

PLANNING COMMISSION STAFF REPORT

Cannon Wards Parking Expansion Conditional Use PLNPCM2009-00734 1315 South 1200 West Street July 28, 2010



Planning Division
Department of Community
and Economic Development

Applicant: Troy Anderson

Staff: Katia Pace, 535-6354,
katia.pace@slcgov.com

Tax ID: 15-11-358-014

Current Zone: R-1/5,000

Master Plan Designation:
West Salt Lake Master Plan,
Low Density

Council District:
District 2, Van Turner

Community Council:
Glendale, Randy Sorensen

Lot Size: 10,890 square feet

Current Use: Single Family

**Applicable Land Use
Regulations:**

- 21A.54.080 Standards for Conditional Uses
- 21A.24.070 R-1/5,000 Single-Family Residential

Notification:

- Notice mailed 7/16/10
- Sign posted 7/16/10
- Posted to Planning Dept and Utah State Public Meeting websites 7/16/10

Attachments:

- A. Site Plan
- B. Department Review
- C. Photos
- D. Public Comments
- E. Housing Mitigation Report

Request

This is a request by Troy Anderson, architect for the LDS Church, for a conditional use to expand the parking lot for the Cannon 3 and 4 Wards. The applicant proposes to demolish a single family residence located at 1315 South 1200 West Street in order to expand the parking lot. The property is located in the R-1/5,000 (Single-Family Residential) zoning district.

Staff Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project meets the applicable standards and therefore recommends that the Planning Commission approve Petition PLNPCM2009-00734 with the following conditions:

1. That the interior parking lot and required perimeter setbacks and buffers will be landscaped according to the requirements found in Section 21A.48 Landscaping and Buffers.
2. That the Planning Commission accepts the Housing Mitigation Report.
3. To combine the lots with one legal description.
4. To obtain a demolition permit for the existing single-family dwelling.
5. Petition shall be subject to compliance with all department comments contained in Attachment C – Department Comments.

VICINITY MAP



Background

Project Description

This is a request for a conditional use to expand the parking lot for the Cannon 3 and 4 Wards. The applicant proposes to demolish a single family residence located at 1315 South 1200 West Street in order to expand the parking lot. The property is located in the R-1/5,000 (Single-Family Residential) zoning district.

In 2005 the LDS Church acquired this property with the specific objective of demolishing the existing house and adding approximately 20 additional parking spaces for the adjacent meetinghouse to the north.

The existing meetinghouse currently has 71 parking spaces. Over the years, the demographics of the surrounding neighborhood, community, and Salt Lake City have become more religiously diverse. As a result, there is less density of church membership within the immediate surrounding neighborhood requiring more parking to support the demand.

The lot size of the subject property is 10,890 square feet and the size of the principal structure is 875 square feet. The house is reported to be 108 years old, and is in a state of deterioration. This condition already existed before the applicant purchased the property. The house has been boarded-up for five years since the church purchased the property. It is not currently part of the housing stock in the area.

The zoning of surrounding properties is Single-Family Residential (R-1/5,000) and Single and Two Family Residential (R-2) north of California Avenue, and Neighborhood Commercial (CN) and Single-Family Residential (R-1/7,000) south of California Avenue. The house and the church are the only uses on the western half of the block. The property is a corner property. The house faces 1200 West, but the south side yard faces California Avenue, an arterial road with high traffic levels and other non-residential uses.

Housing Mitigation Ordinance

According to Section 18.97, Mitigation of Residential Housing Loss from Rezoning, of the Salt Lake City Code “any petition for a conditional use permit to authorize or expand vehicle parking in residential zones that includes within its boundaries residential dwelling units, may not be approved until a housing mitigation plan shall have been approved by the city.” Furthermore, “in the event of a conditional use permit, said report will be submitted to the City’s Planning Director. The report will be duly evaluated, considered and included in the decision regarding any conditional use permit.”

Housing Mitigation Report

The applicant submitted a Housing Mitigation Plan. After reviewing the applicant’s plan, the Planning Staff prepared a Housing Mitigation Report stating the factual basis for supporting the decision dealing with the housing mitigation component of this request. See Attachment E for a copy of the Housing Mitigation Report.

In the report the Planning Director determined that a fee of \$1,575.00 is required to mitigate the loss of the housing unit. If the Planning Commission approves this project and the Housing Mitigation fee, this fee will be deposited into the Salt Lake City Housing Trust Fund before the issuance of the necessary demolition permits.

Comments

Public Comments

On September 22, 2009, the Glendale Community Council passed a motion supporting the proposal to demolish the house and install parking by unanimous vote. A letter from the Glendale Community Council can be found in Attachment D.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment B. The Planning Division has not received comments from the applicable City Departments / Divisions that warrant denial of this request.

Analysis and Findings

Options

Denial of the petition will result in the property continuing to be a single-family residence. At the moment the house is considered by the Salt Lake County Assessor's to be a "Salvage Residence", so rehabilitation would be necessary before the property becomes livable again.

Findings

21A.54.080 - Specific Standards: A conditional use shall be approved unless the evidence presented shows that one (1) or more of the standards set forth in this subsection cannot be met. The Planning Commission may request additional information as may be reasonably needed to determine whether the standards of this subsection can be met.

1. Master Plan and Zoning Ordinance Compliance: The proposed conditional use shall be:

- a. Consistent with any policy set forth in the City-Wide, Community, and Small Area Master Plan and future land use map applicable to the site where the conditional use will be located, and

Finding: The West Salt Lake Community Master Plan, 1995, is silent regarding the location of institutions. At the same time that the plan encourages California Avenue to reverse the decline of neighborhood commercial, it also recognizes this area as a potential redevelopment area for housing.

According to the Salt Lake City Community Housing Plan, adopted in 2000, "the City Council supports policies and programs that preserve or replace the City's housing stock, including the requirement of, at a minimum, a unit-for-unit replacement or a monetary contribution by developers to the City's Housing Trust Fund in lieu of replacement." Since the proposed expansion involves the demolition of a housing unit, a Housing Mitigation Fee will be required; this fee will go in the City's Housing Trust Fund to be used towards new housing units in the City. The applicant is willing to donate to the City's Housing Trust Fund.

- b. Allowed by the zone where the conditional use will be located or by another applicable provision of this title.

Finding: A Place of Worship, less than 4 acres, is an institutional land use that is a conditional use in the R-1/5,000 zoning district. Since the land use is changing from residential to an addendum to an institutional use, the Planning Staff finds that this change is consistent with the Salt Lake City's Zoning Ordinance.

2. Use Compatibility: The proposed conditional use shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the Planning Commission shall consider:

- a. Whether the street or other means of access to the site where the proposed conditional use will be located will provide access to the site without materially degrading the service level on such street or any adjacent street;

Finding: The existing driveway approaches are located north and south of the meetinghouse on 1200 West. The proposal is to expand the south parking lot and no additional driveway approach is requested. No substantial change in the number of patrons attending the meetinghouse is expected.

- b. Whether the type of use and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use, based on:
- i. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets;
 - ii. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the proposed use which will adversely impact the reasonable use of adjacent property;
 - iii. Hours of peak traffic to the proposed use and whether such traffic will unreasonably impair the use and enjoyment of adjacent property; and
 - iv. Hours of operation of the proposed use as compared with the hours of activity/operation of other nearby uses and whether the use, during hours of operation, will be likely to create noise, light, or other nuisances that unreasonably impair the use and enjoyment of adjacent property;

Finding:

- Both existing driveway approaches are located on 1200 West which is a residential local class roadway.
 - The hours of operation will remain the same, Sunday's services in the morning and afternoon and other activities sporadically during the week. Activities during the week will generate less traffic and require less parking than Sunday activities.
 - The parking is currently lit by street light poles and by wall mounted lights on the sides of the building. No additional lighting is being proposed.
 - This request will not increase traffic on the site. The additional parking will alleviate on-street parking that currently burdens the neighbors.
- c. Whether the internal circulation system of any development associated with the proposed use will be designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;

Finding: Planning staff has considered the above factors and has determined that the proposed conditional use will be compatible with the character of the area where the use will be located.

- d. Whether existing or proposed utility and public services will be adequate to support the proposed use at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources;

Finding: As part of the demolition of the existing home, the water lateral will need to be capped at the main and water meter removed, the sewer lateral will need to be cut, capped, and blocked at the property line.

- e. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed use; and

Finding: According to Section 21A.48 Landscaping and Buffers, the applicant will be required to provide the following:

1. Approximately 30 feet of landscaped front yard setback.
 2. Ten feet of landscaped corner side yard. The applicant proposes to create a 4 foot high hedge wall to shield the parking lot from California Avenue.
 3. Seven foot landscaped rear yard. The applicant proposes a chain link fence with vinyl slats along the rear yard; this fence is a continuation of the existing fence between the residential abutting land uses.
- f. Whether detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed is likely to occur based on an inventory of uses within one-quarter (1/4) mile of the exterior boundary of the subject property.

Finding: No detrimental concentration of similar uses was found.

3. Design Compatibility: The proposed conditional use shall be compatible with the character of the area where the use will be located with respect to:

- a. Site design and location of parking lots, access ways, and delivery areas;

Finding: This is an existing parking lot that will be expanded. The access ways will remain the same, and there are no proposed delivery areas.

- b. Whether the proposed use, or development associated with the use, will result in loss of privacy, objectionable views of large parking or storage areas; or views or sounds of loading and unloading areas; and

Finding: Planning staff does not anticipate a change that would impact the adjacent properties. A four foot high hedge will be placed on the corner side yard where the parking lot faces California Avenue. Additional landscaping is proposed along 1200 West and along the east boundary line between the residential properties abutting this property.

- c. Intensity, size, and scale of development associated with the use as compared to development and uses in the surrounding area.

Finding: The expansion of the parking lot will not detract from the current development pattern of the surrounding neighborhood. The land use is compatible with other non-residential uses along California Avenue.

- d. If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed-used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in Chapter 21A.59 of this title.

Finding: The request does not include new construction or modification of the structure.

4. **Detriment to Persons or Property:** The proposed conditional use shall not, under the circumstances of the particular case and any conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The proposed use shall:
 - a. Not emit any known pollutant into the ground or air that will detrimentally affect the subject property or any adjacent property;
 - b. Not encroach on any river or stream, or direct runoff into a river or stream;
 - c. Not introduce any hazard or potential for damage to an adjacent property that cannot be mitigated;
 - d. Be consistent with the type of existing uses surrounding the subject property; and
 - e. Improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.

Finding: Planning staff finds that the proposed conditional use will not be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures.

5. **Compliance with Other Applicable Regulations:** The proposed conditional use and any associated development shall comply with any other applicable code or ordinance requirement.

Finding: Approval of the requested conditional use amendment will be subject to meeting all applicable City ordinances including:

1. A subdivision amendment consolidating the two existing parcels into one lot according to Section 21A.24.070.G of the SLC Zoning Ordinance.
2. To obtain a demolition permit the applicant will be required to get approval from the Housing Advisory and Appeals Board.
3. Since this proposal requires the demolition of a residential housing unit, the applicant will be required to follow the regulations of the Mitigation of Residential Housing Loss Ordinance (Section 18.97 of the Salt Lake City Code.)

Final plans will be reviewed during the building permit process for compliance with all applicable City codes and ordinances. Subject to the recommendations contained within this staff report, staff finds the application is generally in compliance with all other applicable regulations.

Attachment A Site Plan

STAMP

PARKING LOT ADDITION
CANNON 3,4 WARDS
1325 S. 1200 W.
SALT LAKE CITY, UTAH

PROJECT FOR
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

PROJECT NAME
CANNON 3,4 WARDS
BUILDING #

PROJECT ADDRESS
1325 S. 1200 W.
SALT LAKE CITY, UTAH

MARK	DATE	REVISION

PROPERTY NUMBER
506-6840

DATE
JUNE 2009

SHEET TITLE

SITE LAYOUT PLAN

SHEET NO.

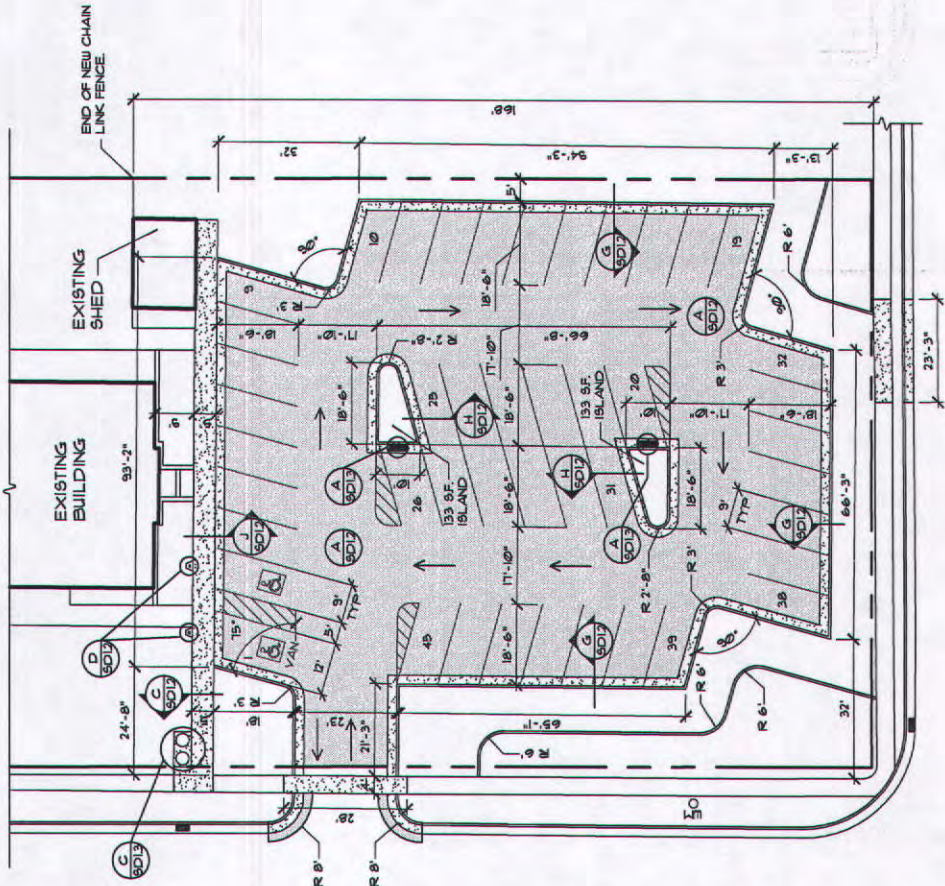
SD1.2

SITE LAYOUT LEGEND

- AREA TO RECEIVE ASPHALT PAVEMENT. SEE A/SD12.
- NEW CONCRETE FLATWORK. SEE C/SD12.
- NEW CONCRETE CURBS AND GUTTER.
- PARKING CIRCULATION DIRECTION
- NEW CONCRETE HOUSTRIIP. SEE B/SD12

SITE LAYOUT NOTES

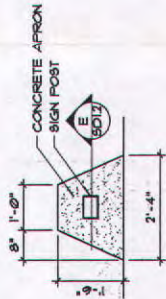
1. PRE DEVELOPMENT PARKING AREA = 6197 SF
ADDITIONAL PARKING TO BE ADDED = 17173 SF
TOTAL PROPOSED PARKING LOT SIZE = 142620 SF.
2. 22 EXISTING PARKING STALLS (2 H.C.)
49 PROPOSED PARKING STALLS (2 H.C.) AFTER EXPANSION
3. PARKING LOT IS DESIGNED AT A 15° ANGLE
4. 16'-0" 1/4" (FIELD VERIFY) OF NEW 6'-0" HIGH CHAIN LINK FENCE WITH 99% VISUAL PRIVACY SECURITY SLATS TO BE INSTALLED AT EAST PROPERTY LINE. SEE F/SD12.
5. 1200 WEST AND CALIFORNIA AVE. HAVE A 65'-0" ROWL.



