
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: September 2, 2005

SUBJECT: Petition 400-02-43 – Planning Commission – Zoning Map Fine Tuning
- request to correct zoning map errors created during the 1995 City-wide Zoning Ordinance Rewrite

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the zoning text amendment will affect Council Districts citywide

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Marilynn Lewis, Principal Planner

NOTICE REQUIREMENTS: Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing

POTENTIAL MOTIONS:

1. [“I move that the Council”] Adopt the proposed ordinance rezoning several properties to correct zoning classifications applied during the 1995 Zoning Rewrite process. (Planning Commission and Administration recommendation)
2. [“I move that the Council”] Adopt the proposed ordinance rezoning several properties to correct zoning classifications applied during the 1995 Zoning Rewrite process except for the property located at 1640 South West Temple. Property at 1640 South West Temple currently zoned Commercial Business and Residential Multi-Family should be rezoned Residential Multi-Family RMF-35, consistent with the current residential use of the property. (This option was requested by Council Member Love during the briefing on August 9th.)
3. [“I move that the Council”] Not adopt the proposed ordinance recommended by the Planning Commission and the Administration rezoning several properties throughout the City to correct zoning classifications applied during the 1995 Zoning Rewrite process.

WORK SESSION SUMMARY/NEW INFORMATION:

At the August 9th Work Session, the Council discussed the proposal with the Planning Staff. Discussion items related to proposed zoning for two properties:

- School District property at 448 South 900 East - The Council agreed with the recommendation from the Planning Commission and staff that the property be zoned Institutional rather than residential.
- Multi-family residential use at 1640 S. West Temple – Some Council Members indicated that they would like to drive by the property prior to the public hearing. Planning staff provided a map after the briefing for Council Member’s use. It is attached again for your reference.

The following information was provided previously. It is provided again for your reference.

KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration. This action was initiated by the Planning Commission to correct zoning classifications that the Planning Division believes were mistakenly applied to 23 properties or portions of properties during the 1995 Zoning Rewrite Project. The proposed zoning corrections do not include current change of use or specific development/redevelopment proposals. Please refer to the draft ordinance and attached listed and map for individual property addresses and proposed zoning classification changes.
- B. The 1995 Zoning Rewrite Project included creation of a new set of zoning regulations and rezoning properties throughout the City with new zoning classifications. The Administration notes that designating properties with incorrect zoning classifications could have resulted from:
 - 1. A parcel or parcels may not have been identified with the remainder of a property resulting in two different zoning classifications being applied to the properties.
 - 2. A portion or an entire property was excluded from the appropriate zoning classification.
 - 3. A portion or an entire property was zoned with a new or inappropriate zoning classification.
- C. In a related matter, the Administration notes that in addition to rezoning property at 613 N. Columbus Street, the property owner proposed a land exchange with the City. The proposed exchange would provide more useable property for the residential use and provide protection for the steeply sloped topography adjacent to the City's existing open space property. There will be no change of use or development of the parcels. The property conveyance was on the Council's 'consent agenda' on February 8, 2005. The Council determined that no public hearing was necessary.
- D. The public process included written notification to affected property owners, notification to Community Council chairs and an Open House on May 3, 2004. Comments or issues generally related to clarification of the purpose for rezoning the properties and any potential impacts on the surrounding areas. (Letters, comments and responses are included in the Planning staff report, Exhibits 4, 5 and 6.)
- E. The City's Fire, Police, and Public Utilities Departments and Property Management, Transportation and Engineering Divisions have reviewed the request. Any new development/redevelopment proposal will be required to comply with applicable overlay zoning classifications, City standards and demonstrate that there are adequate services to meet the needs of the project.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

- A. The Council may wish to discuss with the Administration in further detail the planning or policy rationale for adjusting the zoning on the following properties:
1. Multi-family residential use at 1640 S. West Temple — split zoning between RMF-35 and CB – Recommended zoning Commercial Business
 - a. Existing Council policy supports using zoning to maintain the residential population base within the City and to encourage population expansion. The Council policy notes that residential uses should have residential zoning classifications.
 - b. Property owner supports rezoning to CB to allow more development options in the future.
 - c. Letter from Planning staff to the property owner identified two options 1) rezone the entire property RMF-35 or 2) rezone the entire property CB. Planning staff initially recommended the RMF-35 zoning classification. Planning staff and Planning Commission ultimately recommended Commercial Business CB.
 - d. Prior to the 1995 Zoning Rewrite the property was zoned Business B-3.
 - e. Community Council and adjacent property owners expressed concern that commercial zoning will lower residential property values.
 - f. The Council declined to extend commercial zoning on an Avenues property that has partial residential zoning, although the property is currently functioning as commercial.
 2. School District property at 448 S. 900 E. — current zoning RMF-35 – Recommended zoning Public Lands
 - a. Property owner opposed to rezoning property to Public Lands
 - b. Letter from attorney for the School District indicates:
 - The District does not believe that the property has a mistaken zoning designation.
 - The property was purchased at residential value.
 - If the District finds it necessary in the future to dispose of the property, the District must obtain the highest possible value for the land.
 - The current zoning is more valuable than the proposed Public Lands zoning.
 - c. Additional information from Planning staff:
 - The School District has developed this parcel in conjunction with other parcels as outdoor recreation supporting those programs.
 - If the parcel were sold it would be at the middle of the outdoor track and within batting distance between outfield of second and third base.
 - “Public Land” is designated as a Special Purpose District to maintain the integrity of these areas and allow for greater flexibility in site design, and achieve their specialized goals.
 - If the School District were to dispose of the entire school property, they could apply for a rezone, master plan amendment and then subdivide appropriately for a use compatible to the existing adjacent zones.
- B. The Council may wish to discuss with the Administration the future process or actions currently being taken to address similar zoning map errors in other areas of the City.
1. In the past, when mapping errors made during the 1995 Zoning Rewrite were identified an Administrative zoning map adjustment was made. The City Attorney’s office has determined that Administrative zoning map adjustments are no longer appropriate due to the length of time that has passed since the 1995 zoning was enacted. As such, all mapping changes need to be processed through the Council
 2. Since the City Attorney’s office determination, in some instances when a mapping error or errors have been identified the Planning Commission is requested to initiate the petition and in other instances the

property owner is required to initiate the petition and pay a fee. The distinction is made based upon an Administrative policy.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Planning staff report notes that the proposed zoning map corrections will bring the properties into conformance with the adopted community master plans. In the past, the Administration has noted that existing master plans were amended through the application of new zoning classifications established through the 1995 Zoning Rewrite Project.
- B. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.
- C. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities.
- D. The City's Comprehensive Housing Plan policy statements address a variety of housing issues including quality design, public and neighborhood participation and interaction, transit-oriented development, encouraging mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.

CHRONOLOGY:

The Administration's transmittal provides a chronology of events relating to the proposed rezoning and master plan amendment. Key dates are listed below. Please refer to the Administration's chronology for details.

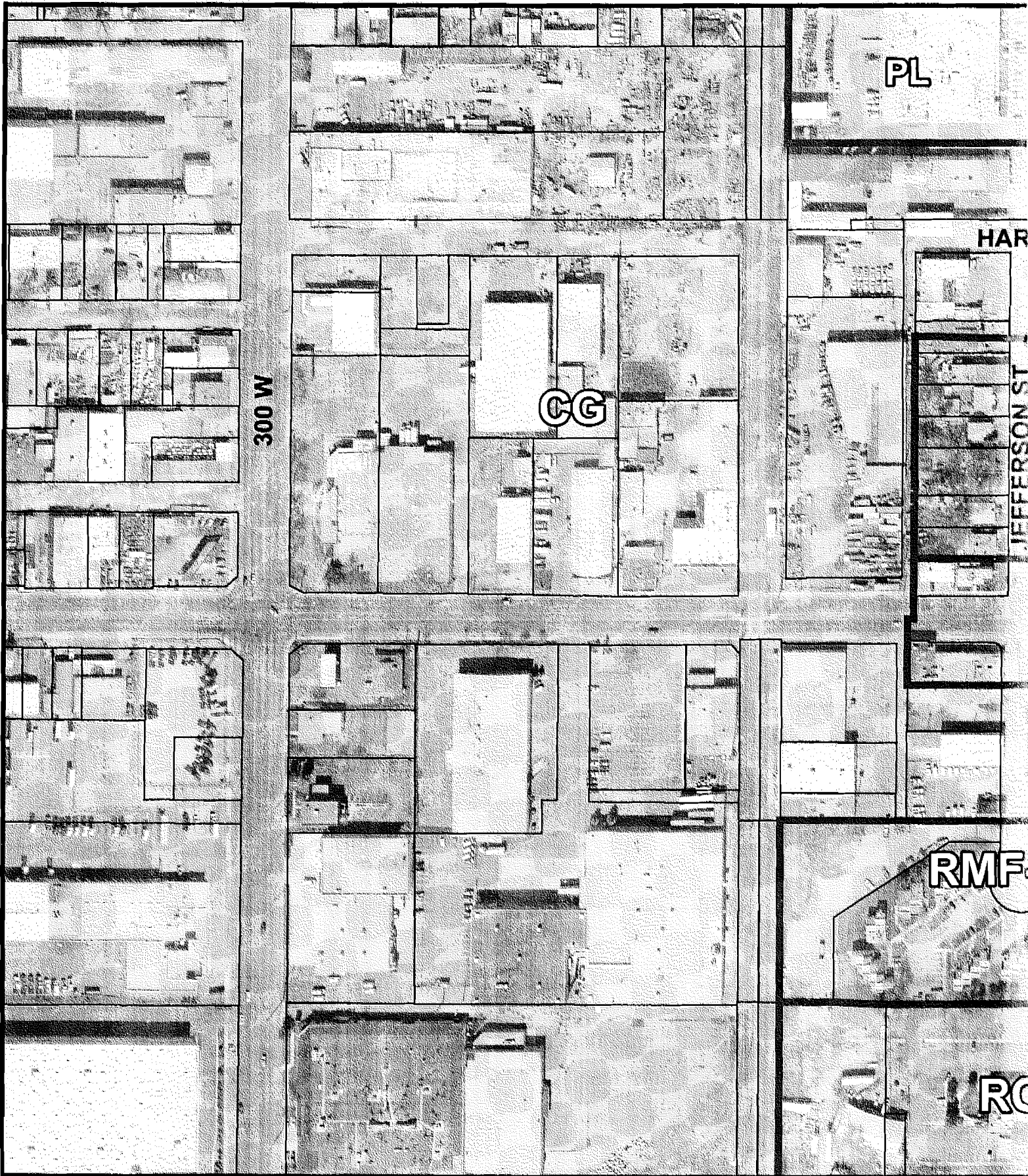
- Sept. 28, 2002 Project assigned to previous staff member
- Dec. 5, 2002 Planning Commission initiated petition
- Sept. 15, 2003 Research project assigned to intern
- Nov. 2003 Petition assigned to current staff member
- May 3, 2004 Open House to receive public comment
- Dec. 8, 2004 Planning Commission public hearing – continued to January to ensure proper property owner notification
- Jan. 12, 2005 Planning Commission public hearing
- Feb. 14, 2005 Ordinance received from City Attorney's office

cc: Sam Guevara, Rocky Fluhart, DJ Baxter, Ed Rutan, Lynn Pace, Melanie Reif, Louis Zunguze, Brent Wilde, Doug Wheelwright, Cheri Coffey, Marilynn Lewis, Jan Aramaki, Marge Harvey, Sylvia Jones, Lehua Weaver, Jennifer Bruno, Barry Esham, Annette Daley, Gwen Springmeyer

