

HOUSING ADVISORY AND APPEALS BOARD
City and County Building
451 South State Street, Room 126
June 11, 2008

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, June 11, 2008, 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: Kate Bradshaw, Kathleen Call, Bryan Case, Billy Cruz, Jim Guilkey, Susan Fleming and Jerry Stanger.
- ♦ Staff members: LuAnn Clark, Director of Housing and Neighborhood Development; Craig Spangenberg, Housing/Zoning Administrator; Randy Isbell, Housing Specialist; Craig Weinheimer, Legal Investigator and Diana Hansen, Secretary.

Jim Guilkey, Chair, opened the meeting at 12:45 p.m.

ITEMS DISCUSSED

ACTION TAKEN

Case Number H-07-08 @ 32 South 1300 East

By: Randy Isbell

Craig Richardson, Housing/Zoning Officer

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| <p>A. The stairway leading to the converted attic in Unit #2 lacks a handrail/guardrail.</p> <p>B. The guardrails at the top of the same flight of stairs are deficient in height.</p> <p>C. The ceiling height in the bathroom located in the attic of Unit #2 is deficient.</p> <p>D. The exit way from the basement bedroom is deficient in height and width.</p> | <p>A. Tabled to give time to find alternative solution. Billy Cruz motioned to table the appeal. Bryan Case seconded the motion and the motion passed.</p> <p>B. Granted appeal for the deficiency in guardrail height because the deficiency is minimal. Bryan Case motioned to approve the appeal. Billy Cruz seconded the motion and the motion passed.</p> <p>C. Denied appeal for the deficiency in ceiling height in the bathroom of Unit #2. Billy Cruz motioned to deny the appeal. Kate Bradshaw seconded the motion. Jerry Stanger voted to deny the appeal. Kathleen Call, Susan Fleming & Bryan Case were in favor of the appeal. Since there were three for the appeal and three opposed, Jim Guilkey, Chair, broke the tie by voting to deny the appeal. Kathleen Call, Susan Fleming & Bryan Case were in favor of the appeal.</p> <p>D. Granted appeal for the deficiency in height and width of the stairway provided reflective tape is posted at the low headroom. Susan Fleming motioned to approve the appeal. Billy Cruz seconded the motion and the motion passed.</p> |
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- ♦ The on-site committee for July 9th will be: Kate Bradshaw, Kathleen Call, Bryan Case, Billy Cruz & Jim Guilkey.

As there wasn't any further business to be brought before the Board, Kate Bradshaw motioned to adjourn the meeting at 2:18 p.m. Bryan Case seconded the motion and the motion passed.

Jim Guilkey, Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD
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451 South State Street, Room 126
POLICY MEETING
June 11, 2008

Board members present: Kate Bradshaw, Kathleen Call, Bryan Case, Billy Cruz, Jim Guilkey, Susan Fleming and Jerry Stanger.

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

The meeting was called to order at 1:21 p.m.

Approval of May 7^h Minutes

Billy Cruz motioned to approve the minutes for May 7, 2008. Jerry Stanger seconded the motion and the motion passed.

Proposed Demolition @ 346 East 600 South

The structure to be demolished is a single family dwelling. The owner of the property, Scott Schoenebeck, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time. The structure has been severely damaged by fire. The structure was a single story brick structure. The property is .31 of an acre in size. The property is zoned RMF-35 (Moderate Density Multi Family Residential District and the area consists of residential uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Scott Schoenebeck, owner, was present and stated the structure was burned shortly after he purchased the property. Chris Benson, neighbor stated concerns about what landscaping would take place after the demolition. There have been mixed responses of; to approve demolition with no delay and delay demolition for 90 days. City staff recommends demolition with no delay. Kate Bradshaw motioned to approve the demolition. Jerry Stanger seconded the motion and the motion passed.

Other Business

Melanie Reif presented information concerning the Open Meeting Law. Ms. Reif was asked to attend the July 9, 2008 on-site visit with the board members, to gain additional insight and then further discuss the law in the meeting that follows the on-site visit.

Consent Agenda

Attached as part of these minutes.

Jim Guilkey, Chair

Diana Hansen, Secretary

CONSENT AGENDA

June 11, 2008

H-10-08 @ 418 South 1000 West

A. Appealed deficiency: The exterior stairs exceed the maximum rise and variation in rise. The stairway leading into the common area is excessive as to rise and variation in rise. Measuring from the bottom to the top, the riser height was 9½, 9½ and 8¼ inches. The risers exceeded the City's maximum allowance by 1½ inches and exceeded the maximum variation in rise by ½ of an inch. ***Findings: The stairs are made of concrete and in good repair therefore, staff recommends approval of the appeal provided a code complying handrail is installed.***

Billy Cruz motioned to approve staff recommendations. Susan Fleming seconded the motion and the motion passed.

B. Appealed deficiency: The winding stairs of the interior stairs leading to the 2nd floor are deficient in run. The run of the winding stairs measuring from the bottom of the stairway is 6 inches, 6 inches and 8 inches when measured 12 inches from the interior radius. ***Findings: Staff recommends approval of the appeal provided a code complying handrail is installed at the exterior radius of the stairway and also a handrail/guardrail is installed at the open side of the stairway.***

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

H-11-08 @ 3131 South Lincoln Street

A. Appealed deficiency: The basement bedroom window is deficient in window dimension and net openable area for emergency egress. The basement unit has two bedrooms with one bedroom being deficient in window dimension and openable area for egress. The bedroom contains two windows which are identical in size. The windows measure 21 inches by 36 inches and open halfway to provide an opening of 18 inches by 21 inches. The window contains 2.6 square feet of window opening. ***Findings: Staff recommends approval of the appeal provided a fully openable window is installed and smoke detectors are installed in the bedroom and room giving access to the bedroom.***

Bryan Case motioned to approve staff recommendations. Susan Fleming seconded the motion and the motion passed. Kathleen Call was opposed to the appeal.

B. Appealed deficiency: The window sill height for the same bedroom is excessive. The sill height from the floor measures 60 inches, 12 inches in excess of meeting code requirements. The excessive sill height makes it difficult for ingress and egress in the event of an emergency. ***Findings: Staff recommends approval of the appeal provided a permanent step or ladder is installed at the window that is made fully openable.***

Bryan Case motioned to approve staff recommendations. Jerry Stanger seconded the motion and the motion passed.