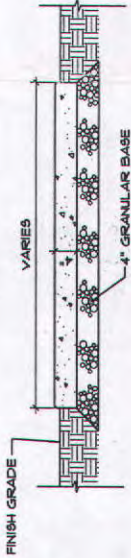
CALIFORNIA AVE.



SITE LAYOUT PLAN
SCALE: 1" = 20' - 0"

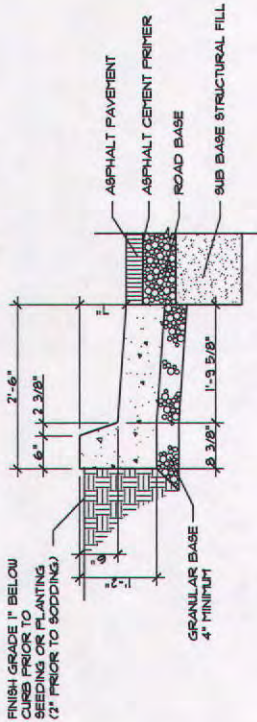


ON-SITE SIDEWALK DETAIL
SCALE: 3/4" = 1'-0"



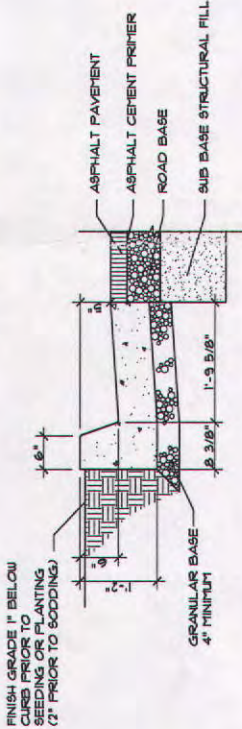
ON-SITE CURB AND GUTTER SECTION
SCALE: 3/4" = 1'-0"

FOR USE • PARKING LOTS WHERE WATER DRAINS AWAY FROM CURB



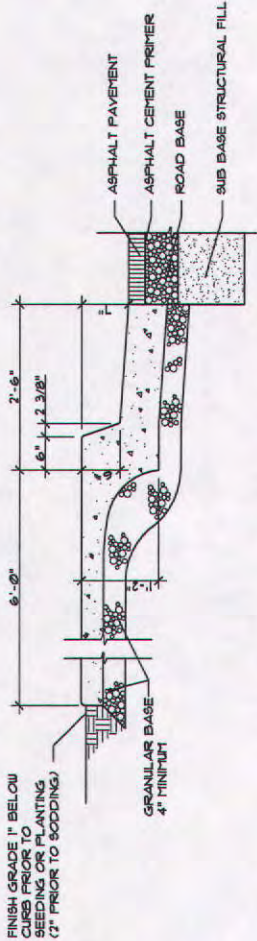
ON-SITE CURB AND GUTTER SECTION
SCALE: 3/4" = 1'-0"

FOR USE • PARKING LOTS WHERE WATER DRAINS TOWARD CURB



ON-SITE CURB AND GUTTER SECTION
SCALE: 3/4" = 1'-0"

FOR USE • PARKING LOTS WHERE WATER DRAINS AWAY FROM CURB



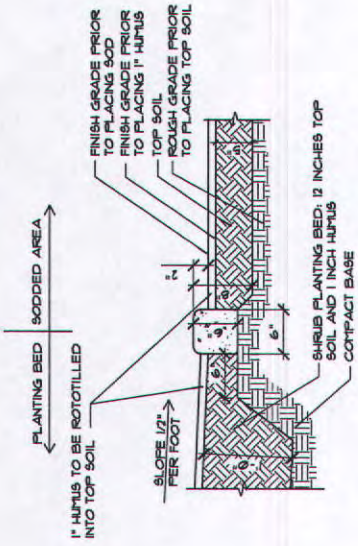
COMBINATION ON-SITE SIDEWALK, CURB AND GUTTER SECTION
SCALE: 3/4" = 1'-0"

CHAIN LINK FENCE AND CONCRETE HOUSTRIIP SECTION
SCALE: 1" = 1'-0"

H.C. SIGN DETAIL
SCALE: 3/4" = 1'-0"

H.C. SIGN BASE PLAN
SCALE: 1/2" = 1'-0"

CHAIN LINK FENCE AND CONCRETE HOUSTRIIP SECTION
SCALE: 1" = 1'-0"

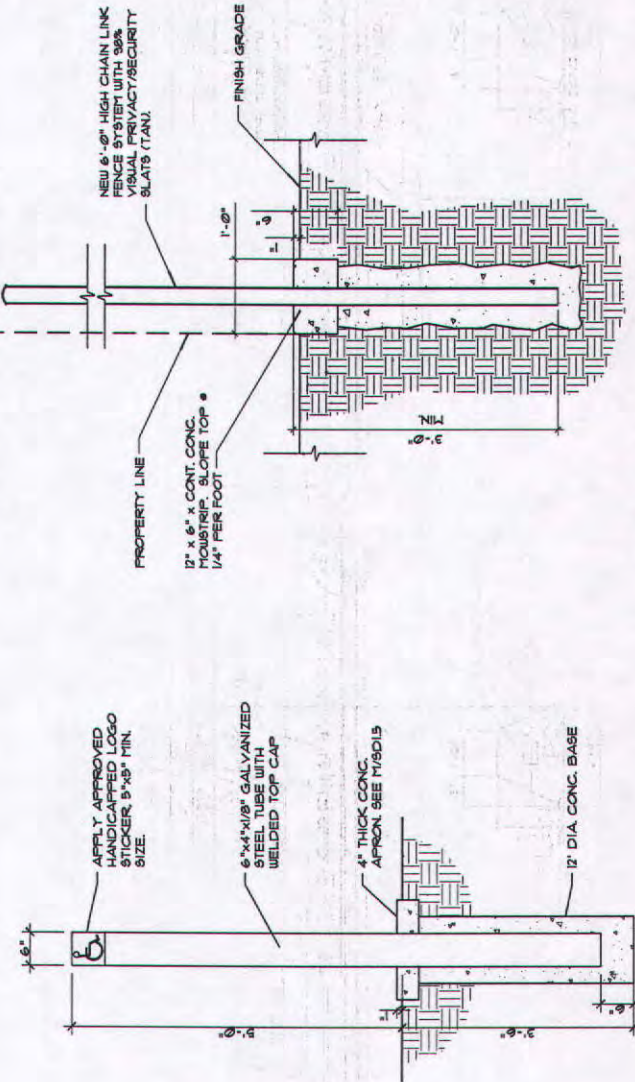


ASPHALT PAVEMENT AND SUB-SURFACE PREP.
SCALE: 1" = 1'-0"

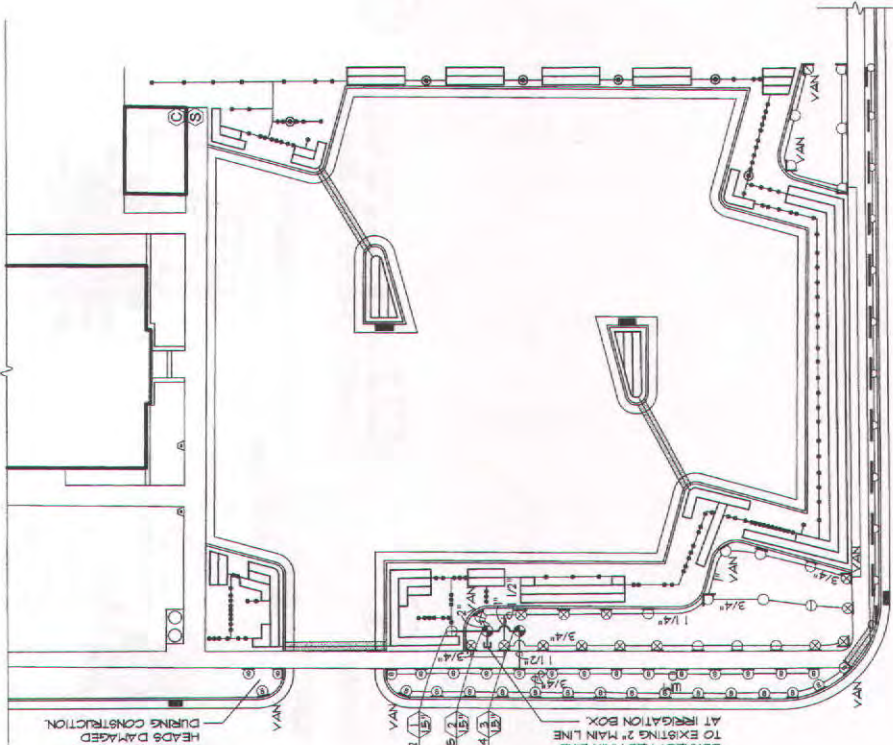
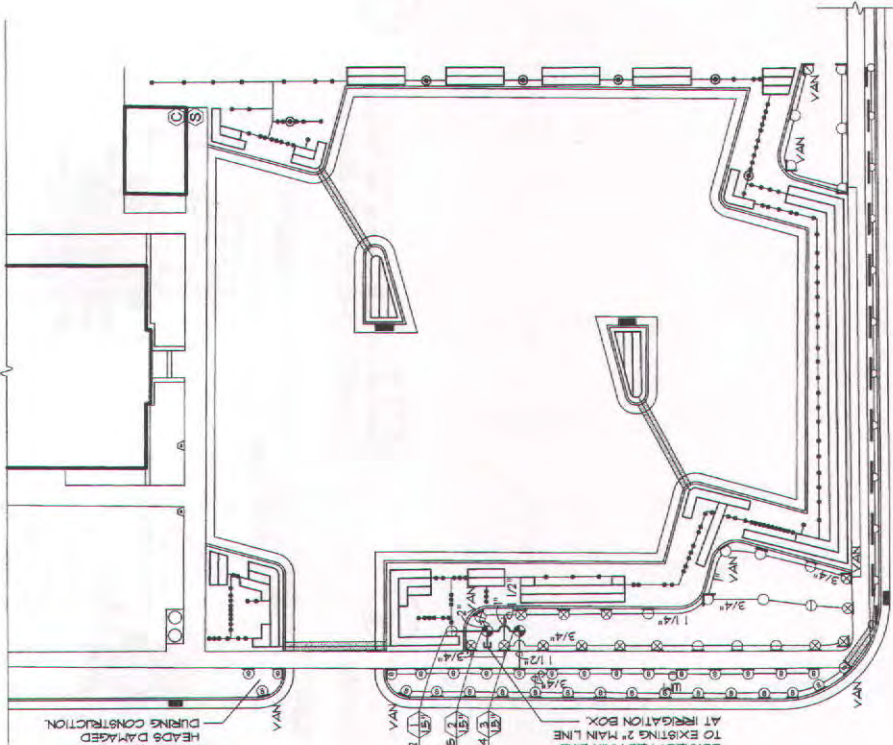
1200 WEST

SHRUB PLANTING AREA
SCALE: 1" = 1'-0"

NEIGHBORS PROPERTY CHURCH PROPERTY



CHAIN LINK FENCE AND CONCRETE HOUSTRIIP SECTION
SCALE: 1" = 1'-0"



PLANT LEGEND

TOP DRESS ALL SHRUB AREAS WITH 4" DEEP OF 1/2" (WASHED) SOUTHWEST ROCK MULCH. COVER PROPOSED PLANTINGS WITH 2" DEEP OF 1/2" (WASHED) SOUTHWEST ROCK MULCH. PLANTINGS AFTER PRE-EMERGENT HAS BEEN APPLIED.

1. 90D AREAS SHALL BE KENTUCKY BLUEGRASS MIX.
2. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. PLANT QUANTITIES ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE PLANT TOTALS MATCH THE NUMBER OF SYMBOLS SHOWN ON THE PLANTING PLAN.
4. TURF GRASSES WILL BE LESS THAN 50% OF AREA.
5. ROCK AND GRAVEL WILL BE 1 1/2" DIAMETER.
6. A FOUR INCH LAYER OF GRAVEL MULCH WILL BE APPLIED TO ALL PLANTING BEDS.
7. SOIL FREEP SHALL SCARIFY SOIL A MIN OF 6".
8. INSTALL ORGANIC MATERIAL ATTACHMENTS PER LANDSCAPE DESIGNER.

IRRIGATION NOTES:

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM AND 50 PSI MAXIMUM PRIOR TO CONSTRUCTION. CONFIRM STATIC PRESSURE AND SIZE OF P.O.C.
2. LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO CONSTRUCTION. COORDINATE ALL EXCAVATION WORK WITH GENERAL CONTRACTOR.
3. THIS PLAN IS DIAGNOSTIC. EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. PLACE VALVES IN SHURF BEDS WHERE POSSIBLE. LOCATE ALL VALVES NO MORE THAN 12" FROM CURB OR SIDEWALK FOR EASY ACCESS AND MAINTENANCE.
5. LOCATE SLEEVES UNDER ALL PAVED SURFACES WHERE LINES CROSS. SLEEVE SIZE SHALL BE 2 SIZES LARGER THAN THE LINE. EXTEND 6" BEYOND PAVED SURFACE ON EACH SIDE. INSTALL ONE EXTRA SLEEVE OF SAME SIZE FOR EVERY SLEEVE INSTALLED.