File Location: Community Development Dept., Planning Division, Zoning Map Fine Tuning

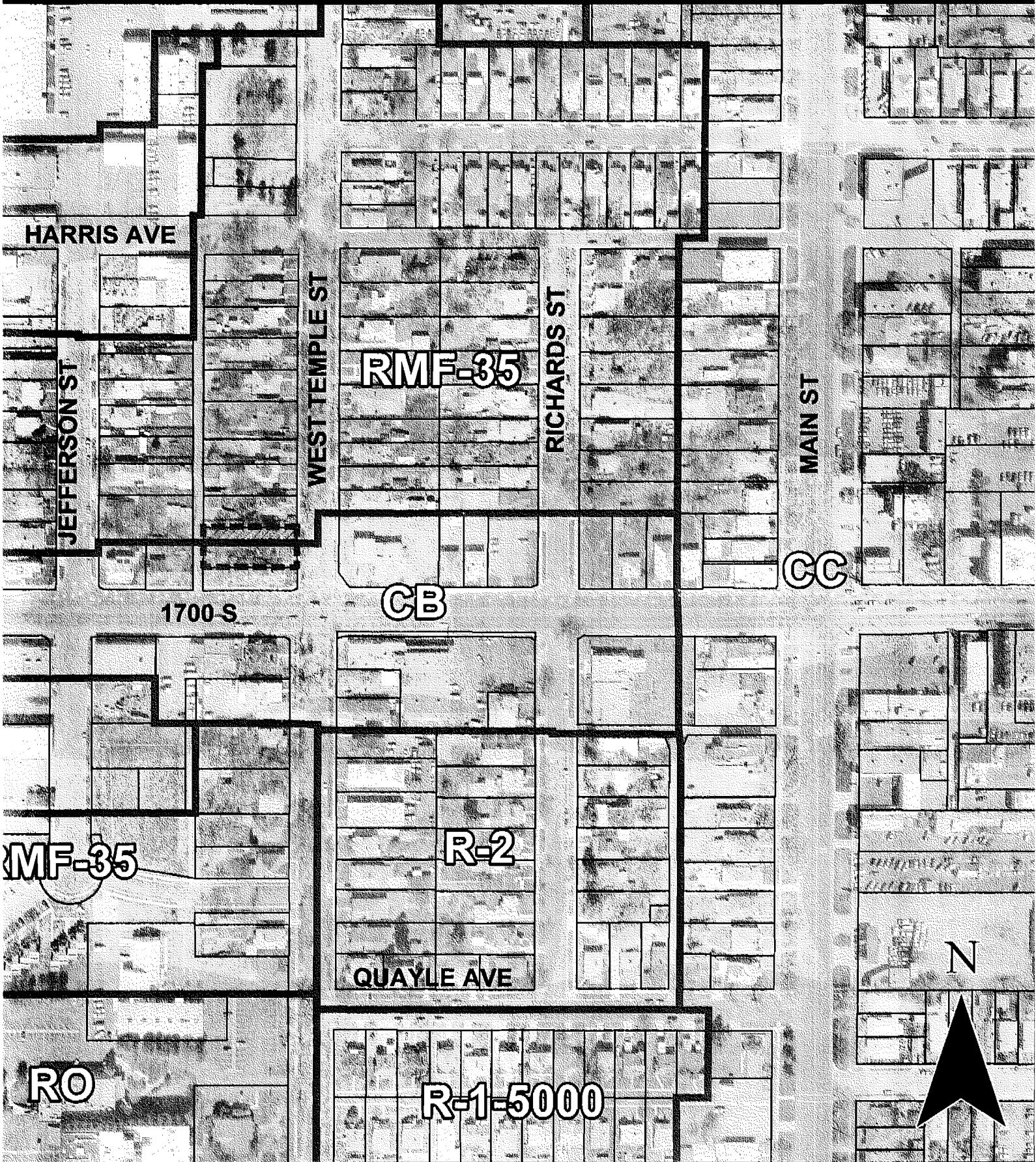
Split Zone RM

#1 1640 South West Temple St (Cer



RMF-35 to CB

(Central Community Master Plan)



Petition 400-02-43 Fine Tuning- Mapping Amendments
List of Subject Properties

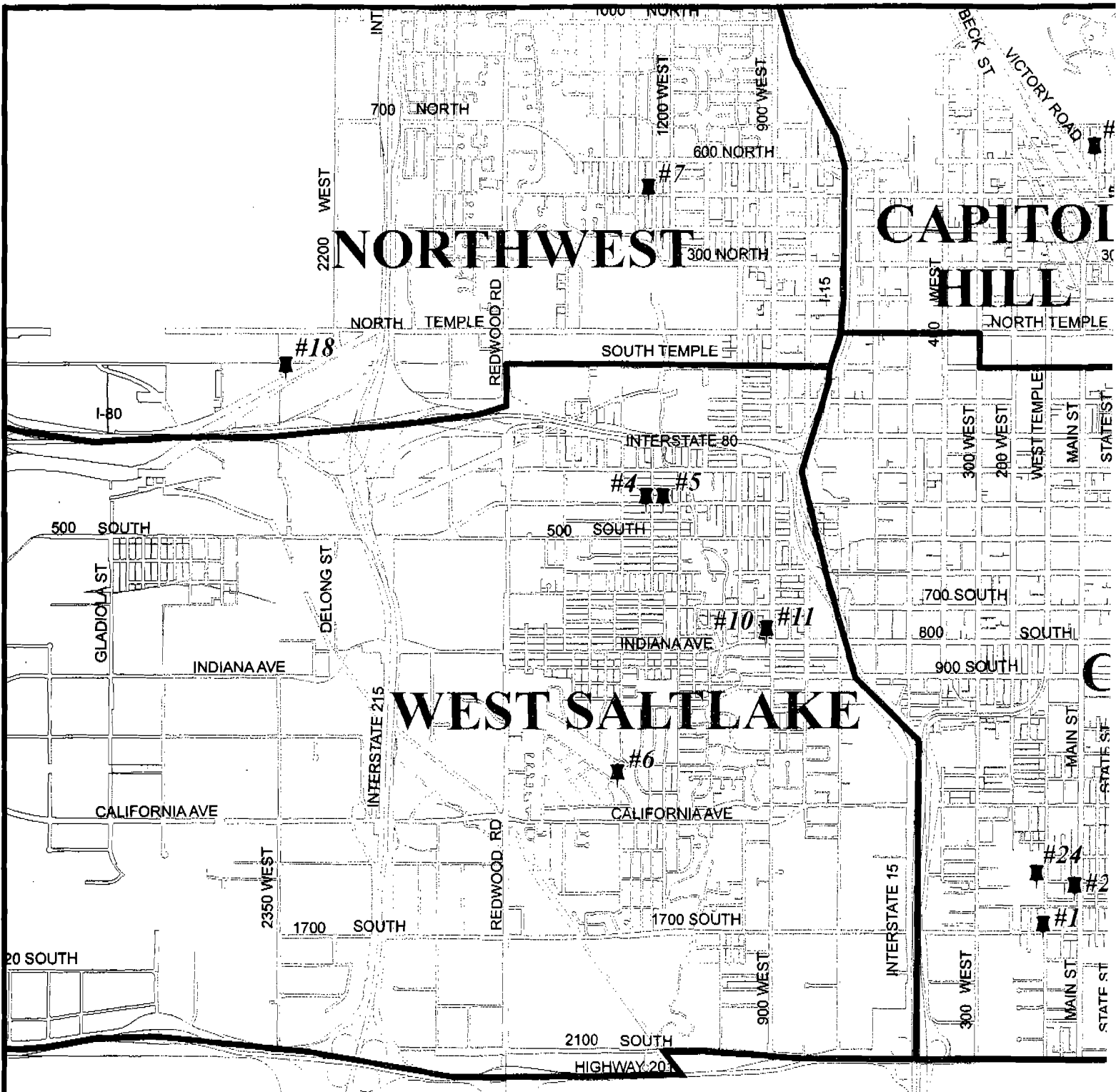
- 1. 1640 S West Temple St. (split zoning) – People’s Freeway Community Council**
Proposed zoning change: RMF -35 to CB. Parcel includes two zoning classifications. Other adjacent multi-family residential properties are also CB.
- 2. 628 E. Milton Ave (incorrect zone) – Liberty Wells Community Council**
Proposed zoning change: PL to R-1-5000. Single family residence was accidentally zoned PL due to proximity to school. The property will be rezoned consistent with adjacent properties.
- 3. 652 E. Milton Ave (incorrect zone) – Liberty Wells Community Council**
Proposed zoning change: PL to R-1-5000. Single family residence was accidentally zoned PL due to proximity to school. The property will be rezoned consistent with adjacent properties.
- 4. 1266 W. 400 S. (split zoning) – Poplar Grove Community Council**
Proposed zoning change: CN to R-1-5000. Single family residential property has CN and R-1-5000 boundary down the middle.
- 5. 1214 W. 400 S. (split zoning) – Poplar Grove Community Council**
Proposed zoning change: CN to R-1-5000. Single family residential property has CN and R-1-5000 boundary down the middle.
- 6. 1179 S. Navajo St. (split zoning) - West Salt Lake Community Council**
Proposed zoning change: R-1-5000 to CB. Commercial property has CB and R-1-5000 boundary down the middle.
- 7. 1254 W. 500 N. (split zoning) – State Fairpark Community Council**
Proposed zoning change: R-1-7000 to CN. Commercial property has CN and R-1-7000 boundary through property.
- 8. 551 E. 400 S. (split zoning) – Central City Community Council**
Proposed zoning change: RMF-35 to CC. Part of existing parking lot of commercial property is zoned RMF-35.
- 9. 362 S. 600 East. (split zoning) – Central City community Council**
Proposed zoning change: RMF-35 to CC. Part of existing parking lot of commercial property is zoned RMF-35.
- 10. 780 S. 900 West. (split zoning) – Poplar Grove Community Council**
Proposed zoning change: R-1-5000 to CB. Existing “7-11” commercial property has CB and R-1-5000 boundary down middle.
- 11. 762 S. 900 West. (incorrect zone) – Poplar Grove Community Council**
Proposed zoning change: CB to R-1-5000. Single-family residential property was placed in the wrong zone
- 12. 1399 S. – 1413 S. 700 East. (split zoning) – East Central Community Council**
Proposed zoning change: R-1-5000 to CN. Commercial property (part of existing parking lot) is zoned R-1-5000.

