

**POLICY MEETING MINUTES**  
**SALT LAKE CITY HOUSING ADVISORY AND APPEALS BOARD MEETING**  
**VIRTUAL MEETING via WebEx**  
**Teleconference meeting to be held online from various locations**  
**Wednesday April 14, 2021 at 1:00 pm.**

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**The following members participated at the panel hearings:** Ross Wentworth, Katie Sims, John Morgan, Johnnae Nardone, Sara Hart, Daniel Gaffin

**Staff Members:** Kimberly Chytraus, Hannah Vickery, Antonio Padilla, Corey Christensen, Craig Weinheimer, Leonela Robles, Elaine Carter

**Guests:** Amy Hawkins, Dan Thomas, Mike Davey, Wayne Middleton, Will Middleton, Megan Jex

**POLICY MEETING:**

John Morgan started the meeting at 1:18

**APPROVAL OF MINUTES:**

Motion by Daniel Gaffin to approve the minutes from the March 10, 2021 Meeting. Second by Sara Hart. Ross Wentworth, Katie Sims, Johnnae Nardone, Sara Hart and Daniel Gaffin voted in favor, none opposed.

- A. CONSIDERATION OF PROPOSED DEMOLITION AND HOUSING MITIGATION PLAN:**
1. Request for Demolition and Consideration of Housing Mitigation at 1364 South Major St.,  
(Case No. HAZ2021-00382; Mike Davey), Council District 5 – Dan Marino
  2. Request for Demolition and Consideration of Housing Mitigation at 1388 South Major St.,  
(Case No. HAZ2021-00383; Mike Davey), Council District 5 – Dan Marino
  3. Request for Demolition and Consideration of Housing Mitigation at 1382 South Major St.,  
(Case No. HAZ2021-00384; Mike Davey), Council District 5 – Dan Marino
  4. Request for Demolition and Consideration of Housing Mitigation at 1376 South Major St.,  
(Case No. HAZ2021-00385; Mike Davey), Council District 5 – Dan Marino

Public comment by: Mike Davey, Owner representative; Wayne Middleton, Owner; Will Middleton, Owner; Dan Thomas, homeowner; Amy Hawkins, Chair of Ballpark Community Council

Motion by Ross Wentworth to delay request for demolition and consideration of housing mitigation at 1364, 1388, 1382 & 1376 South Major Street for six (6) months. Second by Daniel Gaffin. Ross Wentworth, Katie Sims, Johnnae Nardone, Sara Hart and Daniel Gaffin voted in favor, none opposed.

  
John Morgan (Apr 2, 2022 09:16 MST)

John Morgan, Chair



Elaine Carter, Secretary

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**Guests:** Amy Hawkins, Dan Thomas, Mike Davey, Wayne Middleton, Will Middleton, Megan Jex

**APPEALS HEARING:**

**A. CONSIDERATION OF RESIDENTIAL HOUSING CODE VIOLATIONS:**

1. Request for Consideration of Residential Housing Code Violations at 846 E Ramona Ave., (*Case No. HAZ2019-03271 Megan Jex*), Council District 5 – Dan Marino

Public Comment by Megan Jex, Owner's Representative

- a. Appeal deficient egress window size 16" x 18" opening.

Motion by Johnnae Nardone to deny the appeal of deficient egress window size 16" x 18" opening. Second by Katie Sims. Ross Wentworth, Katie Sims, Johnnae Nardone, Sara Hart and Daniel Gaffin voted in favor, none opposed.

- b. Appeal deficient headroom in stairway. 60" (6 ft.)

Motion by Ross Wentworth to approve the appeal for deficient headroom in stairway. 60" (6 ft.) with condition that warning tape be applied to highlight the deficient headroom. Second by Johnnae Nardone. Ross Wentworth, Katie Sims, Johnnae Nardone, Sara Hart and Daniel Gaffin voted in favor, none opposed.

- c. Appeal deficient rise of stairs to basement.

Motion by Ross Wentworth to approve the appeal of deficient rise of stairs to basement with condition that caution tape be applied to bring attention to the variation of nonuniform rise height of stairs. Second by Daniel. Ross Wentworth, Katie Sims, Johnnae Nardone, Sara Hart and Daniel Gaffin voted in favor, none opposed.