PLANTING AND IRRIGATION





3809 S. WEST TEMPLE
SUITE 1-A
SALT LAKE CITY, UT 84115
PH. 801-269-8063



18 June

PARKING LOT ADDITION
CANNON 3,4 WARDS
1325 S. 1200 W.
SALT LAKE CITY, UTAH

PROJECT FOR
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

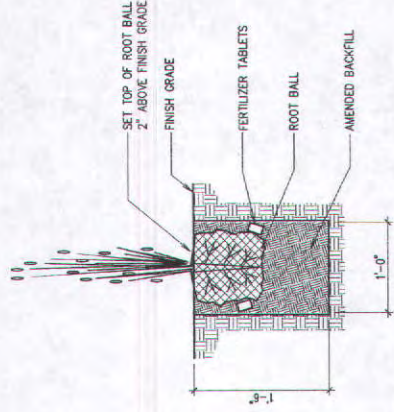
PROJECT NAME	CANNON 3/4 WARDS BUILDING #
PROJECT ADDRESS	1325 S. 1200 W. SALT LAKE CITY, UTAH

[illegible]

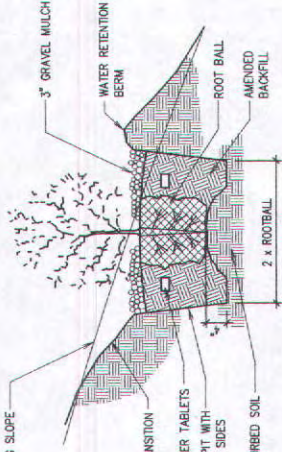
DATE JUNE 2009	SHEET TITLE
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PLANTING DETAILS

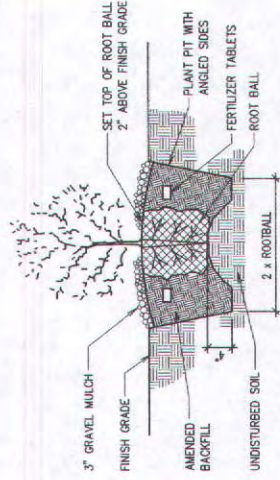
SHEET NO. L1.2



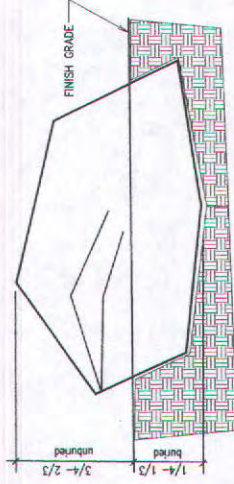
PERENNIAL PLANTING DETAIL
SCALE: 1/2" = 1'-0"



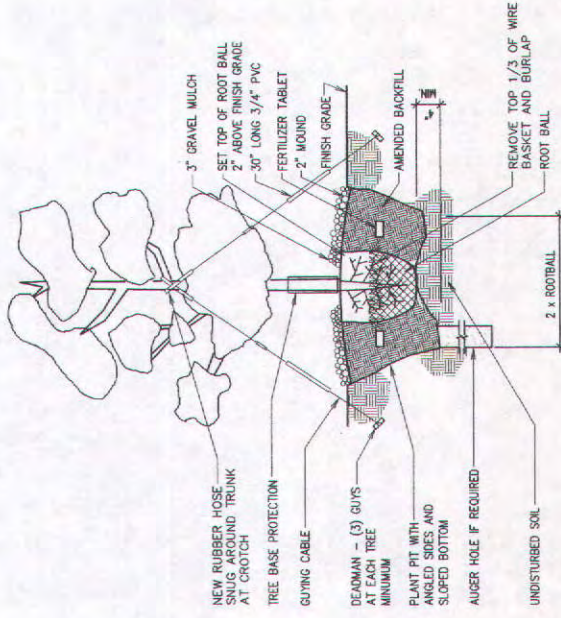
SLOPE PLANTING
SCALE: 1/2" = 1'-0"



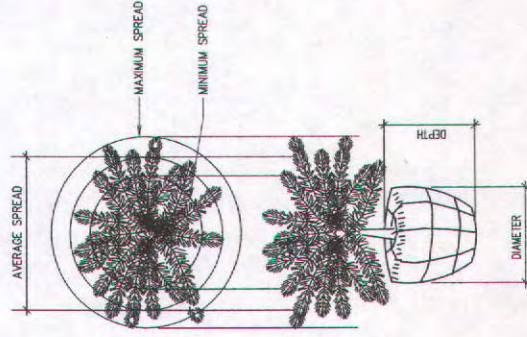
SHRUB PLANTING DETAIL



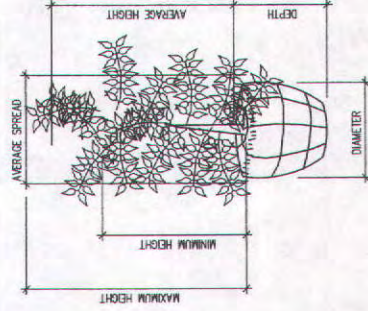
BOULDER PLACEMENT
DETAIL



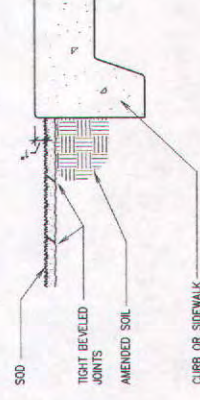
EVERGREEN AND LARGE
TREE GUYING



TYPICAL MEASUREMENT FOR
PROSTRATE TYPE PLANTS



TYPICAL MEASUREMENT
FOR BROAD UPRIGHT TYPE



SOD INSTALLATION

[illegible]

DATE JUNE 2009	SHEET TITLE
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PLANTING DETAILS

SHEET NO. L1.2

Attachment B Department Review

SALT LAKE CITY BUILDING SERVICES

Preliminary Zoning Review

Log Number: PLNPCM2009-00734

Date: July 20, 2009

Project Name: Expand church parking lot

Project Address: 1315 South 1200 West

Contact Person: Kevin LoPiccolo
Phone Number: (801) 535-6260

Fax Number: (801) 535-6003
E-mail Address:

Zoning District: R1-5,000

Reviewer: Alan Hardman Phone: (801) 535-7742

Comments

1. Conditional Use petition PLNPCM2009-00734 must be approved. The conditional use approval must consider: 1) the front and corner side yard average setbacks for the block faces, 2) parking in front of a building per table 21A.44.050, and 3) sight-proof fencing along the east property line.
2. A subdivision petition consolidating the two existing lots into one tax parcel must be approved by the Planning Division per 21A.24.070.G, since the combined lots exceed 7,500 square feet.
3. Transportation Division approval required for all parking and traffic-related issues.
4. Engineering Division approval required for all public way improvements and any replacement of defective concrete.
5. Public Utilities approval required.
6. Fire Department approval required.
7. Provide a Landscape Plan meeting the landscape requirements per 21A.48 for: 1) park strip landscaping, 2) interior parking lot landscaping, 3) landscape buffers, and 4) perimeter parking lot landscaping.
8. Obtain a separate demolition permit for the existing single-family dwelling, which must include HAAB approval.

LoPiccolo, Kevin

From: Walsh, Barry
Sent: Wednesday, July 01, 2009 5:42 PM
To: LoPiccolo, Kevin
Cc: Young, Kevin; Smith, Craig; Itchon, Edward; Stewart, Brad; Butcher, Larry
Subject: Pet PLNPCM2009-00734

Categories: Other

July 1, 2009

Kevin LoPiccolo, Planning

Re: Petition PLMPCM2009-00734 Conditional Use request to expand church parking lot in the R-1-500 zone and demo existing residence at 1315 South 1200 West.

The division of transportation review comments and recommendations area s follows:

1200 West is a residential local class roadway with the Church parcel frontage from 1300 South to California Avenue on the east side of the roadway.

California Avenue is a minor arterial class roadway fronting the existing residential lot conversion to church property parking lot.

Per our DRT review 2/26/2009, The residential lot needs to be combined with the Church lot at 1301 South to comply with onsite parking etc. Provide full site parking calculations for required and provided parking, note ADA stalls and the 5% bike parking provisions. Review with zoning for setbacks, buffers, and interior parking lot landscaping etc. The site plan submitted needs to be revised for current city design standard details in compliance with APWA standards. The sidewalk is shown on the site plan as 5 feet wide and on the detail as 6 feet wide. An ADA ramp is needed to provide access from the ADA stalls to the sidewalk. Final plan review and revision are required.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Ted Itchon, Fire
Brad Stewart, Public Utilities
Larry Butcher, Permits
File

LoPiccolo, Kevin

From: Stoker, Justin
Sent: Thursday, July 02, 2009 8:53 AM
To: LoPiccolo, Kevin
Cc: Garcia, Peggy
Subject: PLNPCM2009-00734 Conditional Use to expand parking lot of LDS Church located at 1315 S 1200 W

Categories: Other

We have reviewed the proposal and offer the following comments: As part of the demolition of the existing home, located on the parcel, the utility connections will need to be capped per SLCPU standards. The water lateral will need to be capped at the main and water meter removed and the sewer lateral will need to be cut, capped, and blocked at the property line. Proper demolition and improvement plans will need to be submitted and permitted by this department prior to demolition.

Justin D. Stoker, PE, LEED® AP
Salt Lake City Public Utilities
1530 S. West Temple, SLC, UT 84115
ph. (801) 483-6786 - justin.stoker@slcgov.com



Please consider the environment before printing this e-mail

LoPiccolo, Kevin

From: Isbell, Randy
Sent: Wednesday, July 08, 2009 4:48 PM
To: LoPiccolo, Kevin
Subject: PLNPCM2009-00734

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Other

Kevin,

Housing and Zoning Enforcement currently does not have enforcement at 1315 South 1200 West and has no future concerns for the proposed parking lot.

If the Conditional Use request is approved, the request for demolition will be forwarded to the Housing Advisory and Appeals Board for their decision.

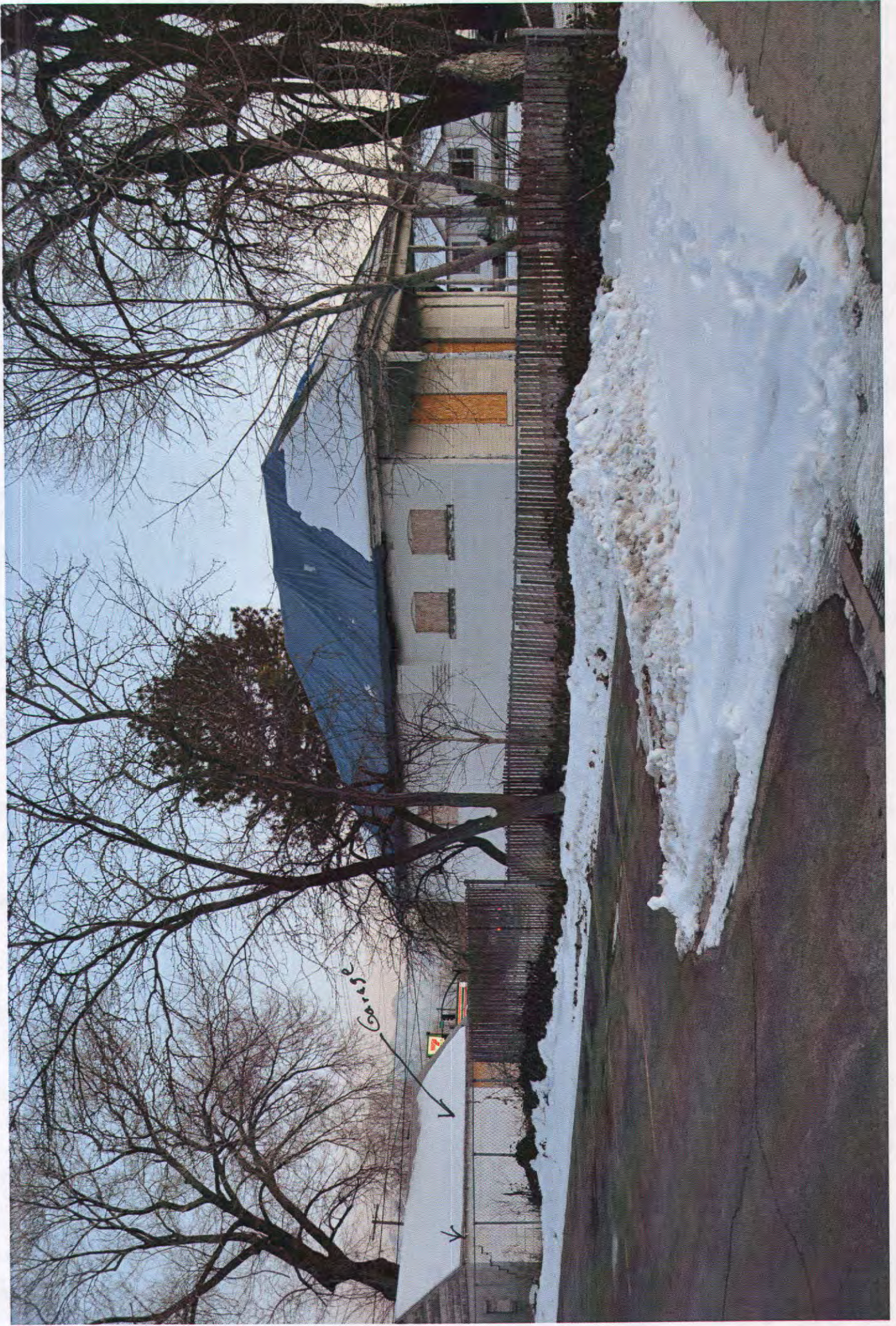
If there are any questions please call.

Thanks,

Randy Isbell, Housing/Zoning Specialist
Building Services Division
Salt Lake City Corporation
Ph. (801) 535-6042
Fx. (801) 535-6131

Attachment C Photos

North - Adjacent Church Parking



East



South



Front Elev



Garage



Church - North of Home



Attachment D Public Comments

Glendale Community Council

Randy Sorensen	Jay Ingleby
Chairman	First-Vice Chair
Ross Andra	Marlene Little
Second-Vice Chair	Secretary

September 22, 2009

To whom it may concern:

This letter is to inform anyone that on September 16th Mr. Troy Anderson and Robert Marshall attended our Community Council Meeting, for the purpose of obtaining our recommendation to remove a house on the corner of California Avenue and 1200 West to facilitate an expansion of the Cannon 3rd ward parking lot.

The project was discussed with the residents of the neighborhood who were very pleased that this project was finally going to be done.

The council put the project to a vote to approve with the vote tally being twenty seven for none against.

We look forward to this project coming to our community as we think it will be a major improvement.

If anyone has any questions regarding this letter they can contact
The following:

Randy Sorensen Chairman Phone: 973-6652
Jay Ingleby First Vice Chair Phone: 581-6626 (day #)

Thank You

Attachment E Housing Mitigation Report

HOUSING LOSS MITIGATION REPORT TO THE PLANNING COMMISSION

Cannon Wards Parking Housing Mitigation Report Case #PLNPCM2009-00734



Department of Community
and Economic Development

Background

This is a request by Troy Anderson, architect for the LDS Church, for a conditional use to expand the parking lot for the Cannon 3 and 4 Wards. Specifically, the applicant proposes to demolish a single family residence located at 1315 South 1200 West Street in order to expand the parking lot. The property is located in the R-1/5,000 (Single-Family Residential) zoning district.

In 2005 the LDS Church acquired this property with the specific objective of demolishing the existing house and adding approximately 20 additional parking spaces for the adjacent church meetinghouse to the north. The existing meetinghouse currently has 71 parking spaces. Over the years, the demographics of the surrounding neighborhood, community, and Salt Lake City has become more religiously diverse. As a result, there is less density of church membership within the immediate surrounding neighborhood requiring more parking to support the demand.

On September 22, 2009, the Glendale Community Council passed a motion supporting the proposal to demolish the house and install parking by unanimous vote.

The lot size of this property is 10,890 square feet and the size of the principal structure is 875 square feet. The house is reported to be 108 years old and was in a state of deterioration and aged obsolescence needing repairs and refurbishment when purchased. The Salt Lake County tax records show the appraised value for the house to be \$45,600.00.

Robert Marshall, an architect selected by the applicant, has estimated the replacement cost for this type of home to be approximately \$77,000.00 or \$88.00 per square foot (see Attachment C). The Salt Lake City's Building Service Division uses a low estimate cost for single family houses located in Salt Lake City to be \$98.95 per square foot.

Analysis

Impacts on the Residential Character of the Area

The zoning of surrounding properties is Single-Family Residential (R-1/5,000) and Neighborhood Commercial (CN) across the street. The property faces 1200 West, but the south side yard faces California Avenue, an arterial road with high traffic levels and other non-residential uses.

Existing Housing

This property is in a state of deterioration. This condition already existed before the applicant purchased the properties. The house has been boarded-up for five years since the church purchased the property. It is not currently part of the housing stock in the area.

Housing Policy Plan

According to the Salt Lake City Community Housing Plan, adopted in 2000, “the City Council supports policies and programs that preserve or replace the City’s housing stock, including the requirement of, at a minimum, a unit-for-unit replacement or a monetary contribution by developers to the City’s Housing Trust Fund in lieu of replacement.”

Housing Mitigation Ordinance

According to Section 18.97, Mitigation of Residential Housing Loss from Rezoning, of the Salt Lake City Code “any petition for a conditional use permit to authorize or expand vehicle parking in residential zones that includes within its boundaries residential dwelling units, may not be approved until a housing mitigation plan shall have been approved by the city.” Furthermore, “in the event of a conditional use permit, said report will be submitted to the City’s Planning Director. The report will be duly evaluated, considered and included in the decision regarding any conditional use permit.” Since this proposal requires the demolition of a residential housing unit, the applicant is required to follow the regulations of the Mitigation of Residential Housing Loss Ordinance (Section 18.97 of the Salt Lake City Code.)