13. **963 E. 500 South. (split zoning) – East Central Community Council**
Proposed zoning change: RMF-35 to CN. Access to commercial site is on a different parcel, which was accidentally zoned RMF-35.
14. **448 S. 900 East. (split zoning) – East Central Community Council**
Proposed zoning change: RMF-35 to PL. the Bennion Elementary School has two parcels that were accidentally zoned residential.
15. **2738 S. 2000 East. (split zoning) - Sugar House Community Council**
Proposed zoning change: RMF-35 to CB. One parcel was bisected by CB and RMF-35 zones.
16. **427 E. Cottage Ave. (split zoning) – Central City Community Council**
Proposed zoning change: RMF-35 to OS. Two park parcels were accidentally zoned RMF-35
17. **655, 613 and 651N Columbus (incorrect zone) – Capitol Hill Community Council**
Proposed zoning change: OS to R-2. Three residential duplex units were accidentally zoned for open space. **17a. City property adjacent to 613 N Columbus (incorrect zone)**
Proposed zoning change: OS to R-2. A portion of the property to be surplus and exchanged must meet the zone of the adjoining parcel.
18. **15 S. 2400 West. (incorrect zone) – West Salt Lake Community Council**
Proposed zoning change: OS to CC. This commercial property was mislabeled as open space.
19. **1167 E. South Temple (incorrect zone) – Greater Avenues Community Council**
Proposed zoning change: PL to SR-1. Single family residence was accidentally zoned PL due to proximity to school. The property will be rezoned consistent with adjacent residential properties.
20. **1530 S. Main Street (split zoning) – People’s Freeway Community Council**
Proposed zoning change: RMF-35 to CC. Colonial Village Motel has one parcel split by CC and RMF-35 zones.
21. **2200 S. Texas (split zoning) - Sugar House Community Council**
Proposed zoning change: PL to R-1-7000. Residence is split by PL and R-1-7000 zones
22. **1486 S. 1100 East. (split zoning) – East Central Community Council**
Proposed zoning change: R-1-5000 to RB. Existing business property bisected by R-1-5000 and RB zones.
23. **1480 S. 1100 East. (split zoning) – East Central Community Council**
Proposed zoning change: R-1-5000 to RB. Pacific Malibu property bisected by R-1-5000 and RB zones.

Key to Zoning Districts

R-1/12,000	Single-Family Residential District
R-1/7,000	Single-Family Residential District
R-1/5,000	Single-Family Residential District

SR-1	Special Development Pattern Residential District
SR-3	Special Development Pattern Residential District
R-2	Single- and Two-Family Residential District
RMF-35	Moderate Density Multi-Family Residential District
RB	Residential/Business District
CN	Neighborhood commercial district
CB	Community business district
CC	Corridor commercial district
M-1	Light manufacturing district
M-2	Heavy manufacturing district
BP	Business park district
PL	Public lands district
PL-2	Public lands district
I	Institutional district
OS	Open space district

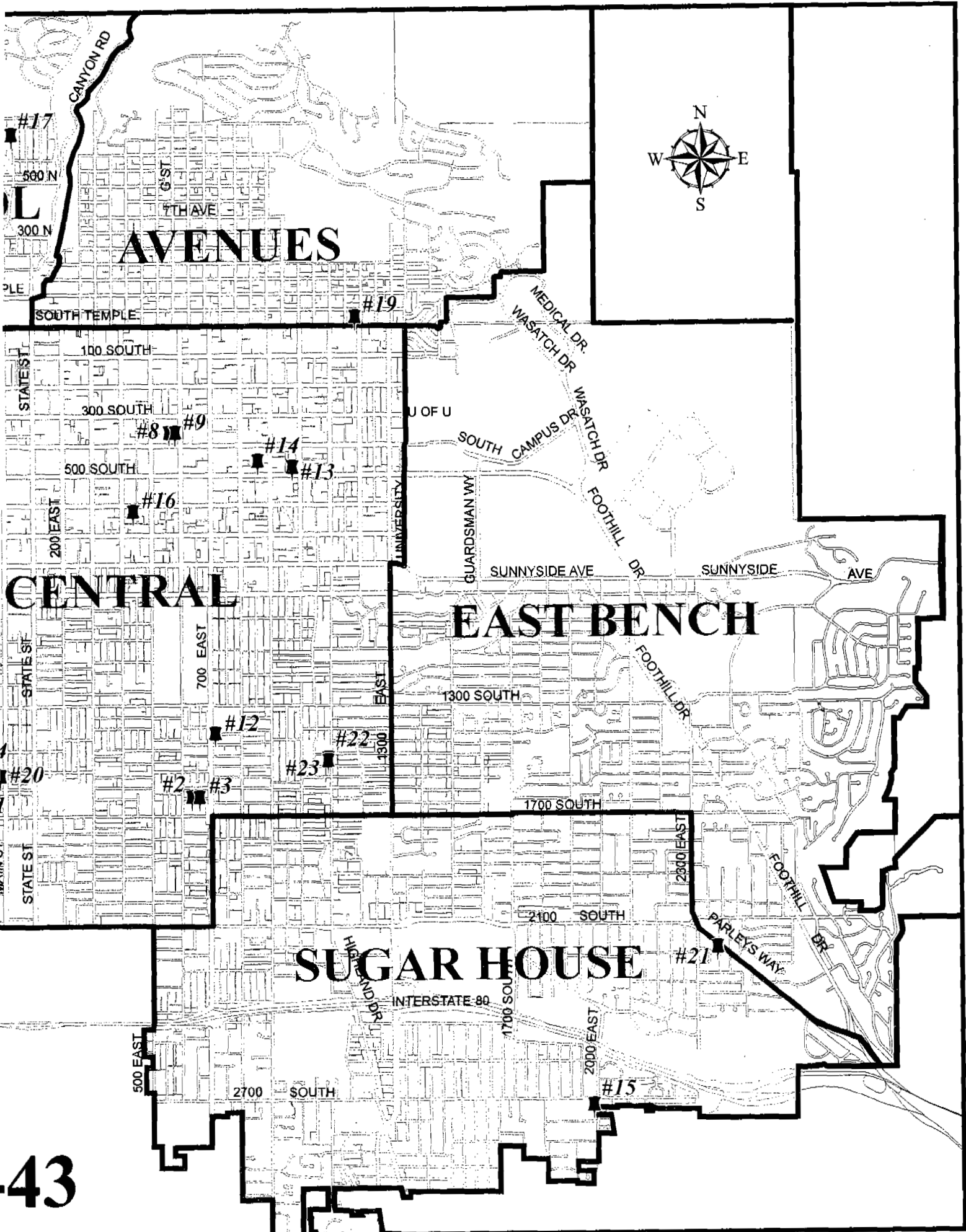


Legend

 Properties in Question

 Master Plan Boundaries

Fine Tuning Petition 400-02-4



AVENUES

CENTRAL

EAST BENCH

SUGAR HOUSE

SALT LAKE CITY CORPORATION

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Management Services Director  **DATE:** March 4, 2005

FROM: Louis Zunguze, Community Development Director 

RE: **Petition No. 400-02-43** Zoning Map Fine Tuning of the 1995 City-wide Rewrite. Several parcels were designated in the wrong land use zone, or not all properties associated with the same use were zoned together, thereby creating split-zone situations.

STAFF CONTACT: Marilyn Lewis, Principal Planner 535-6409

RECOMMENDATION: That the City Council hold a briefing and schedule a Public Hearing regarding the zoning map amendment package.

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION: *Issue Origin:* During the 1995 Zoning Rewrite Project several properties/parcels, or portions thereof, were zoned incorrectly. Information has been attached to this memo for 23 such subject sites. The request does not include any specific development proposals or changes in existing uses.

The purpose of the "Fine Tuning" project is to correctly zone various properties throughout the City. There are different ways in which properties became incorrectly zoned: for example a parcel or parcels may not have been identified with the remainder of a property and therefore the property was split into two different zones. Such errors typically prompt a Planning Commission petition to remedy the mapping error. The 23 properties noted in this petition fall into that category.

Analysis: The zoning map amendments included in this petition do not include any redevelopment projects or changes of use. The petition corrects errors of split zoning and incorrect zoning. Some of the sites are located in one or more overlay zoning district.

City Council Policy and Master Plan considerations

The intent of this ordinance is to correct the City's zoning maps so that they reflect the existing land uses.

Public Process: Staff notified property owners and Community Council chairs of the areas in which each of the zoning errors occur. Through letters and public meetings, public comment was received between September 25, 2003 and December 8, 2003. Planning staff requested that written comments or concerns be submitted, in order to analyze all of the issues that may relate to each site. The letters and responses are included as Exhibits 4 and 5.

Due to the City-wide impacts of this petition, the Planning Division held an additional public forum opportunity in the form of an Open House for the purpose of disseminating information and collection of additional community comment. The Open House forum was held at the City and County Building on Monday May 3, 2004. All of the comments received were included in Exhibit 6 of the Planning Commission staff report.

On December 8, 2004, the Planning Commission held a Public Hearing and decided to continue the hearing on January 12, 2005 in order to make sure that all of the adjacent property owners (within 450') were sufficiently notified.

