

**HOUSING ADVISORY AND APPEALS BOARD
POLICY MEETING
January 14, 2009**

Board members present: David Brach, Kate Bradshaw, Billy Cruz, Susan Fleming, Jim Guilkey, Bill Nighswonger & Jerry Stanger.

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

The meeting was called to order at 12:58 p.m.

Approval of December 10, 2008 Minutes

Billy Cruz motioned to approve the December 10th minutes. Jim Guilkey seconded the motion and the motion passed.

**Proposed Demolition - Case Number HAZ2008-01903 @ 415 East 2100 South
Council District 5**

The structure to be demolished is a single family dwelling. The owner of the property, Firmland Investment Inc., is requesting demolition approval. The proposed post-demolition use of the property has not been determined at this time. The structure has been damaged by fire, boarded and in disrepair. The dwelling is a single story brick structure and the property is .10 of an acre in size. The property is zoned CB (Community Business District) and the area consists of residential and commercial uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Russell Hicks, contractor for Spackman Enterprises, was present representing the owner. He stated that the house has been burned to the extent that it is not feasible to repair. Comments from the community are to approve demolition with no delay. City staff recommends demolition with no delay. Jim Guilkey motioned to approve the demolition. Billy Cruz seconded the motion and the motion passed.

**Proposed Demolition - Case Number HAZ2008-01904 @ 419 East 2100 South
Council District 5**

The structure to be demolished is a single family dwelling. The owner of the property, Firmland Investment Inc., is requesting demolition approval. The proposed post-demolition use of the property has not been determined at this time. The structure is boarded and in disrepair. The dwelling is a single story brick structure and the property is .10 of an acre in size. The property is zoned CB (Community Business District) and the area consists of residential and commercial uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Russell Hicks, contractor for Spackman Enterprises, was present representing the owner. He stated that the house has been burned to the extent that it is not feasible to repair. Comments from the community are to approve demolition with no delay. City staff recommends demolition with no delay. Jim Guilkey motioned to approve the demolition. Billy Cruz seconded the motion and the motion passed.

**Proposed Demolition - Case Number HAZ2008-01900 @ 420 East Redondo Avenue
Council District 5**

The structure to be demolished is a single family dwelling. The owner of the property, Firmland Investment Inc., is requesting demolition approval. The proposed post-demolition use of the property has not been determined at this time. The structure is boarded and in disrepair. The dwelling is a single story brick structure and the property is .10 of an acre in size. The property is zoned R-1/5,000 (Single Family Residential District) and the area consists of residential and commercial uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. Russell Hicks, contractor for Spackman Enterprises, was present representing the owner. He stated that the house has been burned to the extent that it is not feasible to repair. Comments from the community are to approve demolition with no delay. City staff recommends demolition with no delay. Jim Guilkey motioned to approve the demolition. Billy Cruz seconded the motion and the motion passed.

**Proposed Demolition - Case Number HAZ2008-01901 @ 741 West 1300 South
Council District 2**

The structure to be demolished is a single family dwelling. The owner of the property, Salt Lake City Corporation, is requesting demolition approval. The proposed post-demolition use of the property has not been determined at this time. The structure is boarded and in fair condition. The dwelling is a single story brick structure and the property is .20 of an acre in size. The property is zoned R-1/7,000 (Single Family Residential District) and the area consists of residential, commercial and public land uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. John Spencer, Real Property Manager for Salt Lake City, commented that the structure has been vandalized and is an eyesore to the community.

Comments from the community are to approve demolition with no delay. City staff recommends demolition with no delay.

Jim Guilkey motioned to approve the demolition. Billy Cruz seconded the motion and the motion passed.

**Proposed Demolition - Case Number HAZ2008-01902 @ 773 West 1300 South
Council District 2**

The structure to be demolished is a single family dwelling. The owner of the property, Salt Lake City Corporation, is requesting demolition approval. The proposed post-demolition use of the property has not been determined at this time. The structure is boarded and in good condition. The dwelling is a single story brick structure and the property is .18 of an acre in size. The property is zoned R-1/7,000 (Single-Family Residential District) and the area consists of residential, commercial and public land uses. The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one. John Spencer, Real Property Manager for Salt Lake City, commented that the structure has been vandalized and is an eyesore to the community.