Housing Mitigation Loss Option

The Mitigation of Residential Housing Loss Ordinance outlines three options for mitigating residential loss. These options are as follows:

- A. Replacement Housing.
- B. Fee based on difference between housing value and replacement costs.
- C. Enhanced value, where deteriorated housing exists, not caused by deliberate indifference of land owner.

The applicant submitted a Housing Mitigation Plan (see Attachment A). In the plan the applicant requested to pay the Flat Fee Mitigation Payment due to the state of deterioration of the structure. Since conditions for a Flat Fee Mitigation Payment were not present in this situation, the City has allowed the applicant to request the value of the fee to be calculated according to Option C as explained above. Subsequently, another Housing Mitigation Plan was submitted by the applicant (see Attachment B). The calculation used in this report is different from the method used by the applicant.

Housing Mitigation Fee – Option C

The following is an explanation on how the Housing Mitigation Fee was calculated using Option C where the housing requested to be demolished is deteriorated.

Enhanced Value

The enhanced value was calculated by averaging the value per square feet of the principal building for four properties in the neighborhood that were recently sold. The list of these properties was provided by the applicant. Planning used the values from the Salt Lake County Assessor's Office for the value of the buildings (see Attachment D). These buildings are single family residential units, without a basement, and similar in square footage as the subject property. They are also located in the same neighborhood as the subject property. **The enhanced value is equal to \$91.67 per square feet.**

Address	Land Square Footage	Land Value	Building Square Footage	Building Value	Building Value Per Square Footage
821 S. Emery	8,712	\$56,300	976	\$83,400	\$85.45
1325 W. 1300 S.	8,276.4	\$53,200	902	\$77,500	\$85.92
1101 S. Emery St.	6,098.4	\$46,200	874	\$83,200	\$95.19
1142 S. Redwood Rd.	7,840.8	\$51,800	800	\$80,100	\$100.12
Average Building Value Per Square Footage					\$91.67

Replacement Cost

The replacement cost was calculated by averaging the cost for a single family house per square footage that the applicant has provided which is \$88.00, and the cost the Building Services Division uses which is \$98.95. **The replacement cost is equal to \$93.47 per square feet.**

Housing Mitigation Fee

The housing mitigation fee was prepared by calculating the difference between the enhanced value of the housing unit planned to be demolished and the replacement cost of building a new unit of similar square footage excluding land values. **The housing mitigation fee is equal to \$1,575.00.**

Address	Building Square Footage	Replacement Cost Per Square Feet	Replacement Cost	Enhanced Value Per Square Feet	Enhanced Value	Difference
1315 South 1200 West	875	\$93.47	\$81,786.25	\$91.67	\$80,211.25	\$1,575.00

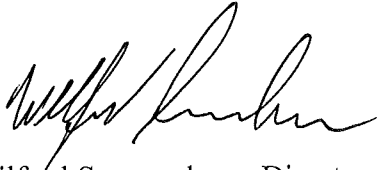
Findings

- The house at 1315 South 1200 West is reported to be 108 years old and is in a state of deterioration and aged obsolescence.
- This condition already existed before the applicant purchased the properties.
- The house has been boarded-up for five years since the applicant purchased the property. It is not currently part of the housing stock in the area.
- The property faces 1200 West, but the south side yard faces California Avenue, which is an arterial road with high traffic level and other non-residential uses face the street.
- On September 22, 2009, the Glendale Community Council passed a motion supporting the proposal to demolish the house and install parking by unanimous vote.

Determination Of Mitigation

The Planning Director has determined a fee of \$1,575.00 is required to mitigate the loss of housing due to the request for a conditional use that includes a demolition of a residential unit. The fee shall be deposited into the Salt Lake City Housing Trust Fund prior to the issuance of the necessary demolition permits.

The Planning Director recommends that the Planning Commission accept this fee as appropriate mitigation for the proposed loss of housing.

A handwritten signature in black ink, appearing to read 'Wilford Sommerkorn', written in a cursive style.

Wilford Sommerkorn, Director
Planning Division

July 16, 2010

Attachment A
Applicant's Housing Mitigation Plan #1

**CORPORATION OF THE PRESIDING BISHOP OF
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

Housing Impact Statement
Housing Mitigation Plan

1315 South 1200 West
Salt Lake City, Utah
January 13, 2010

Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints (the "Church" or the "applicant") submits this memorandum related to the creation of a housing impact statement and housing mitigation plan related to the demolition of a house located at 1315 South 1200 West, Salt Lake City, Utah.

Background: In 2005 a rare opportunity became available to acquire property for a parking lot expansion at this chapel. In discussions with city officials, the Church understood a possible code modification was in process to help facilitate city approval for additional parking lot expansions for institutions when health and safety issues were involved. The Church also determined, from its research, the community council would support its application. With a very short window of opportunity to acquire the property, the Church moved ahead with the purchase. The Church deferred making application for its proposal pending a code modification. Subsequently, the code was not modified and the city has advised the Church to move forward with its application. The property was acquired with the specific objective of demolishing the existing aged house and developing approximately 20 additional parking spaces. The existing church meetinghouse is serviced with only 71 parking spaces which is approximately 100 spaces below the Church's standard parking requirement. Over the years, the demographics of the surrounding neighborhood, community, and Salt Lake City have become more religiously diverse. As a result, there is less density of church membership within the immediate surrounding neighborhood requiring more parking to support the demand. Currently many church patrons park on the street, which contributes toward neighborhood complaints including both neighbor and patron safety. These issues are exacerbated in the winter due to snow and ice issues and impact police, fire and public works departments.

The lack of available, safe, and convenient parking substantially burdens Church members and their guests who desire to worship and participate in activities at the Meetinghouse. That is especially true because many in the community are elderly, have special needs, or have families with young children. The additional parking is necessary to enable people within the community to worship and to participate in activities conducted at the Meetinghouse.

The following information is presented in bullet format to assist you with the pertinent facts for the Housing Mitigation Plan:

- The Church is requesting approval to demolish the house located at 1315 South 1200 West (the house fronts California Avenue). If approved, the Church will seek conditional use permit approval providing for development of approximately 20 parking spaces including attractive landscaping and screening. The lot is .25 acres and the home is approximately 875 Sq Ft.
- The house is reported to be 108 years old and was in a state of deterioration and aged obsolescence needing repairs and refurbishment when purchased. Particularly, the roof and siding were in need of repair and the garage is structurally impaired and ought to be demolished for safety issues. See attached pictures.

- This neighborhood is composed primarily of older single family homes with limited commercial development scattered along California Avenue. California Avenue is a busy arterial street generating considerable traffic and noise. Access, noise and safety issues associated with California Avenue impact the desirability, value and utility of homes fronting this street.
- On September 22, 2009, the Glendale Community Council by unanimous vote approved the Church's proposal to demolish the house and install parking. Mr. Troy Anderson and Robert Marshall reviewed the Church's proposal before members of the Community Council. Residents of the neighborhood were pleased the application for approval was moving forward. Their perspective is the house is a detriment to the neighborhood.
- During the meeting with the Glendale Community Council, it was reported that over 80 vacant residential units existed in this district of the city. Some of these vacant residential units have been vacant for years. Furthermore, it was reported that the house had been tagged 21 times (cost to the city for clean-up, \$693.00+ dollars). The Church has been required to board the house due to frequent vandalism and tagging. See attached pictures of other vacant homes near the subject property that have been tagged.
- There are few if any buyers or renters for these vacant residential units in the neighborhood. Housing units in this neighborhood are inexpensive, but based upon other considerations, residential properties are not active in this neighborhood and prices are declining.
- Tax records show the home has an appraised value of \$47,800.00. In 2008, the county showed the home value at \$58,500.00. Robert Marshall has estimated the replacement cost for this type of home would run approximately \$77,000.00 or \$88.00 per square foot. See his attached report and Salt Lake County tax records.
- In the Church's opinion, removal of this 1 home, when there are numerous vacant homes in the neighborhood, would have no adverse impact upon the residential character of this neighborhood. In fact, the Glendale Community Council believes demolition of this blighted house and development of the parking lot with attractive landscaping and screening would enhance the appearance of the immediate area. In addition, the Church's proposal, if approved, would generate jobs for the beleaguered construction sector of the economy.
- The Church acknowledges the home is in a deteriorated condition and needs refurbishment, but based upon the history of this property, from the Church's perspective, there is no logical reason to invest dollars in a deteriorated and obsolete home via age that was acquired for additional parking as explained in this report.
- The Church, its affiliated entities, and developers that have purchased property sold by the Church for residential housing, have constructed hundreds of homes within Salt Lake City that have added to the city's housing stock.

Mitigation for Loss of House. Inasmuch as the house is approximately 108 years old, is in a deteriorated condition, and would require considerable renovation or repairs to comply with current building, fire and health codes, the house has suffered from aged obsolescence shown on attached pictures. As such, the Church requests an exception from the requirement to provide replacement housing or to pay a fee based upon the difference between the housing value and the replacement cost. Inasmuch as the house is the subject of vandalism, the community unanimously desires the house to be removed, and the costs to renovate the house are excessive in light of the value of the home, the Church requests that it pay a flat rate of \$3,322.20 (subject to CPI adjustment with a 3% annual cap) as a housing mitigation fee related to the removal of the house.

Attachment B
Applicant's Housing Mitigation Plan #2



June 2, 2010

Lou Brown, REPM
LDS Church
50 E. West Temple St.
SLC, UT 84150

RE: Building Value of Home located at 1315 So. 1200 West, SLC, UT

Lou,

Per your request and based upon comparables provided herein, this letter is to address an approximate building value for the residential home referenced above. I have reviewed the property transaction records for homes located near or around the subject property. There have been some recent sales for both homes and vacant residential lots.

The Subject property is 824 sf, is located on a .25 acre lot, and was built in 1902.

The home comparables are less than 1,000 sf, located near the subject property and older than 1953:

Address	Sold Date	SF	Year built	Sale Price
821 Emery St.	April 2009	976	1902	\$138,000
1325 W. 1300 S.	December 2009	902	1950	\$138,000
1101 S. Emery St.	October 2009	874	1952	\$137,000
1142 S. Redwood Dr.	November 2009	800	1951	\$131,900

The following lots sales are also near the subject property and are similar in size to the subject:

Address	Sold Date	Acres	Sale Price
1596 W Warnock Ave	April 2010	.30	\$40,000
1046 W Pierpont Ave	May 2010	.26	\$35,000
162 S Jeremy St.	March 2010	.14	\$20,000

If you use an approximate average home sales value of \$135,000 and subtract an approximate lot value, using an average value of \$35,000, then the average market "building" value for these homes should equal approximately \$100,000. Based upon these comparables, it would appear the value of the subject home is likely greater than or equal to the home replacement value provided by architect Robert Marshall.

I conclude that based upon current market conditions, residential lot values are currently depressed because of the large number of vacant homes on the market. This condition then gives a higher value to the home as a percentage of the entire sales price.

I hope this valuation is helpful to you in establishing a housing mitigation fee with Salt Lake City.

Respectfully,

A handwritten signature in cursive script, reading "Kent Kohlase". The signature is written in dark ink and is positioned above the printed name.

Kent Kohlase, Vice President
Corporate Services

lots

MLS# 900886**Sold Price:** \$40,000**List Price:** \$48,999**Lease Price:** \$0**Address:** 1596 W WARNOCK AVE**City:** Salt Lake City, UT 84119**Quadrant:** SW**Status:** Sold**Price Per:****Coord:** 2500 S / 1596 W**Sold Date:** 04/13/2010**Property Tour:** Tour**Lot Num:****Plat/Subdivision:** CHESTERFIELD**Zoning:** Single-Family**Area:** Magna; Taylrsvl; WVC; SLC**Type:** Residential**Water:** Culinary Available; Stubbed**Utilities:** Sewer: Available; Sewer: Public;

Gas: Stubbed; Power: Stubbed; Sewer:

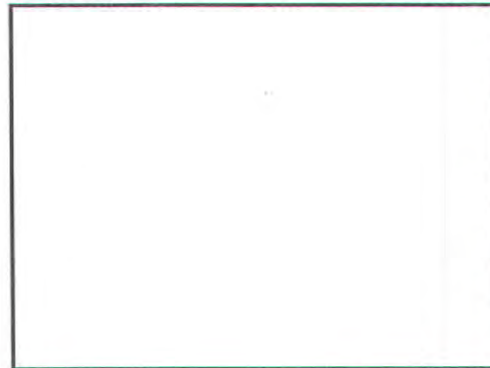
Stubbed

Connect Fees:**Driveway/Access:** Asphalt**CCRs:** No**Acres:** 0.30**Frontage Faces:** S**Frontage:****Side Dim:****Back Dim:****Tax ID:** 15-22-403-025**Taxes:** \$956**Land Use:** Mature Trees**Terms:** Cash; Conventional; Owner 2nd; Seller Finance; Seller Will Subordinate**Lot Facts:** Additional Land Available; Corner Lot; Equestrian Access; Fenced: Part; Secluded Yard; Terrain: Flat**Remarks:** *PRICE REDUCED* PRICED BELOW ALL COMPETITION! Can be subdivided into two .15 acre lots = \$24k per lot! Fully Developed! Great Investment lot, first home etc. Parks, baseball, trails, future trax loc close by. Will look at all offers. Add land available - adjacent lot.**Office/Agent:** Dulle- Noted Real Estate Services - 801-280-7445 / Amy Dalley - 801-979-7042**Agent Remarks:** [Click to View Agent Remarks]

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MLS# 880155**Sold Price:** \$0**List Price:** \$45,000**Lease Price:** \$0**Address:** 1020 W PIERPONT AVE S**City:** Salt Lake City, UT 84104**Quadrant:** SW**Status:** Under Contract**Price Per:****Coord:** 240 S / 1020 W**Sold Date:****Property Tour:** None**Lot Num:** 5**Plat/Subdivision:** KELSEY & GILLESPIE**Zoning:****Area:** Salt Lake City; Rose Park**Type:** Residential; Multi Housing**Water:** Culinary Available**Utilities:** Gas: Available; Power: Available;

Sewer: Available; Sewer: Public

Connect Fees:**Driveway/Access:****CCRs:** No**Acres:** 0.26**Frontage Faces:** S**Frontage:** 0**Side Dim:** 0**Back Dim:** 0**Tax ID:** 15-02-179-010**Taxes:** \$132**Land Use:****Terms:****Lot Facts:** Curb & Gutter; Sidewalks; Terrain: Flat**Remarks:** Includes 1046 Pierpont Ave, MLS #880178-an additional .11 acres for a total of .26 acres!! Both lots for the listed price-an incredible deal! Close to downtown, shopping, freeways, etc. Don't let this opportunity pass-by.**Office/Agent:** Thornton Walker Inc - 801-278-7400 / David Madsen - 801-916-6366

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Wasatch Front Regional MLS - Medium Report - Land

MLS# 880178

Sold Price: \$35,000

List Price: \$45,000

Lease Price: \$0

Address: 1046 W PIERPONT AVE S

City: Salt Lake City, UT 84104

Quadrant: SW

Status: Sold

Price Per:

Sold Date: 05/03/2010

Property Tour: None

Lot Num: 9

Plat/Subdivision:

Zoning:

Area: Salt Lake City; Rose Park

Type: Residential; Multi Housing

Water: Culinary Available

Utilities: Gas: Available; Power: Available;
Sewer: Available; Sewer: Public

Connect Fees:

Driveway/Access:

CCRs: No

Coord: 240 S / 1046 W

Acres: 0.26

Frontage Faces: S

Frontage: 0

Side Dim: 0

Back Dim: 0

Tax ID: 15-02-179-009

Taxes: \$1

Land Use:

Terms:

Lot Facts: Corner Lot; Curb & Gutter; Sidewalks; Terrain: Flat

Remarks: Includes 1020 Pierpont Ave, MLS #880155-an additional .15 acres for a total of .26 acres!! Both lots for the listed price-an incredible deal! Close to downtown, shopping, freeways, etc. Don't let this opportunity pass-by.