The Planning Commission concluded its review of the petition on January 12, 2005 and passed a motion to transmit a favorable recommendation to correct the noted zoning errors on all 23 properties, based on the findings of fact in the Staff Report.

Relevant Ordinances: Amendments to the Zoning Maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050. **"A decision to amend the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard."** The section does, however, list five factors (Section 21A.50.050 A-E) which should be analyzed prior to rezoning property.

Using these five factors, the Planning Commission analyzed master plan considerations; existing land uses in the immediate vicinity; impacts to adjacent properties; applicable overlay zones; and the adequacy of existing services and facilities. Based on this analysis, the Planning Commission hereby transmits its recommendation to the City Council.

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1. CHRONOLOGY

2. ORDINANCE

3. NOTICE OF CITY COUNCIL HEARING

4. MAILING LABELS

5. PLANNING COMMISSION

a. Original Agenda/ Notice with Postmark

November 18, 2004

a.1. Revised Original Agenda/ Notice with Postmark

December 28, 2004

b. Staff Report

December 08, 2004

c. Minutes

December 08, 2004

c.1. Minutes

January 12, 2005

6. ORIGINAL PETITION

Petition 400-02-43

1. CHRONOLOGY

PROJECT CHRONOLOGY

2002

- September 28, 2002. Project was originally assigned to previous staff member.
- December 05, 2002. Planning Commission petition of the original sites were delivered to staff. Research on these; the number and type was performed to determine if a formalized petition request was needed. Staff requested a petition from Planning Commission. Research continued on the sites.

2003

- September 15, 2003. The project site research was assigned to an intern by the Planning Supervisor.
- September 25, 2003. Intern sent letters to property owners requesting input on the sites. Photos were also taken of first 11 sites.
- October 29, 2003. Intern sent letters out to the respective community council chairs requesting input.
- November 2003. Project was re-assigned to current staff member.

2004

- February 11, 2004. Sent memo requesting that pertinent City departments provide comment on this petition. Responses were requested back to staff by February 25, 2004
- April 19, 2004. Open House notices were sent to all owners of the subject properties, property owners within 450 feet of each site, and the Community Council Chairs.
- May 3, 2004. An Open house was held to inform the public of the petition. All comments received were included in the staff report to the Planning Commission.
- November 18, 2004. Planning Commission agenda/notices were sent out.
- November 24, 2004. All 23 sites were posted.
- November 30, 2004. Staff requested a final draft ordinance from the City Attorney. (To be returned by January 20, 2005.)
- December 03, 2004 Planning Staff Report was distributed.

- December 08, 2004 The Planning Commission held the public hearing. However, the petition was continued to the next Planning Commission meeting, and noticing was re-issued in order to insure that all property owners within 450' were clear on which of the subject properties were near them.
- December 28, 2004. Planning Commission agenda/notices were mailed.
- January 12, 2005 The Planning Commission held a public hearing. The Planning Commission made and passed a motion to transmit a favorable recommendation to the City Council to approve the zoning map amendments on all 23 of the sites.
- January 26, 2005. The Planning Commission minutes from the January 12th meeting were ratified.
- February 14, 2005. Staff received a draft ordinance from the City Attorney's Office.

2. ORDINANCE

SALT LAKE CITY ORDINANCE
No. _____ of 2005
(Fine Tuning – Mapping Amendments)

AN ORDINANCE REZONING VARIOUS PROPERTIES LOCATED THROUGHOUT SALT LAKE CITY, UTAH, TO CORRECT MAPPING ERRORS, INCLUDING INCORRECT ZONES OR SPLIT ZONES, MADE DURING THE 1995 ZONING REWRITE PROCESS, PURSUANT TO PETITION NO. 400-02-43.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have determined that several mapping errors (incorrect zones or split zones) exist concerning various property throughout the City, and therefore an ordinance rezoning these properties is necessary and appropriate to correct the errors.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. REZONING OF PROPERTIES.

The property generally located at 1640 South West Temple, which is more particularly described on Exhibit #1 attached hereto, shall be and hereby is rezoned from Residential Multi-Family (RMF-35) to Community Business (CB).

The property generally located at 628 E. Milton Avenue, which is more particularly described on Exhibit #2 attached hereto, shall be and hereby is rezoned from Public Lands (PL) to Residential Single Family (R-1-5000).

The property generally located at 652 East Milton Avenue, which is more particularly described on Exhibit #3 attached hereto, shall be and hereby is rezoned from Public Lands (PL) to Residential Single Family (R-1-5000).

The property generally located at 1266 West 400 South, which is more particularly described on Exhibit #4 attached hereto, shall be and hereby is rezoned from Neighborhood Commercial (CN) to Residential Single Family (R-1-5000).

The property generally located at 1214 West 400 South, which is more particularly described on Exhibit #5 attached hereto, shall be and hereby is rezoned from Neighborhood Commercial (CN) to Residential Single Family (R-1-5000).

The property generally located at 1179 South Navajo Street, which is more particularly described on Exhibit #6 attached hereto, shall be and hereby is rezoned from Residential Single Family (R-1-5000) to Community Business (CB).

The property generally located at 1254 West 500 North, which is more particularly described on Exhibit #7 attached hereto, shall be and hereby is rezoned from Residential Single Family (R-1-7000) to Neighborhood Commercial (CN).

The property generally located at 551 East 400 South, which is more particularly described on Exhibit #8 attached hereto, shall be and hereby is rezoned from Residential Multi-Family (RMF-35) to Corridor Commercial (CC).

The property generally located at 362 South 600 East, which is more particularly described on Exhibit #9 attached hereto, shall be and hereby is rezoned from Residential Multi-Family (RMF-35) to Corridor Commercial (CC).

The property generally located at 780 South 900 West, which is more particularly described on Exhibit #10 attached hereto, shall be and hereby is rezoned from Single-Family Residential (R-1-5000) to Community Business (CB).

The property generally located at 762 South 900 West, which is more particularly described on Exhibit #11 attached hereto, shall be and hereby is rezoned from Community Business (CB) to Single-Family Residential (R-1-5000).

The property generally located at 1413 (1399) South 700 East, which is more particularly described on Exhibit #12 attached hereto, shall be and hereby is rezoned from Single-Family Residential (R-1-5000) to Neighborhood Commercial (CN).

The property generally located 963 East 500 South, which is more particularly described on Exhibit #13 attached hereto, shall be and hereby is rezoned from Residential Multi-Family (RMF-35) to Neighborhood Commercial (CN).

The property generally located 448 South 900 East, which is more particularly described on Exhibit #14 attached hereto, shall be and hereby is rezoned from Residential Multi-Family (RMF-35) to Public Lands (PL).

The property generally located at 2738 South 2000 East, which is more particularly described on Exhibit #15 attached hereto, shall be and hereby is rezoned from Residential Multi-Family (RMF-35) to Community Business (CB).

The property generally located at 427 East Cottage Avenue, which is more particularly described on Exhibit #16 attached hereto, shall be and hereby is rezoned from Residential Multi-Family (RMF-35) to Open Space (OS).

The properties generally located at 655, 651 and 613 North Columbus, which are more particularly described on Exhibit #17 attached hereto, shall be and hereby are rezoned from Open Space (OS) to Single and Two-Family Residential (R-2).

The property located at 15 South 2400 West, which is more particularly described on Exhibit #18 attached hereto, shall be and hereby is rezoned from Open Space (OS) to Commercial Corridor (CC).

The property located at 1167 East South Temple, which is more particularly described on Exhibit #19 attached hereto, shall be and hereby is rezoned from Public Lands (PL) to Special Development Pattern Residential (SR-1).

The property located at 1530 South Main Street, which is more particularly described on Exhibit #20 attached hereto, shall be and hereby is rezoned from Residential Multi-Family (RMF-35) to Commercial Corridor (CC).

The property located at 2200 South Texas Street, which is more particularly described on Exhibit #21 attached hereto, shall be and hereby is rezoned from Public Lands (PL) to Single Family Residential (R-1-7000).

The property located at 1486 South 1100 East, which is more particularly described on Exhibit #22 attached hereto, shall be and hereby is rezoned from Single Family Residential (R-1-5000) to Business Residential (RB).

The property located at 1480 South 1100 East, which is more particularly described on Exhibit #23 attached hereto, shall be and hereby is rezoned from Single Family Residential (R-1-5000) to Business Residential (RB).

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2005.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2005.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date March 14, 2005
By Melanie Greif

Salt Lake City Ordinance
(Fine Tuning – Mapping Amendments)
Original Petition No. 400-02-43