2. Request for Consideration of Residential Housing Code Violations at 1375 S 900 E, (*Case No. HAZ2020-04098 Urban Valley Rentals*), Council District 6 – Dan Dugan

- a. Appeal deficient egress window size Unit 3- 13"x 34" and 22" X 17" opening.

Motion by Ross Wentworth to approve the appeal of deficient egress window size Unit 3- 13"x 34" and 22" X 17" opening. Second by Sara Hart. Ross Wentworth, Katie Sims, Johnnae Nardone, Sara Hart and Daniel Gaffin voted in favor, none opposed.

b. Appeal deficient egress window size Unit 5- 17" X 39" and 33" X 16" opening. Motion by Ross Wentworth to approve the appeal of deficient egress window size Unit 5- 17" X 39" and 33" X 16" opening. Second by Katie Sims. Ross Wentworth, Katie Sims, Johnnae Nardone, Sara Hart and Daniel Gaffin voted in favor, none opposed.

c. Appeal deficient headroom on doorway to sleeping room Unit 6 – 5'9". Motion by Daniel Gaffin to approve the appeal of deficient headroom on doorway to sleeping room Unit 6 – 5'9" with condition that they put caution tape to warn of low headroom height going in and out of the room. Second by Katie Sims. Ross Wentworth, Katie Sims, Johnnae Nardone, Sara Hart and Daniel Gaffin voted in favor, none opposed.

d. Appeal deficient egress window size Unit 7- 14" x 28" opening. This deficiency was approved in a previous HAAB meeting in 1992.

e. Appeal deficient headroom in common area stairway – 5'9". Motion by Johnnae Nardone to approve the appeal of deficient headroom in common area stairway – 5'9" with condition that they put caution tape to warn of low headroom height going in and out of the room. Second by Katie Sims. Ross Wentworth, Katie Sims, Johnnae Nardone, Sara Hart and Daniel Gaffin voted in favor, none opposed.

(Johnnae Nardone was excused from the meeting.)

3. Request for Consideration of Residential Housing Code Violations at 279 North 'E' Street (Case No. HAZ2021-00487 Esteban Roque), Council District 3 – Chris Wharton

a. Appeal deficient basement living room and kitchen ceiling height 6'4" w/ drop 5'11.5". Motion by Ross Wentworth to approve the appeal deficient basement living room and kitchen ceiling height 6'4" w/ drop 5'11.5" with condition that the drops in the ceiling are marked with caution tape. Second by Dan Gaffin. Ross Wentworth, Katie Sims, Sara Hart and Daniel Gaffin voted in favor, none opposed.

b. Appeal deficient basement entry door height 5'6". Motion by Ross Wentworth to approve the appeal of deficient basement entry door height 5'6" with condition that caution tape be applied at entry and exit of doorway. Second by Katie Sims. Ross Wentworth, Katie Sims, Sara Hart and Daniel Gaffin voted in favor, none opposed.

c. Appeal deficient basement window-sill height 52.5". Motion by Daniel Gaffin to approve the appeal of deficient basement window-sill height 52.5" with condition that a permanently mounted ladder or multiple steps be constructed below the window with the top tread no greater than forty-eight inches (48") from the window sill that it serves. Second by Ross. Ross Wentworth, Katie Sims, Sara Hart and Daniel Gaffin voted in favor, none opposed.

(Sara Hart was excused from the meeting.)

d. Appeal deficient basement east bedroom ceiling height 6' w/ drop 5'6". Motion by Ross Wentworth to approve the appeal of deficient basement east bedroom ceiling height 6' w/ drop 5'6" with condition that caution tape be applied to ceiling drops. Second by Katie Sims. Ross Wentworth, Katie Sims, and Daniel Gaffin voted in favor, none opposed.

e. Appeal deficient projection into kitchen 5'6".

Motion by Katie Sims to approve the appeal of deficient projection into kitchen 5'6" with condition that caution tape is applied to the projection into the kitchen. Second by Ross Wentworth. Ross Wentworth, Katie Sims, and Daniel Gaffin voted in favor, none opposed.

B. ADJOURN

Motion by Daniel Gaffin to adjourn. Second by Katie Sims. Ross Wentworth, Katie Sims, and Daniel Gaffin voted in favor, none opposed.



[John Morgan \(Jan 2, 2022 09:16 MST\)](#)

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John Morgan, Chair



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Elaine Carter, Secretary









# 2021-4-14 HAAB Minutes

Final Audit Report

2022-01-03

Created:	2021-12-28
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