Office/Agent: Thornton Walker Inc - 801-278-7400 / David Madsen - 801-916-6366

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MLS# 892808

Sold Price: \$50,000

List Price: \$68,000

Lease Price: \$0

Address: 331 S 1000 W

City: Salt Lake City, UT 84104

Quadrant: SW

Status: Sold

Price Per: Other

Sold Date: 09/24/2009

Property Tour: None

Lot Num: .24

Plat/Subdivision:

Zoning:

Area: Salt Lake City; Rose Park

Type: Residential

Water: Culinary Available; Stubbed

Utilities: Sewer: Available; Sewer: Public;
Gas: Stubbed; Power: Stubbed; Sewer:
Stubbed

Connect Fees: Gas; Power; Sewer; Water

Driveway/Access: Concrete

CCRs: No

Coord: 331 S / 1000 W

Acres: 0.24

Frontage Faces: W

Frontage: 90

Side Dim: 130

Back Dim: 90

Tax ID: 15-02-401-003

Taxes: \$600

Land Use:

Terms: Cash; Conventional

Lot Facts: Curb & Gutter; Sidewalks; Terrain: Flat

Remarks: IMPROVED LOT READY TO BUILD*HOUSE PLANS AND PERMITS INCLUDED IN SALE*SELLER MOTIVATED

Office/Agent: Realty Brokers Robinson & Associates - 801-266-6275 / Randy Flanders - 801-599-2552

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Wasatch Front Regional MLS - Medium Report - Land

MLS# 892178

Sold Price: \$20,000

List Price: \$27,900

Lease Price: \$0

Address: 162 S JEREMY ST W

City: Salt Lake City, UT 84104

Quadrant: SW

Status: Sold

Price Per:

Coord: 162 S / 800 W

Sold Date: 03/08/2010

Property Tour: None

Lot Num:

Plat/Subdivision:

Zoning:

Area: Salt Lake City; Rose Park

Type: Residential

Water:

Utilities:

Connect Fees:

Driveway/Access:

CCRs: No

Acres: 0.14

Frontage Faces:

Frontage: 0

Side Dim: 0

Back Dim: 0

Tax ID: 15-02-206-025

Taxes: \$419

Terms: Cash; Conventional

Lot Facts: Fenced: Part

Remarks: Closed to Downtown, lot good for possible Duplex, netx to business area. Sq.Ft. per county. Buyer to verify all Info.

Office/Agent: Canyon Ridge Realty, Inc - 801-649-4712 / Moses Sanchez - 801-651-2250

Land Use:

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MLS# 921309

Sold Price: \$19,250

List Price: \$25,000

Lease Price: \$0

Address: 470 S 1000 W

City: Salt Lake City, UT 84104

Quadrant: SW

Status: Sold

Price Per:

Coord: 470 S / 1000 W

Sold Date: 03/09/2010

Property Tour: None

Lot Num:

Plat/Subdivision: CITY PARK

Zoning:

Area: Salt Lake City; Rose Park

Type: Residential

Water: Culinary Available

Utilities: Gas: Available; Power: Available;

Sewer: Available; Sewer: Public

Connect Fees: Gas; Power; Sewer; Water

Driveway/Access: See Remarks

CCRs: No

Acres: 0.12

Frontage Faces: E

Frontage: 0

Side Dim: 0

Back Dim: 0

Tax ID: 15-02-336-033

Taxes: \$478

Land Use: Landscaping: Part

Terms: Cash; Conventional

Lot Facts: Curb & Gutter; Fenced: Part; Sidewalks; Terrain: Flat

Remarks: NICE LOT IN THE CITY*SECONDS TO DOWNTOWN, SHOPPING, FREEWAY, BUS LINES*CONST. SOLD ACROSS THE STREET FOR \$197K*ALLEY ACCESS*CALL WITH ANY QUESTIONS

Office/Agent: Urban Utah Homes & Estates - 801-595-8824 / Benny Keele - 801-201-5237

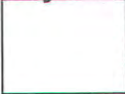


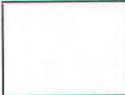
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Wasatch Front Regional MLS - Map Report - Land

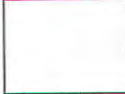



Property Listings


A:  **MLS #: 892178 Status: Sold**
 Listing Price: \$27,900
 Sold Price: \$20,000
 162 S JEREMY ST W
 Salt Lake City, UT 84104

B:  **MLS #: 880178 Status: Sold**
 Listing Price: \$45,000
 Sold Price: \$35,000
 1046 W PIERPONT AVE S
 Salt Lake City, UT 84104

C:  **MLS #: 880155 Status: Under Contract**
 Listing Price: \$45,000
 1020 W PIERPONT AVE S
 Salt Lake City, UT 84104

D:  **MLS #: 892808 Status: Sold**
 Listing Price: \$68,000 Price Per: Other
 Sold Price: \$50,000
 331 S 1000 W
 Salt Lake City, UT 84104

E:  **MLS #: 921309 Status: Sold**
 Listing Price: \$25,000
 Sold Price: \$19,250
 470 S 1000 W
 Salt Lake City, UT 84104

F:  **MLS #: 900886 Status: Sold**
 Listing Price: \$48,999
 Sold Price: \$40,000
 1596 W WARNOCK AVE
 Salt Lake City, UT 84119

MLS# 917311

Sold Price: \$138,000
List Price: \$148,000
Address: 1325 W 1300 S
City: Salt Lake City, UT 84104
Property Tour: None



Sold Date: 12/04/2009
Status: Sold
Project: GLENDALE GARDNERS
Type: Single Family
NS / EW: 1300 S / 1325 W
Total Sq Ft: 902
Total Beds: 2
Total Baths: 1.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 0 | 0
Exterior: Aluminum/Vinyl
Lot Facts: Fenced: Full; Road: Paved; Sprinkler: Auto-Full
Inclusions:

Style: Rambler/Ranch

Year Built: 1950
Taxes: \$721
Acres: 0.19
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

Features & Info: Dishwasher, Built-In; Disposal; French Doors; Kitchen: Updated
Concessions: \$0

Remarks: A cute home, ready for new owners. Totally remodel with wonderful upgrades. Three bedrooms with two bathrooms. A ideal great backyard, all fenced-in. Nice for children and/or pets.

Driving Dir:**Office/Agent:** Keller Williams Utah Realtors - 801-858-0000 / Marcela Montemurro - 801-858-0000**Show:** Call Agent/Appt**Agent Remarks:** [Click to View Agent Remarks]

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MLS# 886320

Sold Price: \$138,000
List Price: \$147,500
Address: 821 EMERY ST
City: Salt Lake City, UT 84104
Property Tour: Tour



Sold Date: 06/26/2009
Status: Sold
Project: POPLAR GROVE
Type: Single Family
NS / EW: 821 S / 1170 W
Total Sq Ft: 976
Total Beds: 2
Total Baths: 1.00
Family Rooms: 0
Fireplace: 0
Garage | Car Port: 1 | 0
Exterior: Stucco

Style: Bungalow/Cottage

Year Built: 1902
Taxes: \$754
Acres: 0.20
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

Lot Facts: Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Terrain, Flat; View: Mountain; Private

Inclusions: Ceiling Fan; Dryer; Microwave; Range; Refrigerator; Storage Sheds; Washer; Window Coverings

Features & Info: Dishwasher, Built-In; Disposal; Kitchen: Updated; Oven: Gas; Range/Oven: Free Stndg.

Concessions: \$0

Remarks: DELIGHTFUL "MARMALADE-TYPE" CIRCA 1902 COTTAGE IN POPLAR GROVE*EXTENSIVE REMODEL*BRAND NEW STUCCO*PERIOD MOULDINGS*HIGH CEILINGS*STAINED GLASS*BUILT-IN BOOKSHELVES*RECESSED LITES*NEW HRDWD FLRS*DYNAMITE KITCHEN W/TONS OF CABS & DINING NOOK*FAB BATHROOM.

Driving Dir:**Office/Agent:** Coldwell Banker Residential Brokerage-Sugarhouse - 801-488-5300 / J. Frederick Holt - 801-694-2307**Show:** Call Agent/Appt**Agent Remarks:** [Click to View Agent Remarks]

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Wasatch Front Regional MLS - Medium Report - Residential

MLS# 912999

Sold Price: \$137,000
List Price: \$137,000
Address: 1101 S EMERY ST W
City: Salt Lake City, UT 84104
Property Tour: Tour



Sold Date: 10/26/2009
Status: Sold
Project: HAMILTON SUB
Type: Single Family
NS / EW: 1101 S / 1170 W

Total Sq Ft: 874
Total Beds: 2
Total Baths: 1.00
Family Rooms: 0
Fireplace: 1
Garage | Car Port: 2 | 0

Exterior: Aluminum/Vinyl

Lot Facts: Curb & Gutter; Fenced: Part; Sidewalks; Terrain, Flat

Inclusions: See Remarks; Ceiling Fan; Range; Window Coverings

Features & Info: Dishwasher, Built-In; Disposal; Kitchen: Updated; Range/Oven: Free Stdng.

Concessions: \$3,900

Remarks: BEAUTIFUL UPGRADES; NEW DESIGNER WALL TREATMENTS/PAINT, NEW TILE & LAMINATE FLOORING, NEW BATH FIXTURES/LIGHTING/VANITY/COMMODE. WOOD BLINDS THROUGHOUT. UPDATED KITCHEN, LARGE LAUNDRY/MUD ROOM. NEW DOUBLE CAR GARAGE W/STORAGE ABOVE, NEWER FURNACE & H2O HEATER

Style: Rambler/Ranch

Year Built: 1952

Taxes: \$835

Acres: 0.14

HOA Fee: \$0

Construction Status: Blt./Standing

Finished Basement: 0%

Driving Dir:

Office/Agent: Achieve Realty Group - 801-414-7450 / Barbara J Withers - 801-414-7450

Show: Appt/Use Key Box

Agent Remarks: [Click to View Agent Remarks]

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MLS# 931957

Sold Price: \$128,000
List Price: \$134,900
Address: 1505 BELL AVE
City: Salt Lake City, UT 84104
Property Tour: None



Sold Date: 03/22/2010

Status: Sold

Project:

Type: Single Family

NS / EW: 1140 S / 1505 W

Total Sq Ft: 800

Total Beds: 2

Total Baths: 1.00

Family Rooms: 0

Fireplace: 0

Garage | Car Port: 1 | 0

Exterior: Brick

Lot Facts: Corner Lot; Curb & Gutter; Fenced: Part; Sidewalks; Sprinkler: Auto-Full

Inclusions:

Features & Info:

Concessions: \$4,400

Remarks: Wonderfully updated charming rambler. New carpet, paint, the works! Beautiful yard, convenient location. Must see!! vacant keyboxed - show anytime!

Driving Dir:

Office/Agent: Exit Realty Exclusive - 801-545-4210 / Michael Baird - 801-577-3031

Style: Rambler/Ranch

Year Built: 1951

Taxes: \$742

Acres: 0.14

HOA Fee: \$0

Construction Status: Blt./Standing

Finished Basement: 0%

Show: Key Box: Electronic; Vacant

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Assessor ---> Parcel Search ---> Valuation Summary ---> Printable Version

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Parcel 15-11-128-003-0000
Owner RUSSILL, MAUREEN L
Address 821 S EMERY ST W
Total Acreage 0.20
Above Ground sqft. 976
Property Type 111 - SNGL FAM RES
Tax District 13
Average \$ 141,361
Neighborhood Sale
Maximum Neighborhood Sale \$ 179,952
Minimum Neighborhood Sale \$ 108,800
Average Above Ground Sqft 1,019

Value History

Record	Land Value	Building Value	Market Value	Tax Rate
2009	\$ 59,300	\$ 59,400	\$ 118,700	.0138340
2008 1	\$ 61,100	\$ 57,800	\$ 118,900	.0115230
2007 1	\$ 45,300	\$ 79,100	\$ 124,400	.0118730
2006 1	\$ 39,800	\$ 64,500	\$ 104,300	.0139180
2005 1	\$ 33,300	\$ 66,200	\$ 99,500	.0149240
2004 1	\$ 27,800	\$ 63,100	\$ 90,900	.0151500



40.751682820,-111.924318350

50% Land Value

Previous Next

Results List All Results

Land Record

Record ID	1	Influence Effect	Lot Shape	REGULAR	Traffic	LIGHT
Lot Use	RESIDENTIAL	Assmt. Class	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	PRIMARY-LOT	Lot Depth	Neighborhood	199	Street type	TWO-WAY
Land Class		Acres	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use		Sewer	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots				

Residence Record

Building Style	CB	Full Baths	1	Exterior Condition	F	Main Floor Area	976
Assessment Classification	P	3/4 Baths	1	Overall Grade	F	Upper Floor Area	
Exterior Wall Type	SO	Half Baths		Overall Condition	F	Finished Attic Area	
Roofing	AS	Number of Kitchens	1	Visual Appeal	A	Above Ground Area	976
Central AC		Finished Fire places		Maintenance	A	Basement Area	
Heating	C	Year Built	1902	Conformity	E	Finished Basement Area	
Owner Occupied	Y	Effective Year Built	1982	Livability	A	Finished Basement Grade	
Number of Stories	1.0	Interior Grade	F	Primary Kitchen Quality	O	Carport Surface Area	
Total Rooms	5	Interior Condition	A	Primary Bath Quality	O	Attached Garage S. Area	
Bedrooms	2	Exterior Grade	A	Percent Complete		Built-in Garage S. Area	
				Total Living Area:	976	Basement Garage S. Area	

Detached Structure

Record ID	1	3
Structure	SHED-ENCLSD	GARAGE
Description		
Assessment Class	Residential Primary	Residential Primary
Units	Square Feet	Square Feet
Measure 1	8	14
Measure 2	20	20
Effective Year Built	1970	1989
Actual Year Built	1966	1966
Quality	A - Average	A - Average
Condition	A - Average	A - Average
Income Flag		
Replacement Cost New	\$ 2,048	\$ 9,904
Replacement Cost New, Less Depreciation	\$ 410	\$ 6,933
Sound Value	\$ 0	\$ 0
Building Number	1	1

45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 >>

+ Show Result list Groups

Click here for **Parcel Characteristics** Search Again?
 assessor's CAMA data, as it was, on May 22, 2009.