Key To All Exhibit Maps



Zoning District Boundaries



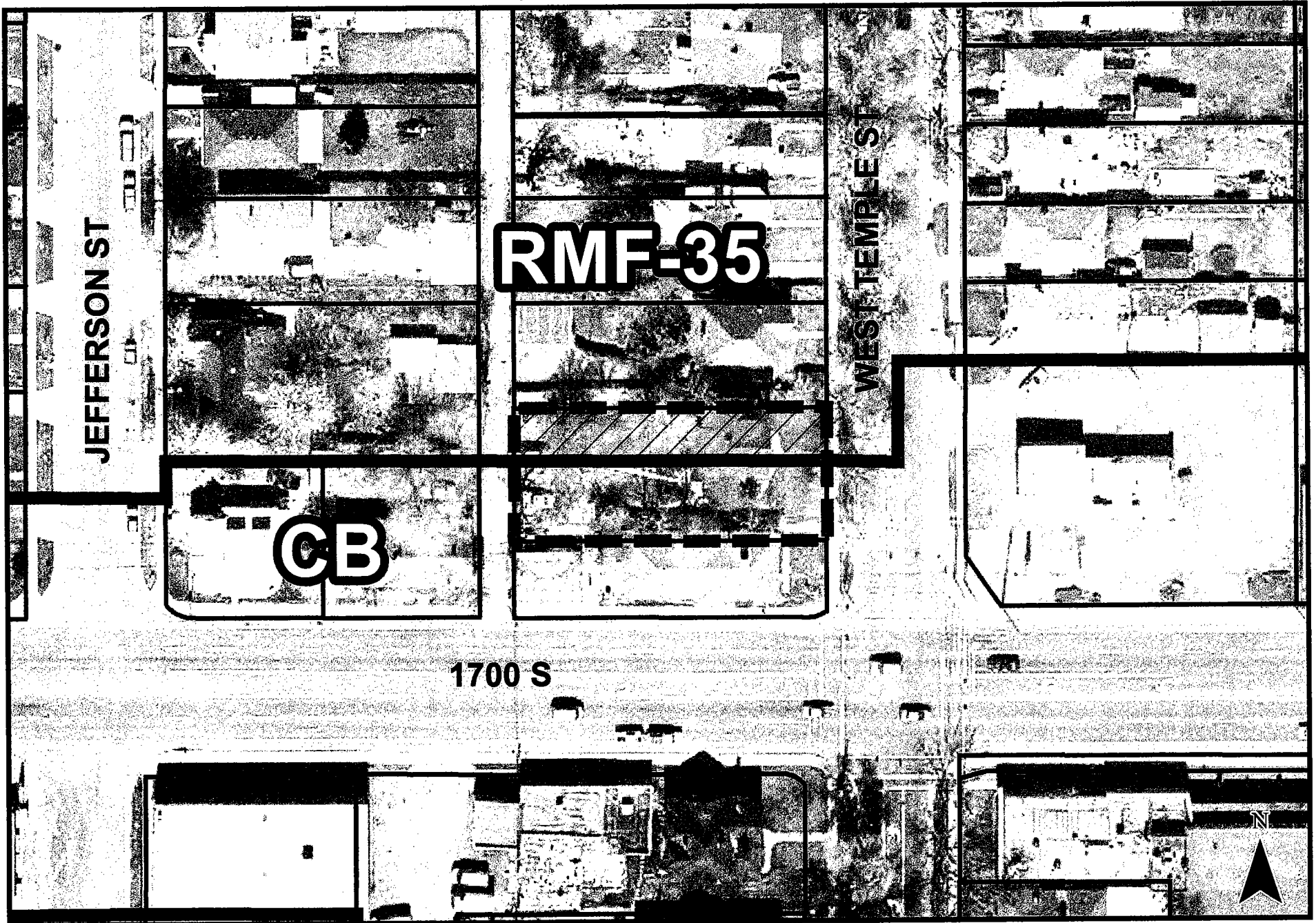
Subject Property to be Rezoned



Portion of Subject Property with Incorrect Zoning

Split Zone RMF-35 to CB

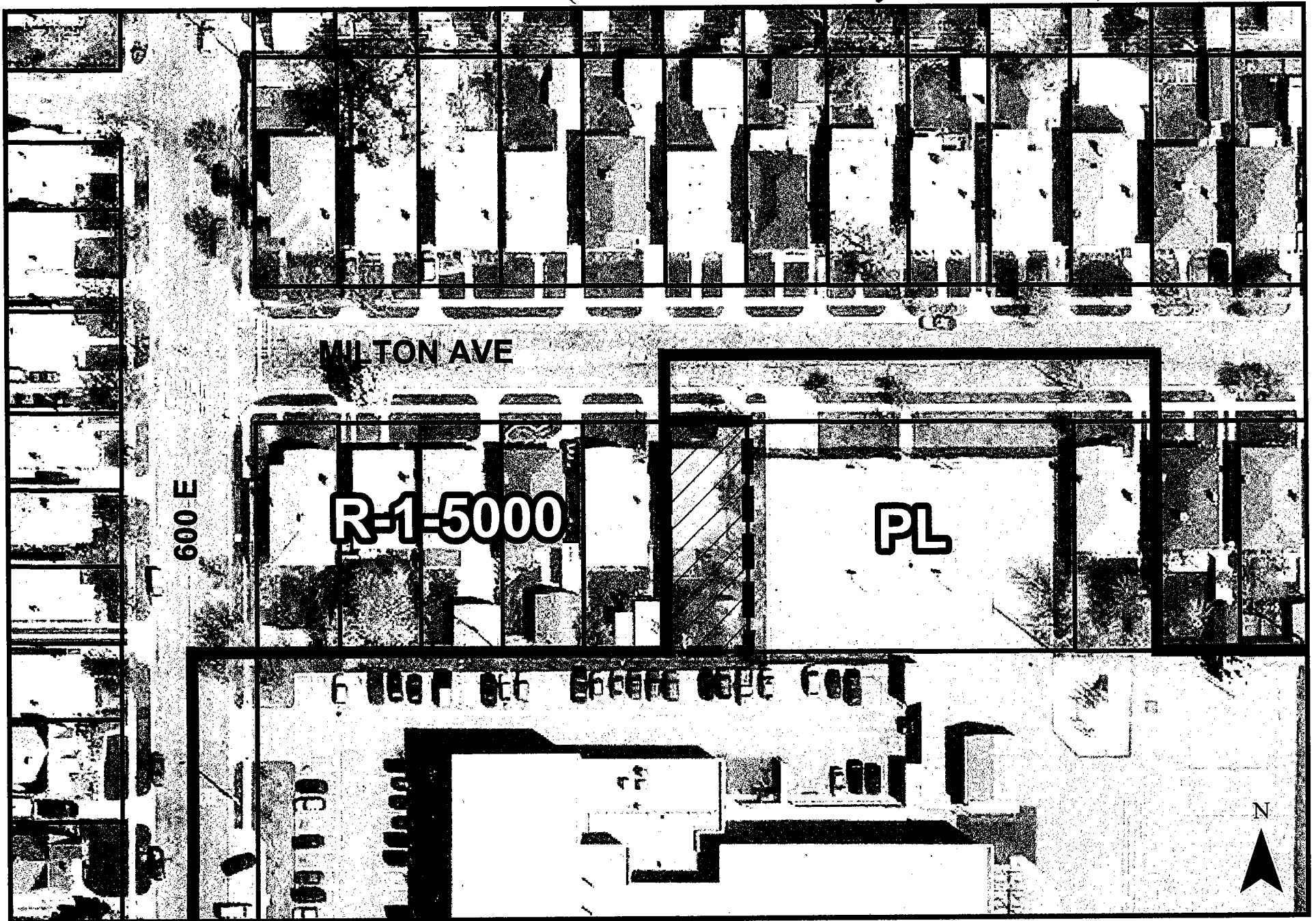
#1 1640 South West Temple St (Central Community Master Plan)



Incorrect Zone PL to R-1-5000

#2

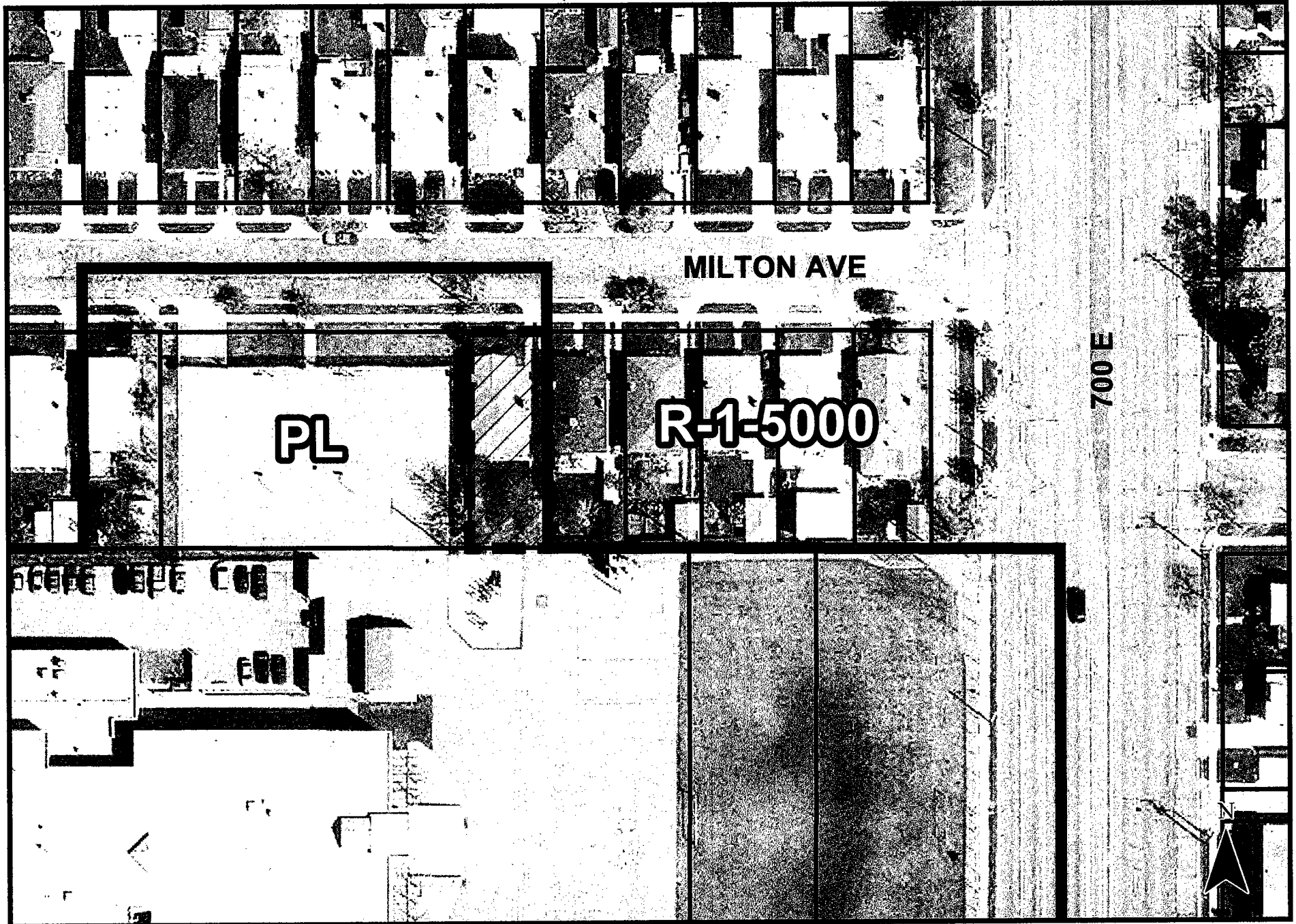
628 East Milton Ave. (Central Community Master Plan)



