

**Housing Advisory and Appeals Board
Staff Reports
September 12, 2018**

Exhibit A:

Consideration of Proposed Demolition and Housing Mitigation at 1316-1320 East Downington Avenue

(Case No. HAZ2018-02545; Downington Place, LLC) City Council District 7 – Amy Fowler

1. Address: 1316 East Downington Avenue. The structures to be demolished is 2 (two) 2 (two) family dwellings (for a total of 4 (four) dwelling units). The owner of the above property, Downington Place, LLC, has made application to Salt Lake City Building Services Division to demolish the structures and the proposed redevelopment of this site includes 3 (three) single-family attached dwelling units and will result in the net loss of 1 (one) dwelling unit. The property owner is proposing to mitigate the loss of one housing unit by calculating the difference between housing value and replacement cost.
2. Description of property and structure: The property is 0.28 acres in size. Both structures are currently unoccupied and uninhabitable. All of the exterior openings have been boarded to secure them against entry.
3. Description of area: The applicant is requesting a Zoning Map amendment from R-1/7000 to RMF-30 to accommodate the development of single-family attached housing. The surrounding area is primarily R-1/7000.
4. Probable effect of the proposed demolition: The demolition of the 2 (two) structures will affect Salt Lake City's housing stock by reducing the number of residential units by one.
5. Proposed housing mitigation option: Fee based on the difference between housing value and replacement cost.
6. Comments from the public on the impact of proposed demolition: 2 (two) in favor.

Exhibit B:

Request for Demolition and Consideration of Housing Mitigation at 166 West 800 South

(Case No. HAZ2018-02546; Jefferson Partners, LLC) City Council District 4 – Derek Kitchen

1. Address: 166 West 800 South. The structure to be demolished is a single-family dwelling. The owner of the above property, Jefferson Partners, LLC, has made application to Salt Lake City Building Services Division to demolish a structure that contains a single family residential dwelling unit and the proposed reuse of the property is to extend the abutting parking lot for the dealership. The property owner is proposing to mitigate the loss of one housing unit by calculating the difference between housing value and replacement cost.
2. Description of property and structure: The property is 0.0938 acres in size. It is currently unoccupied and uninhabitable. All of the exterior openings have been boarded to secure them against entry.
3. Description of area: The property is zoned D-2. This property is the only remaining residential use that remains on the entire block. The block area surrounding this parcel is all commercial and belongs to 1 (one) car dealership.
4. Probable effect of the proposed demolition: The demolition of the structure will affect Salt Lake City's housing stock by reducing the number of residential units by one.
5. Proposed housing mitigation option: Fee based on the difference between housing value and replacement cost.
6. Comments from the public on the impact of proposed demolition: 1 (one) in favor.