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Parcel 15-10-480-020-0000
Owner VEGA, RICARDO & FRANCO, SERGIO Z; TC
Address 1325 W 1300 S
Total Acreage 0.19
Above Ground sqft. 902
Property Type 111 - SNGL FAM RES
Tax District 13
Average \$ 143,592
Neighborhood Sale
Maximum Neighborhood Sale \$ 225,000
Minimum Neighborhood Sale \$ 90,000
Average Above Ground Sqft 1,074

Value History

Record	Land Value	Building Value	Market Value	Tax Rate
2009	\$ 56,100	\$ 40,600	\$ 96,700	.0138340
2008 1	\$ 57,800	\$ 56,000	\$ 113,800	.0115230
2007 1	\$ 41,300	\$ 75,400	\$ 116,700	.0118730
2006 1	\$ 38,600	\$ 64,300	\$ 102,900	.0139180
2005 1	\$ 32,300	\$ 62,700	\$ 95,000	.0149240
2004 1	\$ 26,900	\$ 63,600	\$ 90,500	.0151500



40.741165570,-111.929644300

58% Land Value

Previous Next

Results List All Results

Land Record

Record ID	1	Influence Effect		Lot Shape	REGULAR	Traffic	LIGHT
Lot Use	RESIDENTIAL	Assmt. Class	RES-PRIMARY	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	PRIMARY-LOT	Lot Depth		Neighborhood	201	Street type	TWO-WAY
Land Class		Acres	0.19	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	1105	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use	N	Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots	1				

Residence Record

Building Style	CB	Full Baths	1	Exterior Condition	A	Main Floor Area	902
Assessment Classification	P	3/4 Baths		Overall Grade	P	Upper Floor Area	
Exterior Wall Type	AL	Half Baths		Overall Condition	A	Finished Attic Area	
Roofing	AS	Number of Kitchens	1	Visual Appeal	A	Above Ground Area	902
Central AC	N	Finished Fire places		Maintenance	M	Basement Area	
Heating	C	Year Built	1950	Conformity	E	Finished Basement Area	
Owner Occupied	Y	Effective Year Built	1984	Livability	A	Finished Basement Grade	
Number of Stories	1.0	Interior Grade	P	Primary Kitchen Quality	O	Carport Surface Area	
Total Rooms	6	Interior Condition	A	Primary Bath Quality	O	Attached Garage S. Area	
Bedrooms	3	Exterior Grade	P	Percent Complete	100	Built-in Garage S. Area	
				Total Living Area:	902	Basement Garage S. Area	

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 >>

+ Show Result list Groups

Click here for **Parcel Characteristics** Search Again?
 assessor's CAMA data, as it was, on May 22, 2009.

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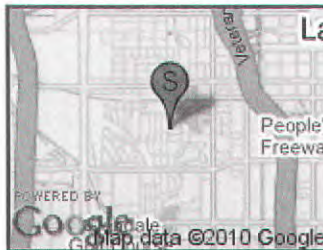
Assessor ---> Parcel Search ---> Valuation Summary ---> Printable Version

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Parcel 15-11-328-002-0000
Owner SOUTHERN, PAUL S
Address 1101 S EMERY ST
Total Acreage 0.14
Above Ground sqft. 825
Property Type 111 - SNGL FAM RES
Tax District 13
Average \$ 143,592
Neighborhood Sale
Maximum Neighborhood Sale \$ 225,000
Minimum Neighborhood Sale \$ 90,000
Average Above Ground Sqft 1,074

Value History

Record	Land Value	Building Value	Market Value	Tax Rate
2009	\$ 48,700	\$ 65,600	\$ 114,300	.0138340
2008 1	\$ 50,200	\$ 81,700	\$ 131,900	.0115230
2007 1	\$ 35,800	\$ 77,300	\$ 113,100	.0118730
2006 1	\$ 33,500	\$ 66,900	\$ 100,400	.0139180
2005 1	\$ 28,000	\$ 64,200	\$ 92,200	.0149240
2004 1	\$ 23,400	\$ 64,400	\$ 87,800	.0151500



40.745607170,-111.924398510

42.6% Land Value

Previous Next

Results List All Results

Land Record

Record ID	1	Influence Effect	Lot Shape	REGULAR	Traffic	LIGHT
Lot Use	RESIDENTIAL	Assmt. Class	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	PRIMARY-LOT	Lot Depth	Neighborhood	201	Street type	TWO-WAY
Land Class		Acres	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use	N	Sewer	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots				

Residence Record

Building Style	CB	Full Baths	1	Exterior Condition	A	Main Floor Area	825
Assessment Classification	P	3/4 Baths		Overall Grade	P	Upper Floor Area	
Exterior Wall Type	AL	Half Baths		Overall Condition	A	Finished Attic Area	
Roofing	AS	Number of Kitchens	1	Visual Appeal	A	Above Ground Area	825
Central AC	N	Finished Fire places	1	Maintenance	M	Basement Area	
Heating	C	Year Built	1952	Conformity	E	Finished Basement Area	
Owner Occupied	Y	Effective Year Built	1986	Livability	A	Finished Basement Grade	
Number of Stories	1.0	Interior Grade	F	Primary Kitchen Quality	O	Carport Surface Area	
Total Rooms	6	Interior Condition	A	Primary Bath Quality	O	Attached Garage S. Area	
Bedrooms	2	Exterior Grade	P	Percent Complete		Built-in Garage S. Area	
				Total Living Area:	825	Basement Garage S. Area	

Detached Structure

Structure	GARAGE	Effective Year Built	2008	Replacement Cost New	\$ 11,761
Description		Actual Year Built	2006	Replacement Cost New, Less	\$ 11,526
Assessment Class	RES-PRIMARY	Quality	FAIR	Depreciation	
Units	SQUARE-FEET	Condition	EXCELLENT	Sound Value	\$ 0
22		Income Flag		Building Number	

Measure 1

Measure 2

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 >>

+ Show Result list Groups

Click here for **Parcel Characteristics** Search Again?

assessor's CAMA data, as it was, on May 22, 2009.

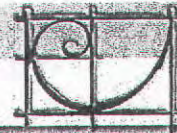
This page shows the

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Attachment C
Applicant's Estimate for Replacement Cost



Phone: 801.269.2870



3809 S. West Temple Suite 1-A SLC, UT 84115

19 October 2009

RECEIVED

OCT 28 2009

Lou Brown, Real Estate Division
50 East North Temple
4th Floor, West Wing
S.L.C., Utah 84150

Real Estate Acquisitions

Re: CANNON 3, 4 WARDS
PARKING LOT EXPANSION
1315 SOUTH 1200 WEST
SALT LAKE CITY, UTAH
PROP. # 506-6840

Lou,

The following is a brief **Housing Replacement Cost Estimate** for the above referenced project.

1. Home replacement costs (wood framed, slab on grade, basic interior finishes):
875 sf @ \$88.00/sf =\$77,000.00

Sincerely,

Robert Marshall, Architect

Attachment D
Building Value According to the Salt Lake County Tax Record

Subject Property

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
1315 S 1200 W	15-11-358-014-0000	SALVAGE RESIDENCE	R-1-5000:SINGLE-FAMILY RESIDENTIAL DISTRICT

Parcel Structure Addresses: 1315 S 1200 W

Parcel Sub Structure Addresses:

Owner: CORP OF PB OF CH JC OF LDS
50 E NORTHTEMPLE
SALT LAKE CITY, UT 84150-

Acreage:	0.25	Land Value:	\$62100.00
Taxable Value:	\$107700.00	Bldg. Value:	\$45600.00
Green Belt value:	\$0.00	Final Value:	\$107700.00

Legal 1117

Desc.: LOTS 19 & 20, & THE S 10 FT OF LOT 21, BLK 2, NEW ENGLAND
ADDITION. TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON E.
LESS TRACT DEEDED TO SLC. 5673-2292, 3438-384, 385,
5673-2292 6059-1376 3438-384, 385 6096-0002 6601-2734
7421-2632 9206-3078 9218-0844

C.C.: GLENDALE
C.D.: COUNCIL DISTRICT 2

Comparable #1

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
821 S EMERY ST	15-11-128-003-0000	SINGLE FAMILY RESIDENCE	R-1-5000: SINGLE-FAMILY RESIDENTIAL DISTRICT

Parcel Structure Addresses: 821 S EMERY ST

Parcel Sub Structure Addresses:

Owner: ATENCIO, ERIC E & JUANITA; JT
821 S EMERY ST
SALT LAKE CITY, UT 84104-2449

Acreage:	0.20	Land Value:	\$56300.00
Taxable Value:	\$76835.00	Bldg. Value:	\$83400.00
Green Belt value:	\$0.00	Final Value:	\$139700.00

Legal J. H. WHALON'S ADD 0702
Desc.: LOT 13, & N 22 FT OF LOT 14, BLK 3, J H WHALON'S ADD.
TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON THE E.
4498-0169,0171 5946-0085 9449-3103 9741-7007

C.C.: POPLAR GROVE
C.D.: COUNCIL DISTRICT 2

Comparable #2

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
1325 W 1300 S	15-10-480-020-0000	SINGLE FAMILY RESIDENCE	R-1-5000:SINGLE-FAMILY RESIDENTIAL DISTRICT

Parcel Structure Addresses: 1325 W 1300 S

Parcel Sub Structure Addresses:

Owner: CRAFT, CHRISTOPHER T & EMILY S; JT

1325 W 1300 S

SALT LAKE CITY, UT 84104-3433

Acreage: 0.19 Land Value: \$53200.00

Taxable Value: \$71885.00 Bldg. Value: \$77500.00

Green Belt value: \$0.00 Final Value: \$130700.00

Legal GLENDALE GAR 1204

Desc.: THE E 53 FT OF LOT 9, BLK 1, GLENDALE GARDENS PLAT D
5057-974 5089-0774 6200-1112 6200-1114 6255-0827 6947-2960
7921-1277 8653-1435 8664-3439 9404-1242

C.C.: GLENDALE

C.D.: COUNCIL DISTRICT 2

Comparable #4

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
1142 S REDWOOD DR	15-10-452-027-0000	SINGLE FAMILY RESIDENCE	R-1-5000:SINGLE-FAMILY RESIDENTIAL DISTRICT

Parcel Structure Addresses: 1142 S REDWOOD DR

Parcel Sub Structure Addresses:

Owner: HUFF, RITA M

1142 S REDWOOD RD

SALT LAKE CITY, UT 84104-

Acreage: 0.18 Land Value: \$51800.00

Taxable Value: \$72545.00 Bldg. Value: \$80100.00

Green Belt value: \$0.00 Final Value: \$131900.00

Legal GLENDALE GARDENS PLAT F 1105

Desc.: LOT 18 BLK 3 GLENDALE GARDENS PLAT F 8384-4438 8777-8219
8777-8234 9390-5159

C.C.: GLENDALE

C.D.: COUNCIL DISTRICT 2

Attachment A
Applicant's Housing Mitigation Plan #1

**CORPORATION OF THE PRESIDING BISHOP OF
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

Housing Impact Statement
Housing Mitigation Plan

1315 South 1200 West
Salt Lake City, Utah
January 13, 2010

Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints (the "Church" or the "applicant") submits this memorandum related to the creation of a housing impact statement and housing mitigation plan related to the demolition of a house located at 1315 South 1200 West, Salt Lake City, Utah.

Background: In 2005 a rare opportunity became available to acquire property for a parking lot expansion at this chapel. In discussions with city officials, the Church understood a possible code modification was in process to help facilitate city approval for additional parking lot expansions for institutions when health and safety issues were involved. The Church also determined, from its research, the community council would support its application. With a very short window of opportunity to acquire the property, the Church moved ahead with the purchase. The Church deferred making application for its proposal pending a code modification. Subsequently, the code was not modified and the city has advised the Church to move forward with its application. The property was acquired with the specific objective of demolishing the existing aged house and developing approximately 20 additional parking spaces. The existing church meetinghouse is serviced with only 71 parking spaces which is approximately 100 spaces below the Church's standard parking requirement. Over the years, the demographics of the surrounding neighborhood, community, and Salt Lake City have become more religiously diverse. As a result, there is less density of church membership within the immediate surrounding neighborhood requiring more parking to support the demand. Currently many church patrons park on the street, which contributes toward neighborhood complaints including both neighbor and patron safety. These issues are exacerbated in the winter due to snow and ice issues and impact police, fire and public works departments.

The lack of available, safe, and convenient parking substantially burdens Church members and their guests who desire to worship and participate in activities at the Meetinghouse. That is especially true because many in the community are elderly, have special needs, or have families with young children. The additional parking is necessary to enable people within the community to worship and to participate in activities conducted at the Meetinghouse.

The following information is presented in bullet format to assist you with the pertinent facts for the Housing Mitigation Plan:

- The Church is requesting approval to demolish the house located at 1315 South 1200 West (the house fronts California Avenue). If approved, the Church will seek conditional use permit approval providing for development of approximately 20 parking spaces including attractive landscaping and screening. The lot is .25 acres and the home is approximately 875 Sq Ft.
- The house is reported to be 108 years old and was in a state of deterioration and aged obsolescence needing repairs and refurbishment when purchased. Particularly, the roof and siding were in need of repair and the garage is structurally impaired and ought to be demolished for safety issues. See attached pictures.

- This neighborhood is composed primarily of older single family homes with limited commercial development scattered along California Avenue. California Avenue is a busy arterial street generating considerable traffic and noise. Access, noise and safety issues associated with California Avenue impact the desirability, value and utility of homes fronting this street.
- On September 22, 2009, the Glendale Community Council by unanimous vote approved the Church's proposal to demolish the house and install parking. Mr. Troy Anderson and Robert Marshall reviewed the Church's proposal before members of the Community Council. Residents of the neighborhood were pleased the application for approval was moving forward. Their perspective is the house is a detriment to the neighborhood.
- During the meeting with the Glendale Community Council, it was reported that over 80 vacant residential units existed in this district of the city. Some of these vacant residential units have been vacant for years. Furthermore, it was reported that the house had been tagged 21 times (cost to the city for clean-up, \$693.00+ dollars). The Church has been required to board the house due to frequent vandalism and tagging. See attached pictures of other vacant homes near the subject property that have been tagged.
- There are few if any buyers or renters for these vacant residential units in the neighborhood. Housing units in this neighborhood are inexpensive, but based upon other considerations, residential properties are not active in this neighborhood and prices are declining.
- Tax records show the home has an appraised value of \$47,800.00. In 2008, the county showed the home value at \$58,500.00. Robert Marshall has estimated the replacement cost for this type of home would run approximately \$77,000.00 or \$88.00 per square foot. See his attached report and Salt Lake County tax records.
- In the Church's opinion, removal of this 1 home, when there are numerous vacant homes in the neighborhood, would have no adverse impact upon the residential character of this neighborhood. In fact, the Glendale Community Council believes demolition of this blighted house and development of the parking lot with attractive landscaping and screening would enhance the appearance of the immediate area. In addition, the Church's proposal, if approved, would generate jobs for the beleaguered construction sector of the economy.
- The Church acknowledges the home is in a deteriorated condition and needs refurbishment, but based upon the history of this property, from the Church's perspective, there is no logical reason to invest dollars in a deteriorated and obsolete home via age that was acquired for additional parking as explained in this report.
- The Church, its affiliated entities, and developers that have purchased property sold by the Church for residential housing, have constructed hundreds of homes within Salt Lake City that have added to the city's housing stock.

Mitigation for Loss of House. Inasmuch as the house is approximately 108 years old, is in a deteriorated condition, and would require considerable renovation or repairs to comply with current building, fire and health codes, the house has suffered from aged obsolescence shown on attached pictures. As such, the Church requests an exception from the requirement to provide replacement housing or to pay a fee based upon the difference between the housing value and the replacement cost. Inasmuch as the house is the subject of vandalism, the community unanimously desires the house to be removed, and the costs to renovate the house are excessive in light of the value of the home, the Church requests that it pay a flat rate of \$3,322.20 (subject to CPI adjustment with a 3% annual cap) as a housing mitigation fee related to the removal of the house.

Attachment B
Applicant's Housing Mitigation Plan #2



June 2, 2010

Lou Brown, REPM
LDS Church
50 E. West Temple St.
SLC, UT 84150

RE: Building Value of Home located at 1315 So. 1200 West, SLC, UT

Lou,

Per your request and based upon comparables provided herein, this letter is to address an approximate building value for the residential home referenced above. I have reviewed the property transaction records for homes located near or around the subject property. There have been some recent sales for both homes and vacant residential lots.

The Subject property is 824 sf, is located on a .25 acre lot, and was built in 1902.

