

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
June 13, 2012

Board members present: Bryan Case, Susan Fleming, Jim Guilkey, Mitch Mills & Rachel White

Staff members present: LuAnn Clark, Craig Spangenberg, Randy Isbell, Craig Weinheimer & Diana Hansen

Rachel White, Chair, opened the meeting at 1:05 p.m.

Jim Guilkey motioned to suspend the rules to have six board members make a quorum and instead have five members constitute a quorum. Bryan Case seconded the motion and the motion passed. Jerry Stanger voted by phone.

Approval of May 9th Minutes

Susan Fleming motioned to approve the minutes for May 9, 2012. Jim Guilkey seconded the motion and the motion passed.

Consent Agenda

Attached as part of these minutes.

Rachel White, Chair

Diana Hansen, Secretary

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Appeals Hearing of the Housing Advisory & Appeals Board, Salt Lake City, Utah was held on Wednesday, June 13, 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: Bryan Case, Susan Fleming, Jim Guilkey, Mitch Mills & Rachel White
- ♦ Staff members: Luann Clark, Director of Housing and Neighborhood Development; Craig Spangenberg, Civil Enforcement Manager; Randy Isbell, Housing Specialist; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary.

Rachel White, Chair, opened the meeting at 1:08 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2012-00633 @ 473 East First Avenue

Craig Richardson, Housing/Zoning Officer
City Council District Three

- A. The exterior stairs leading to the front entrance are excessive as to variation in rise and riser height.

- A. Jim Guilkey motioned to deny the appeal for excessive variation in rise and riser height because the cadence of the stairway felt awkward and poses a safety hazard, due to the 4 inch variation in rise between the top step and landing. Bryan Case seconded the motion and the motion passed.

Case Number HAZ2012-01179 @ 1374 South 600 East

Bill Simms, Housing/Zoning Officer
City Council District Four

- A. The egress windows are deficient in dimension and net openable area.
B. The sill for each egress window is excessive as to height.

- A. Withdrawn by appellant
B. Withdrawn by appellant

The on-site committee for July 11, 2012 will be: Susan Fleming, Jim Guilkey, Mitch Mills & Rachel White

As there wasn't any further business to be brought before the Board, Susan Fleming motioned to adjourn the meeting at 1:39 p.m. Bryan Case seconded the motion and the motion passed.

Rachel White, Chair

Diana Hansen, Secretary

CONSENT AGENDA

June 13, 2012

HAZ2012-00894 @ 215-217 North 'D' Street

City Council District Three

A. Appealed deficiency: The exterior stairway leading to the 2nd floor apartment is excessive as to rise. The risers of the exterior stairway are excessive as to rise measuring 9 inches, exceeding code requirements by 1 inch. The heights of the risers are all consistent and the stairway is in good repair.

Findings: Staff recommends approval of the appeal.

Jim Guilkey motioned to approve staff recommendations. Susan Fleming seconded the motion and the motion passed.