

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
POLICY MEETING
September 9, 2015

The following members attended the on-site inspection to the properties in question and/or participated at the panel hearings: Chris Atkin, Marlene Jennings, Justin Neville and Jim Schwing

- ◆ Staff members: Orion Goff, Building Official; Randy Isbell, Civil Enforcement Manager; Craig Weinheimer, Legal Investigator and Lilian Grange, Acting Secretary

Jim Schwing, Acting Chair, opened the meeting at 12:59 p.m. & 1:36 p.m.

Jim Schwing welcomed Lilian Grange and Justin Neville to the meeting.

Approval of February 11th Minutes

Marlene Jennings motioned to approve the minutes for February 11, 2015, after the addition of the request for future discussion on mitigation of residential housing laws. Chris Atkin seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted in favor of approval of the minutes.

Proposed Demolition and Housing Mitigation @ 762 South Post Street
City Council District Two

The property is owned by Salt Lake City Corporation. The proposed reuse of the property is to demolish the single-family structure and add access and parking for the adjacent fire station. Chris Norlem, Salt Lake City Engineering Department was present, representing the property. Mr. Norlem stated that the plan for the property is to expand the parking lot and create green space and a lunch area for the fire workers. Marlene Jennings motioned to approve the demolition and housing mitigation. Chris Atkin seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted in favor of approval of the demolition and mitigation.

Marlene Jennings was opposed to the misuse of the formula for calculating the mitigation fees for demolition of residential properties.

Proposed Demolition and Housing Mitigation @ 962 West Montague Avenue
City Council District Two

The property is owned by Salt Lake City Parks and Public Lands who are proposing to demolish the single-family structure. The Mitigation Plan includes preservation of existing trees and shrubs, the installation of irrigation and landscaping according to the City's best management practices for properties zoned Open Space. Dan Rip, Salt Lake City Real Estate Department was present, representing the property. Mr. Rip stated the property will be added to the Jordan River Park and will therefore need to be rezoned. Chris Atkin motioned to approve the demolition and housing mitigation. Justin Neville seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted in favor of approval of the demolition and mitigation.

The on-site committee for October 14, 2015 will be: Chris Atkin, Marlene Jennings, Justin Neville and Jim Schwing

As there wasn't any further business to be brought before the Board, Marlene Jennings motioned to adjourn the meeting at 1:44 p.m. Justin Neville seconded the motion and the motion passed. Chris Atkin, Marlene Jennings, John Morgan and Justin Neville voted in favor of adjournment.

Jim Schwing, Acting Chair

Lilian Grange, Acting Secretary

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
Appeals Hearing
September 9, 2015

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, September 9, 2015, 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: Chris Atkin, Marlene Jennings, Justin Neville and Jim Schwing

- ◆ Staff members: Orion Goff, Building Official; Randy Isbell, Civil Enforcement Manager; Craig Weinheimer, Legal Investigator and Lilian Grange, Acting Secretary

Jim Schwing, Acting Chair, opened the meeting at 1:08 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number HAZ2015-00849 @ 867-869 East Browning Ave

Antonio Padilla, Housing/Zoning Officer

City Council District Five

Brian Cone, owner, was present representing the property. Mr. Cone stated that he bought the property last November and did not know he would have to make major structural changes to the property. He also commented that to make the changes would be a financial hardship and burden, but that he wants the property to be a safe and valuable asset to the community.

Antonio Padilla, Civil Enforcement Inspector for Salt Lake City was present.

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| <p>A. The headroom of the stairway leading to the basement is insufficient in height.</p> <p>B. The hallway leading to the living room has insufficient ceiling height due to an encroachment.</p> <p>C. The egress windows in the northwest and northeast basement bedrooms are insufficient in window dimension.</p> | <p>A. Marlene Jennings motioned to approve the appeal for insufficient headroom height of the stairway leading to the basement, provided the low headroom is posted with reflective tape or sign warning of low headroom. Chris Atkin seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted in favor of the appeal.</p> <p>B. Chris Atkin motioned to approve the appeal for insufficient ceiling height in the hallway leading to the living room, provided the low point is posted with reflective tape. Marlene Jennings seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted in favor of the appeal.</p> <p>C. Marlene Jennings motioned to deny the appeal for insufficient window dimension for emergency egress in the northwest and northeast basement bedroom windows. Chris Atkin seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted to deny the appeal.</p> |
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Case Number HAZ2015-00665 @ 427 South Douglas Street

Talley Lake, Housing/Zoning Officer

City Council District Four

Holly Parkin was present, representing the property.