The home comparables are less than 1,000 sf, located near the subject property and older than 1953:

Address	Sold Date	SF	Year built	Sale Price
821 Emery St.	April 2009	976	1902	\$138,000
1325 W. 1300 S.	December 2009	902	1950	\$138,000
1101 S. Emery St.	October 2009	874	1952	\$137,000
1142 S. Redwood Dr.	November 2009	800	1951	\$131,900

The following lots sales are also near the subject property and are similar in size to the subject:

Address	Sold Date	Acres	Sale Price
1596 W Warnock Ave	April 2010	.30	\$40,000
1046 W Pierpont Ave	May 2010	.26	\$35,000
162 S Jeremy St.	March 2010	.14	\$20,000

If you use an approximate average home sales value of \$135,000 and subtract an approximate lot value, using an average value of \$35,000, then the average market "building" value for these homes should equal approximately \$100,000. Based upon these comparables, it would appear the value of the subject home is likely greater than or equal to the home replacement value provided by architect Robert Marshall.

I conclude that based upon current market conditions, residential lot values are currently depressed because of the large number of vacant homes on the market. This condition then gives a higher value to the home as a percentage of the entire sales price.

I hope this valuation is helpful to you in establishing a housing mitigation fee with Salt Lake City.

Respectfully,

A handwritten signature in cursive script, appearing to read "Kent Kohlase".

Kent Kohlase, Vice President
Corporate Services

lots

MLS# 900886**Sold Price:** \$40,000**List Price:** \$48,999**Lease Price:** \$0**Address:** 1596 W WARNOCK AVE**City:** Salt Lake City, UT 84119**Quadrant:** SW**Status:** Sold**Price Per:****Coord:** 2500 S / 1596 W**Sold Date:** 04/13/2010**Property Tour:** Tour**Lot Num:****Plat/Subdivision:** CHESTERFIELD**Zoning:** Single-Family**Area:** Magna; Taylrsvl; WVC; SLC**Type:** Residential**Water:** Culinary Available; Stubbed**Utilities:** Sewer: Available; Sewer: Public;

Gas: Stubbed; Power: Stubbed; Sewer:

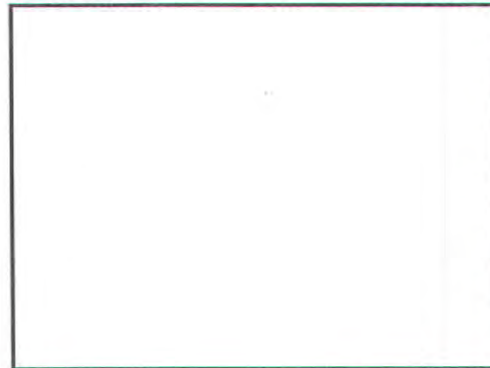
Stubbed

Connect Fees:**Driveway/Access:** Asphalt**CCRs:** No**Acres:** 0.30**Frontage Faces:** S**Frontage:****Side Dim:****Back Dim:****Tax ID:** 15-22-403-025**Taxes:** \$956**Land Use:** Mature Trees**Terms:** Cash; Conventional; Owner 2nd; Seller Finance; Seller Will Subordinate**Lot Facts:** Additional Land Available; Corner Lot; Equestrian Access; Fenced: Part; Secluded Yard; Terrain: Flat**Remarks:** *PRICE REDUCED* PRICED BELOW ALL COMPETITION! Can be subdivided into two .15 acre lots = \$24k per lot! Fully Developed! Great Investment lot, first home etc. Parks, baseball, trails, future trax loc close by. Will look at all offers. Add land available - adjacent lot.**Office/Agent:** Dulle- Noted Real Estate Services - 801-280-7445 / Amy Dalley - 801-979-7042**Agent Remarks:** [Click to View Agent Remarks]

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MLS# 880155**Sold Price:** \$0**List Price:** \$45,000**Lease Price:** \$0**Address:** 1020 W PIERPONT AVE S**City:** Salt Lake City, UT 84104**Quadrant:** SW**Status:** Under Contract**Price Per:****Coord:** 240 S / 1020 W**Sold Date:****Property Tour:** None**Lot Num:** 5**Plat/Subdivision:** KELSEY & GILLESPIE**Zoning:****Area:** Salt Lake City; Rose Park**Type:** Residential; Multi Housing**Water:** Culinary Available**Utilities:** Gas: Available; Power: Available;

Sewer: Available; Sewer: Public

Connect Fees:**Driveway/Access:****CCRs:** No**Acres:** 0.26**Frontage Faces:** S**Frontage:** 0**Side Dim:** 0**Back Dim:** 0**Tax ID:** 15-02-179-010**Taxes:** \$132**Land Use:****Terms:****Lot Facts:** Curb & Gutter; Sidewalks; Terrain: Flat**Remarks:** Includes 1046 Pierpont Ave, MLS #880178-an additional .11 acres for a total of .26 acres!! Both lots for the listed price-an incredible deal! Close to downtown, shopping, freeways, etc. Don't let this opportunity pass-by.**Office/Agent:** Thornton Walker Inc - 801-278-7400 / David Madsen - 801-916-6366

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Wasatch Front Regional MLS - Medium Report - Land

MLS# 880178

Sold Price: \$35,000

List Price: \$45,000

Lease Price: \$0

Address: 1046 W PIERPONT AVE S

City: Salt Lake City, UT 84104

Quadrant: SW

Status: Sold

Price Per:

Sold Date: 05/03/2010

Property Tour: None

Lot Num: 9

Plat/Subdivision:

Zoning:

Area: Salt Lake City; Rose Park

Type: Residential; Multi Housing

Water: Culinary Available

Utilities: Gas: Available; Power: Available;
Sewer: Available; Sewer: Public

Connect Fees:

Driveway/Access:

CCRs: No

Coord: 240 S / 1046 W

Acres: 0.26

Frontage Faces: S

Frontage: 0

Side Dim: 0

Back Dim: 0

Tax ID: 15-02-179-009

Taxes: \$1

Land Use:

Terms:

Lot Facts: Corner Lot; Curb & Gutter; Sidewalks; Terrain: Flat

Remarks: Includes 1020 Pierpont Ave, MLS #880155-an additional .15 acres for a total of .26 acres!! Both lots for the listed price-an incredible deal! Close to downtown, shopping, freeways, etc. Don't let this opportunity pass-by.

Office/Agent: Thornton Walker Inc - 801-278-7400 / David Madsen - 801-916-6366

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MLS# 892808

Sold Price: \$50,000

List Price: \$68,000

Lease Price: \$0

Address: 331 S 1000 W

City: Salt Lake City, UT 84104

Quadrant: SW

Status: Sold

Price Per: Other

Sold Date: 09/24/2009

Property Tour: None

Lot Num: .24

Plat/Subdivision:

Zoning:

Area: Salt Lake City; Rose Park

Type: Residential

Water: Culinary Available; Stubbed

Utilities: Sewer: Available; Sewer: Public;
Gas: Stubbed; Power: Stubbed; Sewer:
Stubbed

Connect Fees: Gas; Power; Sewer; Water

Driveway/Access: Concrete

CCRs: No

Coord: 331 S / 1000 W

Acres: 0.24

Frontage Faces: W

Frontage: 90

Side Dim: 130

Back Dim: 90

Tax ID: 15-02-401-003

Taxes: \$600

Land Use:

Terms: Cash; Conventional

Lot Facts: Curb & Gutter; Sidewalks; Terrain: Flat

Remarks: IMPROVED LOT READY TO BUILD*HOUSE PLANS AND PERMITS INCLUDED IN SALE*SELLER MOTIVATED

Office/Agent: Realty Brokers Robinson & Associates - 801-266-6275 / Randy Flanders - 801-599-2552

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Wasatch Front Regional MLS - Medium Report - Land

MLS# 892178

Sold Price: \$20,000

List Price: \$27,900

Lease Price: \$0

Address: 162 S JEREMY ST W

City: Salt Lake City, UT 84104

Quadrant: SW

Status: Sold

Price Per:

Sold Date: 03/08/2010

Property Tour: None

Lot Num:

Plat/Subdivision:

Zoning:

Area: Salt Lake City; Rose Park

Type: Residential

Water:

Utilities:

Connect Fees:

Driveway/Access:

CCRs: No

Coord: 162 S / 800 W

Acres: 0.14

Frontage Faces:

Frontage: 0

Side Dim: 0

Back Dim: 0

Tax ID: 15-02-206-025

Taxes: \$419

Terms: Cash; Conventional

Lot Facts: Fenced: Part

Remarks: Closed to Downtown, lot good for possible Duplex, netx to business area. Sq.Ft. per county. Buyer to verify all Info.

Office/Agent: Canyon Ridge Realty, Inc - 801-649-4712 / Moses Sanchez - 801-651-2250

Land Use:

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MLS# 921309

Sold Price: \$19,250

List Price: \$25,000

Lease Price: \$0

Address: 470 S 1000 W

City: Salt Lake City, UT 84104

Quadrant: SW

Status: Sold

Price Per:

Sold Date: 03/09/2010

Property Tour: None

Lot Num:

Plat/Subdivision: CITY PARK

Zoning:

Area: Salt Lake City; Rose Park

Type: Residential

Water: Culinary Available

Utilities: Gas: Available; Power: Available;

Sewer: Available; Sewer: Public

Connect Fees: Gas; Power; Sewer; Water

Driveway/Access: See Remarks

CCRs: No

Coord: 470 S / 1000 W

Acres: 0.12

Frontage Faces: E

Frontage: 0

Side Dim: 0

Back Dim: 0

Tax ID: 15-02-336-033

Taxes: \$478

Land Use: Landscaping: Part

Terms: Cash; Conventional

Lot Facts: Curb & Gutter; Fenced: Part; Sidewalks; Terrain: Flat

Remarks: NICE LOT IN THE CITY*SECONDS TO DOWNTOWN, SHOPPING, FREEWAY, BUS LINES*CONST. SOLD ACROSS THE STREET FOR \$197K*ALLEY ACCESS*CALL WITH ANY QUESTIONS

Office/Agent: Urban Utah Homes & Estates - 801-595-8824 / Benny Keele - 801-201-5237

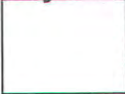


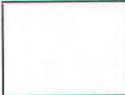
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Wasatch Front Regional MLS - Map Report - Land

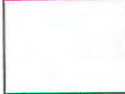



Property Listings


A:  **MLS #: 892178 Status: Sold**
 Listing Price: \$27,900
 Sold Price: \$20,000
 162 S JEREMY ST W
 Salt Lake City, UT 84104

B:  **MLS #: 880178 Status: Sold**
 Listing Price: \$45,000
 Sold Price: \$35,000
 1046 W PIERPONT AVE S
 Salt Lake City, UT 84104

C:  **MLS #: 880155 Status: Under Contract**
 Listing Price: \$45,000
 1020 W PIERPONT AVE S
 Salt Lake City, UT 84104

D:  **MLS #: 892808 Status: Sold**
 Listing Price: \$68,000 Price Per: Other
 Sold Price: \$50,000
 331 S 1000 W
 Salt Lake City, UT 84104

E:  **MLS #: 921309 Status: Sold**
 Listing Price: \$25,000
 Sold Price: \$19,250
 470 S 1000 W
 Salt Lake City, UT 84104

F:  **MLS #: 900886 Status: Sold**
 Listing Price: \$48,999
 Sold Price: \$40,000
 1596 W WARNOCK AVE
 Salt Lake City, UT 84119

MLS# 917311

Sold Price: \$138,000
List Price: \$148,000
Address: 1325 W 1300 S
City: Salt Lake City, UT 84104
Property Tour: None



Sold Date: 12/04/2009
Status: Sold
Project: GLENDALE GARDNERS
Type: Single Family
NS / EW: 1300 S / 1325 W
Total Sq Ft: 902
Total Beds: 2
Total Baths: 1.00
Family Rooms: 1
Fireplace: 0
Garage | Car Port: 0 | 0
Exterior: Aluminum/Vinyl
Lot Facts: Fenced: Full; Road: Paved; Sprinkler: Auto-Full
Inclusions:

Style: Rambler/Ranch

Year Built: 1950
Taxes: \$721
Acres: 0.19
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

Features & Info: Dishwasher, Built-In; Disposal; French Doors; Kitchen: Updated
Concessions: \$0

Remarks: A cute home, ready for new owners. Totally remodel with wonderful upgrades. Three bedrooms with two bathrooms. A ideal great backyard, all fenced-in. Nice for children and/or pets.

Driving Dir:**Office/Agent:** Keller Williams Utah Realtors - 801-858-0000 / Marcela Montemurro - 801-858-0000**Show:** Call Agent/Appt**Agent Remarks:** [Click to View Agent Remarks]

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MLS# 886320

Sold Price: \$138,000
List Price: \$147,500
Address: 821 EMERY ST
City: Salt Lake City, UT 84104
Property Tour: Tour



Sold Date: 06/26/2009
Status: Sold
Project: POPLAR GROVE
Type: Single Family
NS / EW: 821 S / 1170 W
Total Sq Ft: 976
Total Beds: 2
Total Baths: 1.00
Family Rooms: 0
Fireplace: 0
Garage | Car Port: 1 | 0
Exterior: Stucco

Style: Bungalow/Cottage

Year Built: 1902
Taxes: \$754
Acres: 0.20
HOA Fee: \$0
Construction Status: Blt./Standing
Finished Basement: 0%

Lot Facts: Curb & Gutter; Fenced: Part; Road: Paved; Sidewalks; Terrain, Flat; View: Mountain; Private

Inclusions: Ceiling Fan; Dryer; Microwave; Range; Refrigerator; Storage Sheds; Washer; Window Coverings

Features & Info: Dishwasher, Built-In; Disposal; Kitchen: Updated; Oven: Gas; Range/Oven: Free Stndg.

Concessions: \$0

Remarks: DELIGHTFUL "MARMALADE-TYPE" CIRCA 1902 COTTAGE IN POPLAR GROVE*EXTENSIVE REMODEL*BRAND NEW STUCCO*PERIOD MOULDINGS*HIGH CEILINGS*STAINED GLASS*BUILT-IN BOOKSHELVES*RECESSED LITES*NEW HRDWD FLRS*DYNAMITE KITCHEN W/TONS OF CABS & DINING NOOK*FAB BATHROOM.

Driving Dir:**Office/Agent:** Coldwell Banker Residential Brokerage-Sugarhouse - 801-488-5300 / J. Frederick Holt - 801-694-2307**Show:** Call Agent/Appt**Agent Remarks:** [Click to View Agent Remarks]

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Wasatch Front Regional MLS - Medium Report - Residential

MLS# 912999

Sold Price: \$137,000
List Price: \$137,000
Address: 1101 S EMERY ST W
City: Salt Lake City, UT 84104
Property Tour: Tour



Sold Date: 10/26/2009
Status: Sold
Project: HAMILTON SUB
Type: Single Family
NS / EW: 1101 S / 1170 W

Total Sq Ft: 874
Total Beds: 2
Total Baths: 1.00
Family Rooms: 0
Fireplace: 1
Garage | Car Port: 2 | 0

Exterior: Aluminum/Vinyl

Lot Facts: Curb & Gutter; Fenced: Part; Sidewalks; Terrain, Flat

Inclusions: See Remarks; Ceiling Fan; Range; Window Coverings

Features & Info: Dishwasher, Built-In; Disposal; Kitchen: Updated; Range/Oven: Free Stdng.