Incorrect Zone PL to R-1-5000

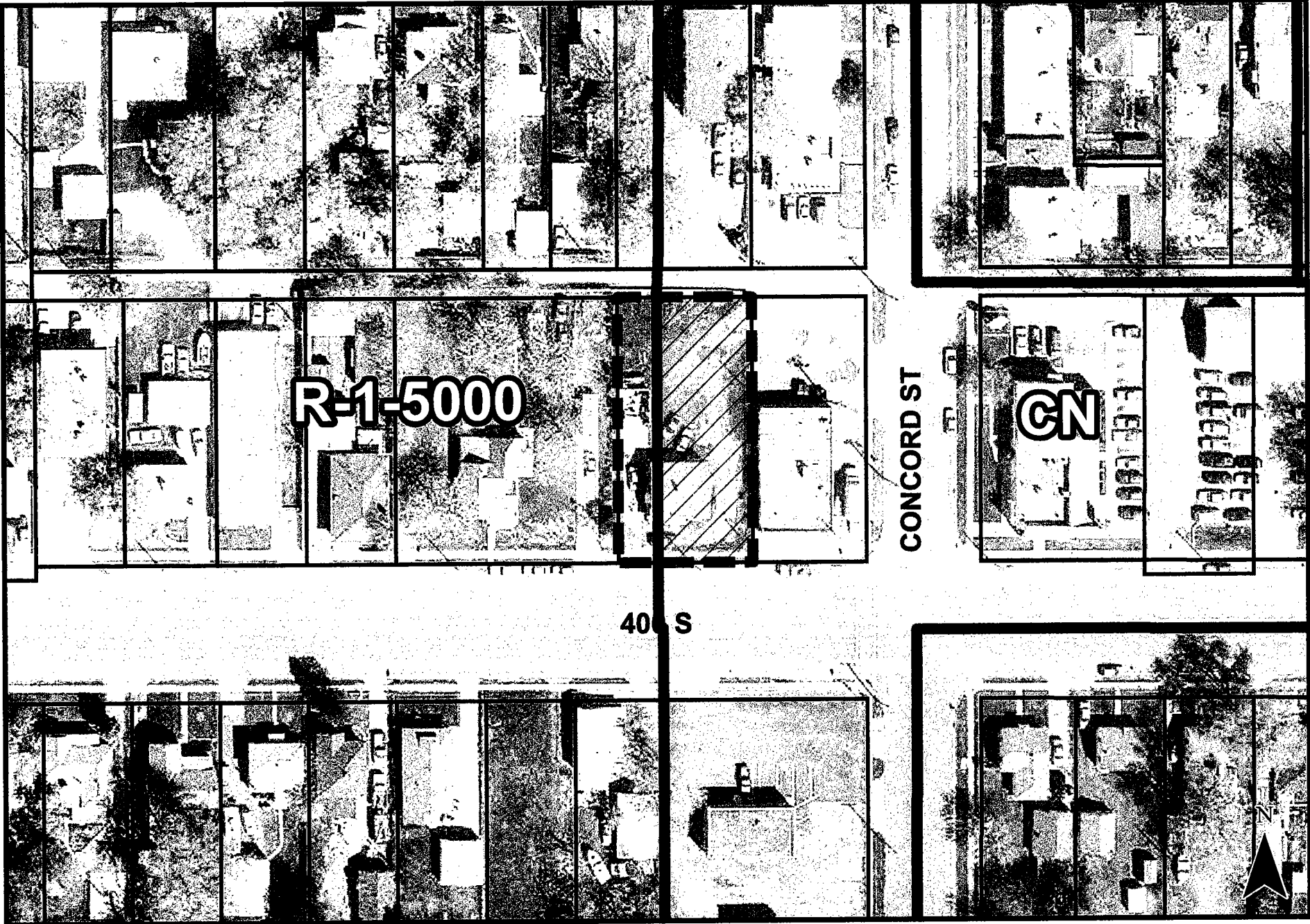
#3

652 East Milton Ave. (Central Community Master Plan)



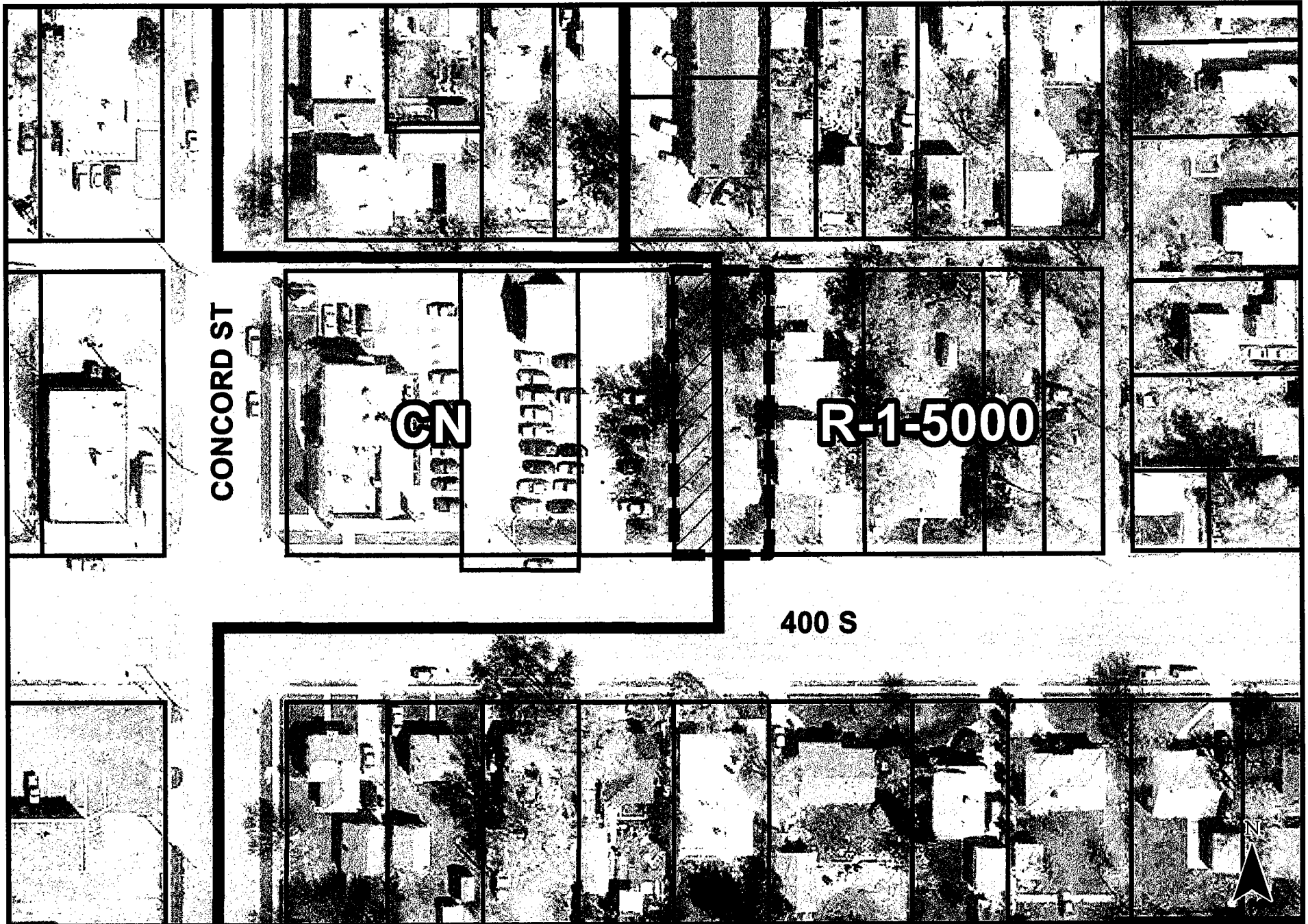
Split Zone CN to R-1-5000

#4 1266 West 400 South (West Salt Lake Community Master Plan)



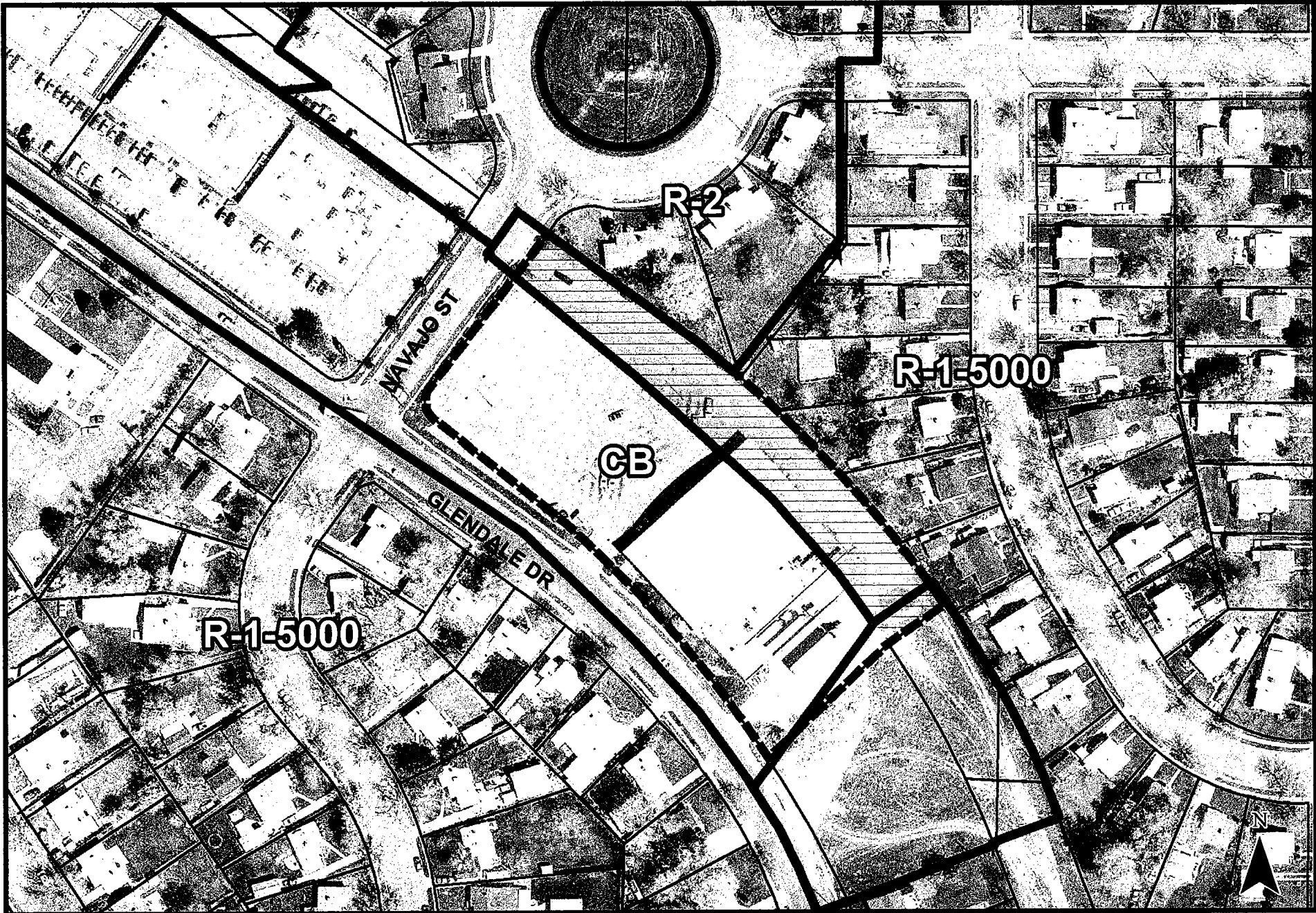
Split Zone CN to R-1-5000

#5 1214 West 400 South (West Salt Lake Community Master Plan)



