

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
March 14, 2012

Board members present: David Brach, Kate Bradshaw, Susan Fleming, Mitch Mills, Jerry Stanger & Rachel White

Staff members present: LuAnn Clark, Craig Spangenberg, Randy Isbell and Craig Weinheimer

Rachel White, Chair, opened the meeting at 1:00 p.m.

Approval of January 11th Minutes

Kate Bradshaw motioned to approve the minutes for January 11, 2012. Susan Fleming seconded the motion and the motion passed.

Proposed Demolition @ 909 South 200 West
City Council District Five

The structure to be demolished is a two-family dwelling. The owner of the property, 909 Properties LLC, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time. The building is vacant, and in disrepair with evidence of structural failure. The structure is one story and the construction is brick. The property is .13 acres in size. The property is zoned D2 (Downtown Support District) and the area is a mix of residential and commercial uses. The demolition of the structure will affect Salt Lake City's housing stock by reducing the number of residential units by two. Harvey Pulley was present representing the owner. He stated that the building is uninhabitable. The community recommends approval of the demolition with no delay. City staff recommends approval of the demolition.

Kate Bradshaw motioned to approve the demolition. Jerry Stanger seconded the motion and the motion passed.

Proposed Demolition @ 618 West 500 North
City Council District Three

The structure to be demolished is a single-family dwelling. The owner of the property, Neighborhood Works Salt Lake, is requesting demolition approval. The proposed post demolition use of the property will be the construction of a new single family dwelling. The structure is vacant and in disrepair. The structure is one story and the construction is brick and wood frame. The property is .12 acres in size. The property is zoned SR-1A (Special Development Pattern Residential District) and the surrounding properties are residential. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Robert Lund, representing Neighborhood Works Salt Lake was present. He commented that there is extensive structural damage to this building. No comments have been received from the community at this time. City staff recommends approval of the demolition.

Susan Fleming motioned to approve the demolition. Kate Bradshaw seconded the motion and the motion passed.

Construction Permit Fee Waiver - Case Number HAZ2012-00357 @ 618 West 500 North
City Council District 3

Robert Lund was present, representing Neighbor Works Salt Lake. The fee waiver request was for \$2,245.20, to be waived for a detached single family dwelling (low-income housing) anticipated construction to begin March 5, 2012 at 618 West 500 North.

Kate Bradshaw motioned to approve the fee waiver. Jerry Stanger seconded the motion and the motion passed.

Other Business

During the January 11, 2012 HAAB meeting an inquiry was made concerning the risers at 595-605 North Columbus Street. Randy Isbell, Housing Specialist revisited this location to check these concerns. The inspection showed that all risers were within the required height.

Consent Agenda

Attached as part of these minutes.

The on-site committee for April 11, 2012 will be: David Brach, Kate Bradshaw, Susan Fleming, Mitch Mills, Jerry Stanger & Rachel White

As there wasn't any further business to be brought before the Board, Kate Bradshaw motioned to adjourn the meeting at 1:22 p.m. David Brach seconded the motion and the motion passed.

Rachel White, Chair

Diana Hansen, Secretary

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Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, March 14, 2012, in Room 126 of the City and County Building.

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

- ◆ Staff members: Luann Clark, Director of Housing and Neighborhood Development; Craig Spangenberg, Civil Enforcement Manager; Randy Isbell, Housing Specialist and Craig Weinheimer, Legal Investigator
- ◆

Rachel White, Chair, opened the meeting at 1:15 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2012-00224 @ 1848 South 400 East

Bill Simms, Housing/Zoning Officer
City Council District Five

- A. The front steps are excessive as to variation in rise and maximum allowed riser height.
- B. The bedroom in Unit #2 lacks an exterior opening for emergency egress.
- C. The bedroom in Unit #2 is insufficient as to natural ventilation.

- A. Jerry Stanger motioned to deny the appeal for excessive variation in rise and riser height because the deficiencies are excessive. Susan Fleming seconded the motion and the motion passed.
- B. Kate Bradshaw motioned to approve the appeal for lack of an opening to provide emergency egress because there are two openings in close proximity to the bedroom that could provide two means for emergency escape or rescue, provided hardwired smoke detectors are installed in the bedroom and area giving access to the bedroom. Jerry Stanger seconded the motion and the motion passed.
- C. Susan Fleming motioned to approve the appeal for insufficient natural ventilation because the window and transom could provide adequate ventilation. Jerry Stanger seconded the motion and the motion passed.

Rachel White, Chair

Diana Hansen, Secretary

CONSENT AGENDA

March 14, 2012

Case Number HAZ2012-00226 @ 125 South 1300 East

City Council District Four

A. Appealed deficiency: The bathroom lacks ventilation. There are 15 units in which nine of them have small interior bathrooms. There are no exterior walls to provide ventilation to the bathrooms. The apartments have two additional bathrooms, each having windows that open to the exterior of the building. The bathrooms that are being appealed are located in a small area that once was considered maid's quarters. Within this area is a window that can provide ventilation for the room and bathroom but is not located within the bathroom. ***Findings: The building is very well maintained and the bathrooms show no signs of mold or mildew therefore staff recommends approval of the appeal.***

Kate Bradshaw motioned to approve staff recommendations. Jerry Stanger seconded the motion and the motion passed.