Concessions: \$3,900

Remarks: BEAUTIFUL UPGRADES; NEW DESIGNER WALL TREATMENTS/PAINT, NEW TILE & LAMINATE FLOORING, NEW BATH FIXTURES/LIGHTING/VANITY/COMMODE. WOOD BLINDS THROUGHOUT. UPDATED KITCHEN, LARGE LAUNDRY/MUD ROOM. NEW DOUBLE CAR GARAGE W/STORAGE ABOVE, NEWER FURNACE & H2O HEATER

Style: Rambler/Ranch

Year Built: 1952

Taxes: \$835

Acres: 0.14

HOA Fee: \$0

Construction Status: Blt./Standing

Finished Basement: 0%

Driving Dir:

Office/Agent: Achieve Realty Group - 801-414-7450 / Barbara J Withers - 801-414-7450

Show: Appt/Use Key Box

Agent Remarks: [Click to View Agent Remarks]

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MLS# 931957

Sold Price: \$128,000
List Price: \$134,900
Address: 1505 BELL AVE
City: Salt Lake City, UT 84104
Property Tour: None



Sold Date: 03/22/2010

Status: Sold

Project:

Type: Single Family

NS / EW: 1140 S / 1505 W

Total Sq Ft: 800

Total Beds: 2

Total Baths: 1.00

Family Rooms: 0

Fireplace: 0

Garage | Car Port: 1 | 0

Exterior: Brick

Lot Facts: Corner Lot; Curb & Gutter; Fenced: Part; Sidewalks; Sprinkler: Auto-Full

Inclusions:

Features & Info:

Concessions: \$4,400

Remarks: Wonderfully updated charming rambler. New carpet, paint, the works! Beautiful yard, convenient location. Must see!! vacant keyboxed - show anytime!

Driving Dir:

Office/Agent: Exit Realty Exclusive - 801-545-4210 / Michael Baird - 801-577-3031

Style: Rambler/Ranch

Year Built: 1951

Taxes: \$742

Acres: 0.14

HOA Fee: \$0

Construction Status: Blt./Standing

Finished Basement: 0%

Show: Key Box: Electronic; Vacant

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Assessor ---> Parcel Search ---> Valuation Summary ---> Printable Version

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Parcel 15-11-128-003-0000
Owner RUSSILL, MAUREEN L
Address 821 S EMERY ST W
Total Acreage 0.20
Above Ground sqft. 976
Property Type 111 - SNGL FAM RES
Tax District 13
Average \$ 141,361
Neighborhood Sale
Maximum Neighborhood Sale \$ 179,952
Minimum Neighborhood Sale \$ 108,800
Average Above Ground Sqft 1,019

Value History

Record	Land Value	Building Value	Market Value	Tax Rate
2009	\$ 59,300	\$ 59,400	\$ 118,700	.0138340
2008 1	\$ 61,100	\$ 57,800	\$ 118,900	.0115230
2007 1	\$ 45,300	\$ 79,100	\$ 124,400	.0118730
2006 1	\$ 39,800	\$ 64,500	\$ 104,300	.0139180
2005 1	\$ 33,300	\$ 66,200	\$ 99,500	.0149240
2004 1	\$ 27,800	\$ 63,100	\$ 90,900	.0151500



40.751682820,-111.924318350

50% Land Value

Previous Next

Results List All Results

Land Record

Record ID	1	Influence Effect	Lot Shape	REGULAR	Traffic	LIGHT
Lot Use	RESIDENTIAL	Assmt. Class	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	PRIMARY-LOT	Lot Depth	Neighborhood	199	Street type	TWO-WAY
Land Class		Acres	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use		Sewer	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots				

Residence Record

Building Style	CB	Full Baths	1	Exterior Condition	F	Main Floor Area	976
Assessment Classification	P	3/4 Baths	1	Overall Grade	F	Upper Floor Area	
Exterior Wall Type	SO	Half Baths		Overall Condition	F	Finished Attic Area	
Roofing	AS	Number of Kitchens	1	Visual Appeal	A	Above Ground Area	976
Central AC		Finished Fire places		Maintenance	A	Basement Area	
Heating	C	Year Built	1902	Conformity	E	Finished Basement Area	
Owner Occupied	Y	Effective Year Built	1982	Livability	A	Finished Basement Grade	
Number of Stories	1.0	Interior Grade	F	Primary Kitchen Quality	O	Carport Surface Area	
Total Rooms	5	Interior Condition	A	Primary Bath Quality	O	Attached Garage S. Area	
Bedrooms	2	Exterior Grade	A	Percent Complete		Built-in Garage S. Area	
				Total Living Area:	976	Basement Garage S. Area	

Detached Structure

Record ID	1	3
Structure	SHED-ENCLSD	GARAGE
Description		
Assessment Class	Residential Primary	Residential Primary
Units	Square Feet	Square Feet
Measure 1	8	14
Measure 2	20	20
Effective Year Built	1970	1989
Actual Year Built	1966	1966
Quality	A - Average	A - Average
Condition	A - Average	A - Average
Income Flag		
Replacement Cost New	\$ 2,048	\$ 9,904
Replacement Cost New, Less Depreciation	\$ 410	\$ 6,933
Sound Value	\$ 0	\$ 0
Building Number	1	1

45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 >>

+ Show Result list Groups

Click here for **Parcel Characteristics** Search Again?
 assessor's CAMA data, as it was, on May 22, 2009.

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Parcel 15-10-480-020-0000
Owner VEGA, RICARDO & FRANCO, SERGIO Z; TC
Address 1325 W 1300 S
Total Acreage 0.19
Above Ground sqft. 902
Property Type 111 - SNGL FAM RES
Tax District 13
Average \$ 143,592
Neighborhood Sale
Maximum Neighborhood Sale \$ 225,000
Minimum Neighborhood Sale \$ 90,000
Average Above Ground Sqft 1,074

Value History

Record	Land Value	Building Value	Market Value	Tax Rate
2009	\$ 56,100	\$ 40,600	\$ 96,700	.0138340
2008 1	\$ 57,800	\$ 56,000	\$ 113,800	.0115230
2007 1	\$ 41,300	\$ 75,400	\$ 116,700	.0118730
2006 1	\$ 38,600	\$ 64,300	\$ 102,900	.0139180
2005 1	\$ 32,300	\$ 62,700	\$ 95,000	.0149240
2004 1	\$ 26,900	\$ 63,600	\$ 90,500	.0151500



40.741165570,-111.929644300

58% Land Value

Previous Next

Results List All Results

Land Record

Record ID	1	Influence Effect		Lot Shape	REGULAR	Traffic	LIGHT
Lot Use	RESIDENTIAL	Assmt. Class	RES-PRIMARY	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	PRIMARY-LOT	Lot Depth		Neighborhood	201	Street type	TWO-WAY
Land Class		Acres	0.19	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	1105	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use	N	Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots	1				

Residence Record

Building Style	CB	Full Baths	1	Exterior Condition	A	Main Floor Area	902
Assessment Classification	P	3/4 Baths		Overall Grade	P	Upper Floor Area	
Exterior Wall Type	AL	Half Baths		Overall Condition	A	Finished Attic Area	
Roofing	AS	Number of Kitchens	1	Visual Appeal	A	Above Ground Area	902
Central AC	N	Finished Fire places		Maintenance	M	Basement Area	
Heating	C	Year Built	1950	Conformity	E	Finished Basement Area	
Owner Occupied	Y	Effective Year Built	1984	Livability	A	Finished Basement Grade	
Number of Stories	1.0	Interior Grade	P	Primary Kitchen Quality	O	Carport Surface Area	
Total Rooms	6	Interior Condition	A	Primary Bath Quality	O	Attached Garage S. Area	
Bedrooms	3	Exterior Grade	P	Percent Complete	100	Built-in Garage S. Area	
				Total Living Area:	902	Basement Garage S. Area	

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 >>

+ Show Result list Groups

Click here for **Parcel Characteristics** Search Again?
 assessor's CAMA data, as it was, on May 22, 2009.

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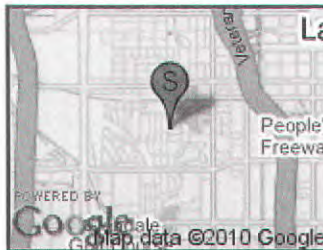
Assessor ---> Parcel Search ---> Valuation Summary ---> Printable Version

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Parcel 15-11-328-002-0000
Owner SOUTHERN, PAUL S
Address 1101 S EMERY ST
Total Acreage 0.14
Above Ground sqft. 825
Property Type 111 - SNGL FAM RES
Tax District 13
Average \$ 143,592
Neighborhood Sale
Maximum Neighborhood Sale \$ 225,000
Minimum Neighborhood Sale \$ 90,000
Average Above Ground Sqft 1,074

Value History

Record	Land Value	Building Value	Market Value	Tax Rate
2009	\$ 48,700	\$ 65,600	\$ 114,300	.0138340
2008 1	\$ 50,200	\$ 81,700	\$ 131,900	.0115230
2007 1	\$ 35,800	\$ 77,300	\$ 113,100	.0118730
2006 1	\$ 33,500	\$ 66,900	\$ 100,400	.0139180
2005 1	\$ 28,000	\$ 64,200	\$ 92,200	.0149240
2004 1	\$ 23,400	\$ 64,400	\$ 87,800	.0151500



40.745607170,-111.924398510

42.6% Land Value

Previous Next

Results List All Results

Land Record

Record ID	1	Influence Effect	Lot Shape	REGULAR	Traffic	LIGHT
Lot Use	RESIDENTIAL	Assmt. Class	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	PRIMARY-LOT	Lot Depth	Neighborhood	201	Street type	TWO-WAY
Land Class		Acres	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use	N	Sewer	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots				

Residence Record

Building Style	CB	Full Baths	1	Exterior Condition	A	Main Floor Area	825
Assessment Classification	P	3/4 Baths		Overall Grade	P	Upper Floor Area	
Exterior Wall Type	AL	Half Baths		Overall Condition	A	Finished Attic Area	
Roofing	AS	Number of Kitchens	1	Visual Appeal	A	Above Ground Area	825
Central AC	N	Finished Fire places	1	Maintenance	M	Basement Area	
Heating	C	Year Built	1952	Conformity	E	Finished Basement Area	
Owner Occupied	Y	Effective Year Built	1986	Livability	A	Finished Basement Grade	
Number of Stories	1.0	Interior Grade	F	Primary Kitchen Quality	O	Carport Surface Area	
Total Rooms	6	Interior Condition	A	Primary Bath Quality	O	Attached Garage S. Area	
Bedrooms	2	Exterior Grade	P	Percent Complete		Built-in Garage S. Area	
				Total Living Area:	825	Basement Garage S. Area	

Detached Structure

Structure	GARAGE	Effective Year Built	2008	Replacement Cost New	\$ 11,761
Description		Actual Year Built	2006	Replacement Cost New, Less	\$ 11,526
Assessment Class	RES-PRIMARY	Quality	FAIR	Depreciation	
Units	SQUARE-FEET	Condition	EXCELLENT	Sound Value	\$ 0
22		Income Flag		Building Number	

Measure 1

Measure 2

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 >>

+ Show Result list Groups

Click here for **Parcel Characteristics** Search Again?

assessor's CAMA data, as it was, on May 22, 2009.

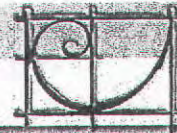
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Attachment C
Applicant's Estimate for Replacement Cost



Phone: 801.269.2870



3809 S. West Temple Suite 1-A SLC, UT 84115

19 October 2009

RECEIVED

Lou Brown, Real Estate Division
50 East North Temple
4th Floor, West Wing
S.L.C., Utah 84150

OCT 28 2009

Real Estate Acquisitions

Re: CANNON 3, 4 WARDS
PARKING LOT EXPANSION
1315 SOUTH 1200 WEST
SALT LAKE CITY, UTAH
PROP. # 506-6840

Lou,

The following is a brief **Housing Replacement Cost Estimate** for the above referenced project.

1. Home replacement costs (wood framed, slab on grade, basic interior finishes):
875 sf @ \$88.00/sf =\$77,000.00

Sincerely,

Robert Marshall, Architect

Attachment D
Building Value According to the Salt Lake County Tax Record

Subject Property

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
1315 S 1200 W	15-11-358-014-0000	SALVAGE RESIDENCE	R-1-5000:SINGLE-FAMILY RESIDENTIAL DISTRICT

Parcel Structure Addresses: 1315 S 1200 W

Parcel Sub Structure Addresses:

Owner: CORP OF PB OF CH JC OF LDS
50 E NORTHTEMPLE
SALT LAKE CITY, UT 84150-

Acreage:	0.25	Land Value:	\$62100.00
Taxable Value:	\$107700.00	Bldg. Value:	\$45600.00
Green Belt value:	\$0.00	Final Value:	\$107700.00

Legal 1117

Desc.: LOTS 19 & 20, & THE S 10 FT OF LOT 21, BLK 2, NEW ENGLAND
ADDITION. TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON E.
LESS TRACT DEEDED TO SLC. 5673-2292, 3438-384, 385,
5673-2292 6059-1376 3438-384, 385 6096-0002 6601-2734
7421-2632 9206-3078 9218-0844

C.C.: GLENDALE
C.D.: COUNCIL DISTRICT 2

Comparable #1

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
821 S EMERY ST	15-11-128-003-0000	SINGLE FAMILY RESIDENCE	R-1-5000: SINGLE-FAMILY RESIDENTIAL DISTRICT

Parcel Structure Addresses: 821 S EMERY ST

Parcel Sub Structure Addresses:

Owner: ATENCIO, ERIC E & JUANITA; JT
821 S EMERY ST
SALT LAKE CITY, UT 84104-2449

Acreage:	0.20	Land Value:	\$56300.00
Taxable Value:	\$76835.00	Bldg. Value:	\$83400.00
Green Belt value:	\$0.00	Final Value:	\$139700.00

Legal J. H. WHALON'S ADD 0702
Desc.: LOT 13, & N 22 FT OF LOT 14, BLK 3, J H WHALON'S ADD.
TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON THE E.
4498-0169,0171 5946-0085 9449-3103 9741-7007

C.C.: POPLAR GROVE
C.D.: COUNCIL DISTRICT 2

Comparable #2

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
1325 W 1300 S	15-10-480-020-0000	SINGLE FAMILY RESIDENCE	R-1-5000:SINGLE-FAMILY RESIDENTIAL DISTRICT

Parcel Structure Addresses: 1325 W 1300 S

Parcel Sub Structure Addresses:

Owner: CRAFT, CHRISTOPHER T & EMILY S; JT

1325 W 1300 S

SALT LAKE CITY, UT 84104-3433

Acreage: 0.19 Land Value: \$53200.00

Taxable Value: \$71885.00 Bldg. Value: \$77500.00

Green Belt value: \$0.00 Final Value: \$130700.00

Legal GLENDALE GAR 1204

Desc.: THE E 53 FT OF LOT 9, BLK 1, GLENDALE GARDENS PLAT D
5057-974 5089-0774 6200-1112 6200-1114 6255-0827 6947-2960
7921-1277 8653-1435 8664-3439 9404-1242

C.C.: GLENDALE

C.D.: COUNCIL DISTRICT 2

Comparable #4

Parcel Address	Parcel Number	Parcel Land used	Parcel Zoning
1142 S REDWOOD DR	15-10-452-027-0000	SINGLE FAMILY RESIDENCE	R-1-5000:SINGLE-FAMILY RESIDENTIAL DISTRICT

Parcel Structure Addresses: 1142 S REDWOOD DR

Parcel Sub Structure Addresses:

Owner: HUFF, RITA M	Acreage:	0.18	Land Value:	\$51800.00
1142 S REDWOOD RD	Taxable Value:	\$72545.00	Bldg. Value:	\$80100.00
SALT LAKE CITY, UT 84104-	Green Belt value:	\$0.00	Final Value:	\$131900.00

Legal	1105	C.C.:	GLENDAL
Desc.: LOT 18 BLK 3 GLENDALE GARDENS PLAT F 8384-4438 8777-8219		C.D.:	COUNCIL DISTRICT 2
8777-8234 9390-5159			