Split Zone R-1-5000 to CB

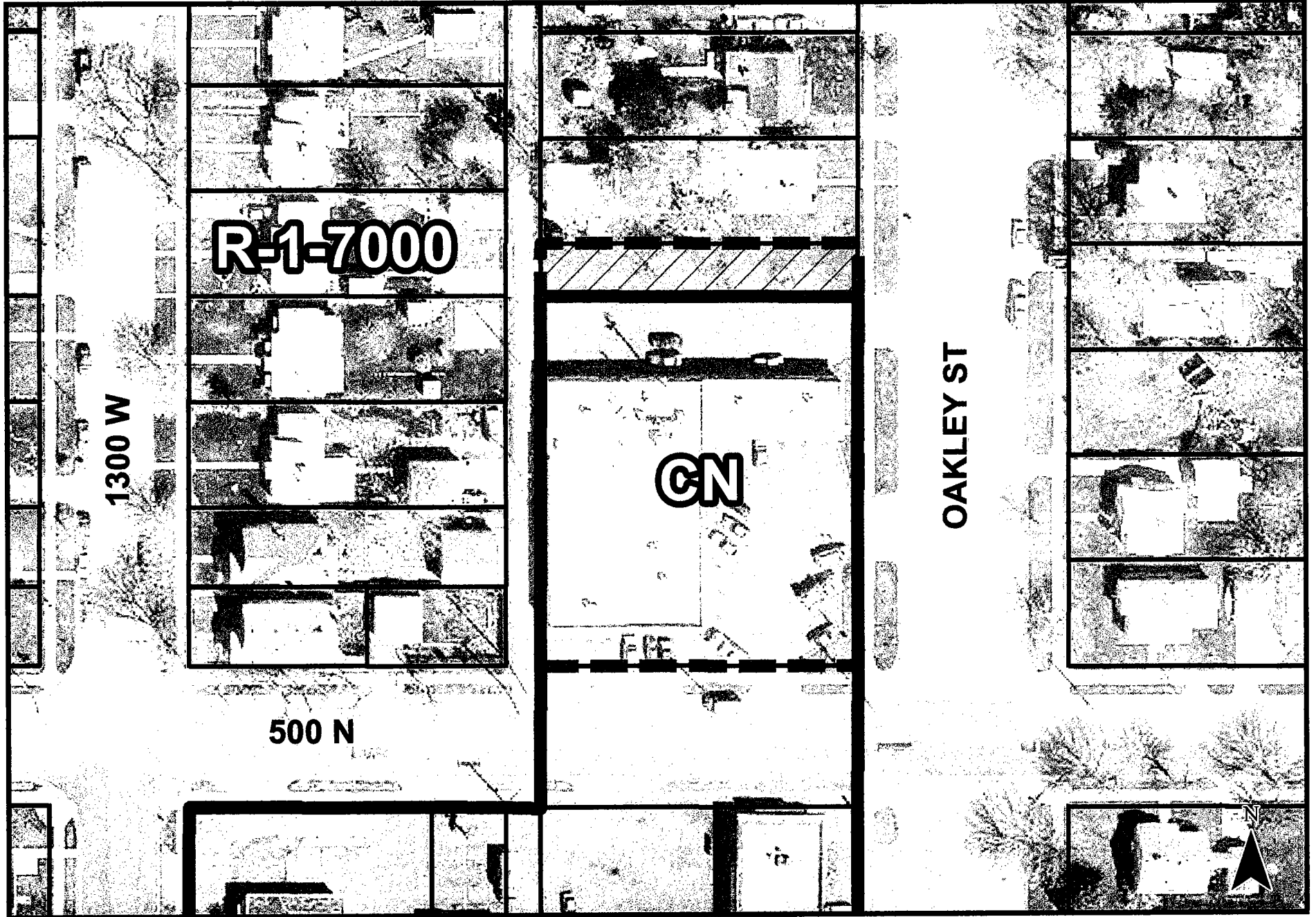
#6 1179 South Navajo St. (West Salt Lake Community Master Plan)