Comments from the community are to approve demolition with no delay. City staff recommends demolition with no delay.

Jim Guilkey motioned to approve the demolition. Billy Cruz seconded the motion and the motion passed.

Consent Agenda

Attached as part of these minutes

Other Business

Sarah Richardson, Promotions & Grants Specialist, commented that she has been researching information regarding the purchase of multi-family housing in Salt Lake City. She asked the board what information they felt should be included in an information brochure. Suggestions were provided by board members.

Jerry Stanger, Chair

Diana Hansen, Secretary

HOUSING ADVISORY AND APPEALS BOARD

City and County Building
451 South State Street, Room 126
January 14, 2009

Appeals Hearing of the Housing Advisory Board, Salt Lake City, Utah was held on Wednesday, January 14, 2009, 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, Billy Cruz, Susan Fleming, Jim Guilkey, Bill Nighswonger & Jerry Stanger.
- ♦ Staff members: Craig Spangenberg, Housing/Zoning Administrator; Randy Isbell, Housing Specialist; Craig Weinheimer, Legal Investigator & Diana Hansen, Secretary.

Jerry Stanger, Chair, opened the meeting at 1:30 p.m.

ITEMS DISCUSSED

Case Number HAZ2008-01786 @ 1545 South 1800 East & 1805 East Bryan Avenue

By: Randy Isbell
Carol Gent, Zoning Compliance Assistant
Council District 6

ACTION TAKEN

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| <p>A. The headroom at the stairway leading to the basement is deficient in height.</p> <p>B. The mechanical duct in the basement family room encroaches into the required ceiling height.</p> <p>C. The family room is deficient in natural ventilation.</p> <p>D. The basement bedroom window lacks adequate dimension for egress.</p> | <p>A. Susan Fleming motioned to approve the appeal for insufficient headroom height, provided the owner takes measures to raise the headroom height to a minimum of 5' 10". If the final headroom height is less than 6' 4" it needs to be posted with reflective tape. Kate Bradshaw seconded the motion and the motion passed.</p> <p>B. Jim Guilkey motioned to approve the appeal for the mechanical duct encroaching into the required ceiling height, provided the duct located in the path of circulation is posted with reflective tape and hardwired smoke detectors are installed. Susan Fleming seconded the motion and the motion passed.</p> <p>C. Kate Bradshaw motioned to approve the appeal for insufficient natural ventilation, because there are two windows in the room that could create air circulation between the two openings. Jim Guilkey seconded the motion and the motion passed.</p> <p>D. Jim Guilkey motioned to approve the appeal for insufficient window dimension for emergency egress, provided a fully openable window is</p> |
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- E. The same window is excessive as to window sill height.
- F. The bedroom is insufficient as to natural ventilation.
- G. The winding treads of the stairway leading to the basement are deficient in run.
- H. The headroom for the same stairway is deficient in height.
- I. The family room lacks an exterior opening to provide natural light and ventilation.
- J. The east basement bedroom is deficient in window dimension, net openable area and exceeds maximum sill height for emergency egress.
- K. The same bedroom is deficient in natural ventilation.
- installed and hardwired smoke detectors are installed in the bedroom and room giving access to the bedroom. Kate Bradshaw seconded the motion and the motion passed.
- E. Jim Guilkey motioned to approve the appeal for excessive window sill height, provided a step ladder is permanently affixed to the wall and hardwired smoke detectors are installed in the bedroom and room giving access to the bedroom. Susan Fleming seconded the motion and the motion passed.
- F. Jim Guilkey motioned to approve the appeal for insufficient natural ventilation, because the deficiency is minimal. Billy Cruz seconded the motion and the motion passed. Kate Bradshaw was opposed to the appeal.
- G. Billy Cruz motioned to approve the appeal for insufficient run of the stairway, because the condition of the stairway was sound and in good repair, provided a code complying handrail is installed at the exterior radius of the stairway. Susan Fleming seconded the motion and the motion passed.
- H. David Brach motioned to approve the appeal for insufficient headroom height of the stairway, because it would require reconstruction of the stairway and floor structure, provided the low headroom is posted with reflective tape. Billy Cruz seconded the motion and the motion passed.
- I. Jim Guilkey motioned to approve the appeal for lack of natural light and ventilation, provided code complying windows are installed in both bedrooms. Kate Bradshaw seconded the motion and the motion passed.
- J. Jim Guilkey motioned to deny the appeal for insufficient window dimension, net openable area and excessive sill height, because the deficiency in egress is excessive. Kate Bradshaw seconded the motion and the motion passed.
- K. Billy Cruz motioned to deny the appeal for insufficient natural ventilation because the deficiency in ventilation is in addition to the deficiency in emergency egress. Kate Bradshaw