Talley Lake, Housing/Zoning Officer for Salt Lake City was present.

- A. The front porch guardrail is insufficient in height.
 - B2. The windows used for emergency egress in each of the bedrooms are excessive in sill height.
 - B1. The windows used for emergency egress are insufficient in dimension and net openable area.
 - C. The doorway for the west bedroom on the second floor is insufficient in headroom height.
 - D. The basement stairway is insufficient in headroom height.
- A. Appeal was withdrawn due to an exception in the Existing Housing Code that allows for guardrails to be less than 36 inches if the guardrail was installed as part of the buildings original construction.
 - B2. Justin Neville motioned to approve the appeal for insufficient emergency egress due to excessive sill height, provided a permanent ladder or step is installed under the windows. Chris Atkin seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted in favor of the appeal.
 - B1. Chris Atkin motioned to deny the appeal for insufficient window dimension and net openable area for the emergency egress windows in each of the bedrooms. Justin Neville seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted to deny the appeal.
 - C. Marlene Jennings motioned to approve the appeal for the insufficient headroom height of the west bedroom doorway on the second floor, provided the door header is posted with reflective tape or a sign warning of low headroom. Chris Atkin seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted in favor of the appeal.
 - D. Marlene Jennings motioned to approve the appeal for insufficient headroom height of the basement stairway, because it would require considerable structural changes to increase the headroom, provided the low headroom is posted with reflective tape or sign warning of low headroom. Justin Neville seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted in favor of the appeal.

E. The first riser of the same stairway exceeds the allowed variation in rise.

E. Justin Neville motioned to approve the appeal for excessive variation in rise because the wide run of the bottom tread can function as a landing and the variation in rise does not create a hazardous condition. Marlene Jennings seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted in favor of the appeal.

Case Number HAZ2015-00895 @ 237 South 400 East

Talley Lake, Housing/Zoning Officer

City Council District Four

Chris Venizelos was present, representing the property.

Talley Lake, Housing/Zoning Officer for Salt Lake City was present.

A. The hallway entrance leading to the east bedroom is insufficient in width and height.

A. Marlene Jennings motioned to deny the appeal for insufficient width and height of the hallway entrance leading to the east bedroom, because the deficiency in both width and height is below allowed minimums. Chris Atkins seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted to deny the appeal.

B. The east bedroom doorway is insufficient in width and height.

B. Marlene Jennings motioned to deny the appeal for deficiency in width and height of the east bedroom doorway, because although the doorway headroom meets the minimum under the purview of the Administrative Hearing Officer, the doorway is excessively deficient in width. Justin Neville seconded the motion and the motion passed. Chris Atkin, Marlene Jennings and Justin Neville voted to deny the appeal.

Case Number HAZ2015-02075 @ 467 East 11th Avenue

Randy Isbell, Civil Enforcement Manager

City Council District Two

Dustin Lipson, owner of the property, was present.

Annie Schwemmer, architect for the property, was present.

A. The basement bedroom window lacks adequate dimension for emergency egress.

A. Chris Atkin motioned to approve the appeal for insufficient window dimension for emergency egress in the basement bedroom, provided a fully openable window is installed to provide a minimum opening of 3.5 square feet, a permanent step or ladder is installed below the window and hardwired smoke detectors are installed in the bedroom and room

giving access to the bedroom.
Marlene Jennings seconded the
motion and the motion passed. Chris
Atkin, Marlene Jennings and Justin
Neville voted in favor of the appeal.

Jim Schwing, Acting Chair

Lilian Grange, Acting Secretary