richardson, Housing/Zoning Officer
City Council District Three

- A. The common area stairway is deficient in height due to an encroachment in the ceiling height.
 - B. The 2 windows used for emergency egress in the north bedroom of Unit #5 are deficient in net openable area and window dimension.
 - C. The 2 windows used for emergency egress in the south bedroom of Unit #5 are deficient in net openable area and window dimension.
 - D. The 2 windows used for emergency egress in the south bedroom of Unit #6 are deficient in net openable area and window dimension.
 - E. The 2 windows used for emergency egress in the north bedroom of Unit #6 are deficient in net openable area and window dimension.
- A. Mitch Mills motioned to approve the appeal for insufficient headroom height of the stairway. Chris Atkin seconded the motion and the motion passed.
 - B. Chris Atkin motioned to deny the appeal for insufficient net openable area and window dimension of the emergency egress windows. Jim Schwing seconded the motion and the motion passed.
 - C. Mitch Mills motioned to deny the appeal for insufficient net openable area and window dimension of the emergency egress windows. Chris Atkin seconded the motion and motion passed.
 - D. Mitch Mills motioned to deny the appeal for insufficient net openable area and window dimension of the emergency egress windows. Chris Atkins seconded the motion and the motion passed.
 - E. Chris Atkin motioned to deny the appeal for insufficient net openable area and window dimension of the emergency egress windows. Jim Schwing seconded the motion and the motion passed.

Consideration of Housing Mitigation Plan @ 939 South 400 West, 947 South 400 West & 949 South 400 West City Council District Five

Salt Lake City Corporation presented their proposal and justification to the Housing Advisory and Appeals Board, a housing mitigation plan pursuant to satisfying the requirements of Salt Lake City Code 18.64, Demolition and 18.97, Mitigation of Residential Housing Loss. The applicant has proposed a flat rate fee of \$3,322.20 per housing unit, paid by the petitioner to the City's Housing Trust Fund. Residential units at 939 South 400 West and 947 South 400 West were destroyed by fire. A residential structure at 949 South 400 West remains. The proposed reuse of the property is to construct parking for Salt Lake City's Public Safety Building.

Mitch Mills motioned to approve the housing mitigation plan. Chris Atkin seconded the motion and the motion passed.

The on-site committee for February 12, 2014 will be: Chris Atkin, Mitch Mills, Jim Schwing & Jerry Stanger

As there wasn't any further business to be brought before the Board, Chris Atkin motioned to adjourn the meeting at 1:56 p.m. Mitch Mills seconded the motion and the motion passed.



 Jerry Stanger, Vice Chair



 Diana Hansen, Secretary