L. The mechanical duct encroaches into the required ceiling height in the basement.

M. The west basement bedroom is deficient as to window dimension, net openable area and exceeds the maximum sill height for emergency egress.

N. The same bedroom lacks adequate exterior openings to provide natural ventilation.

seconded the motion and the motion passed.

L. Susan Fleming motioned to approve the appeal for the mechanical duct encroaching into the required ceiling height, because it would require considerable changes to the mechanical system and ductwork, provided the leading edge of the duct is posted with reflective tape. Billy Cruz seconded the motion and the motion passed.

M. Kate Bradshaw motioned to deny the appeal for insufficient window sill dimension and excessive sill height for emergency egress, due to the numerous violations concerning emergency egress. Jim Guilkey seconded the motion and the motion passed.

N. Susan Fleming motioned to deny the appeal for insufficient exterior openings to provide natural ventilation, because if the window were changed out to meet egress requirements, natural ventilation would be met. Jim Guilkey seconded the motion and the motion passed.

♦ The on-site committee for February 11th will be: Billy Cruz, Jim Guilkey, & Jerry Stanger.

Seeing no further business to be brought before the Board, Jim Guilkey motioned to adjourn the meeting at 2:39 p.m. Billy Cruz seconded the motion and the motion passed.

Jerry Stanger, Chair

Diana Hansen, Secretary

CONSENT AGENDA
January 14, 2009

HAZ2008-01587 @ 874 East South Temple Street
Council District 4

A. Appealed deficiency: The window in the bedroom of Unit #17 lacks adequate openable window area to provide natural ventilation. The room measures in two rectangles, 10 feet by 8 feet and 6 feet by 8 feet and contains 128 square feet of floor area. The ventilation requirement for the bedroom is 5.1 square feet. The owner has agreed to install a new window to meet emergency egress requirements; the opening would then provide 4.5 square feet of ventilation. **Findings: Staff recommends approval for inadequate natural ventilation provided a fully openable window is installed.**

Jim Guilkey motioned to approve staff recommendations. Billy Cruz seconded the motion and the motion passed.

B. Appealed deficiency: The headroom at the top of the stairway of Unit #17 is deficient in height. At the top of the stairway the headroom slopes due to the overhead roof structure. At the low side, the headroom measures 5 feet 5 inches and increases to 7 feet. The width of the opening is 36 inches making the headroom height at midpoint 6 feet 2½ inches. **Findings: Because it is structurally impractical to raise the headroom, staff recommends approval of the appeal provided the low headroom is posted with reflective tape.**

Susan Fleming motioned to approve staff recommendations. Bill Nighswonger seconded the motion and the motion passed.

C. Appealed deficiency: The winding treads of the stairway of Unit #17 are deficient in run. The stairway within the unit has 3 winding treads that measure 2 inches at the inside radius. Measuring at 12 inches from the inside radius the run is 10 inches. **Findings: Staff recommends approval of the appeal provided a code complying handrail is installed at the outside radius of the stairway.**

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

D. Appealed deficiency: The winding stairs of the common stairway leading to the 2nd floor units are deficient in run. The 3 winding stairs measure 7 inches at a point 12 inches from the narrow side. To reconstruct the stairway would require structural components of the building to be changed and the reconfiguration of units. A handrail has been provided at the exterior radius of the stairway. **Findings: Staff recommends approval of the appeal.**

David Brach motioned to approve staff recommendations. Bill Nighswonger seconded the motion and the motion passed.