Split Zone R-1-7000 to CN

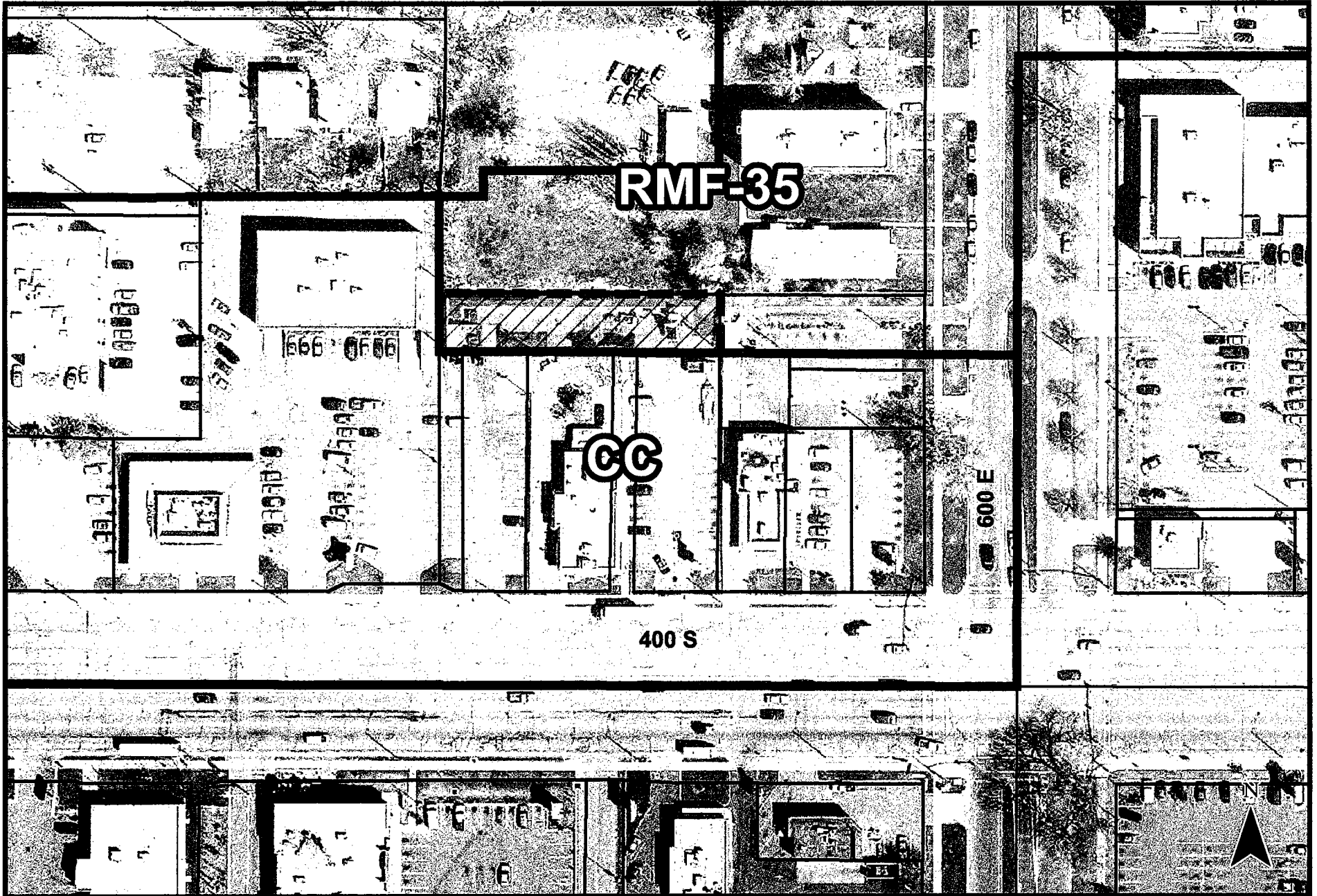
#7

1254 West 500 North (Northwest Community Master Plan)



Split Zone RMF-35 to CC

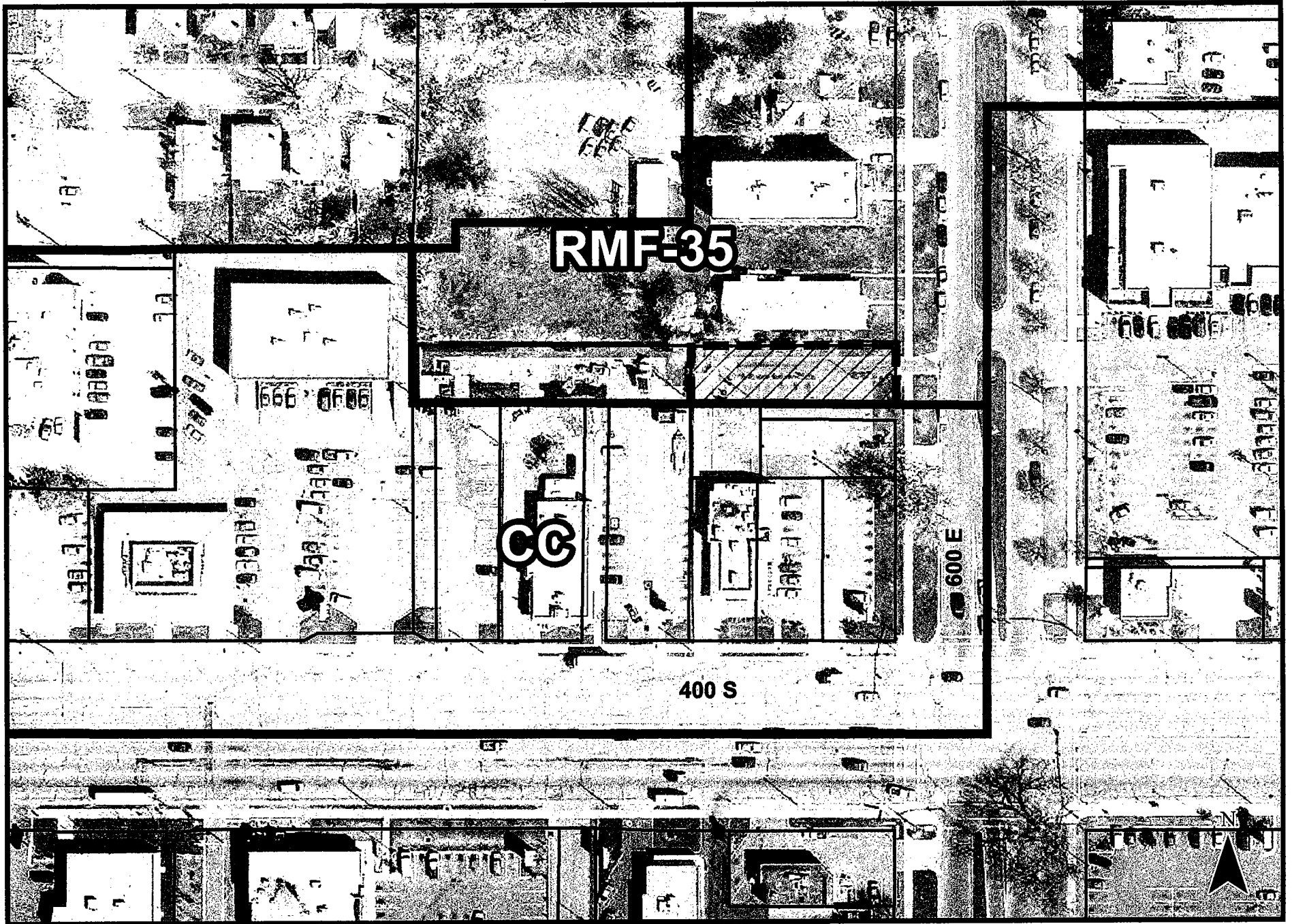
#8 551 East 400 South (Central Community Master Plan)



Split Zone RMF-35 to CC

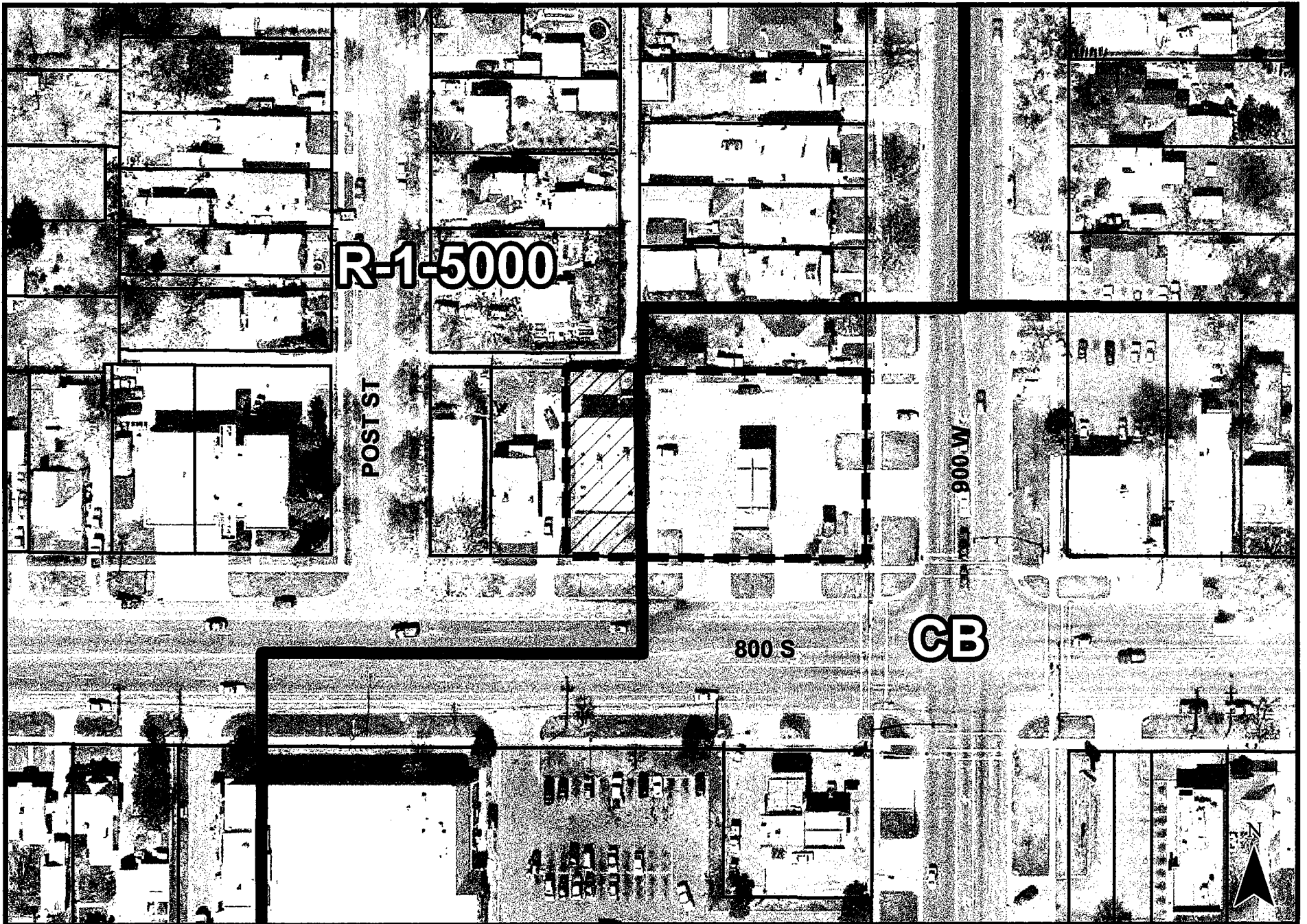
#9

362 South 600 East (Central Community Master Plan)



Split Zone R-1-5000 to CB

#10 780 South 900 West (West Salt Lake Community Master Plan)



Incorrect Zone CB to R-1-5000

#11 762 South 900 West (West Salt Lake Community Master Plan)



Split Zone R-1-5000 to CN

#12 1413 (1399) South 700 East (Central Community Master Plan)



Split Zone RMF-35 to CN

#13

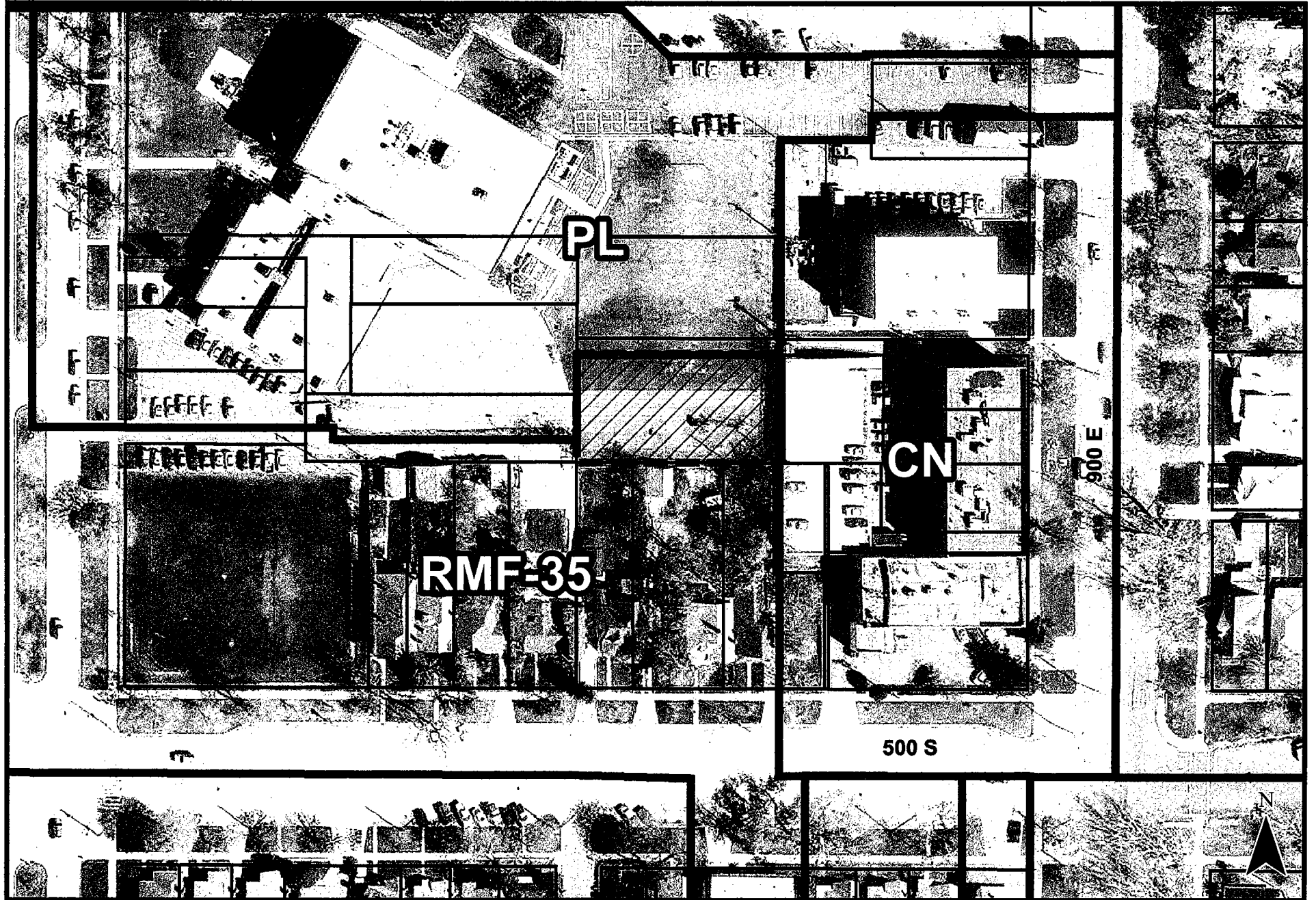
963 East 500 South (Central Community Master Plan)



Split Zone RMF-35 to PL

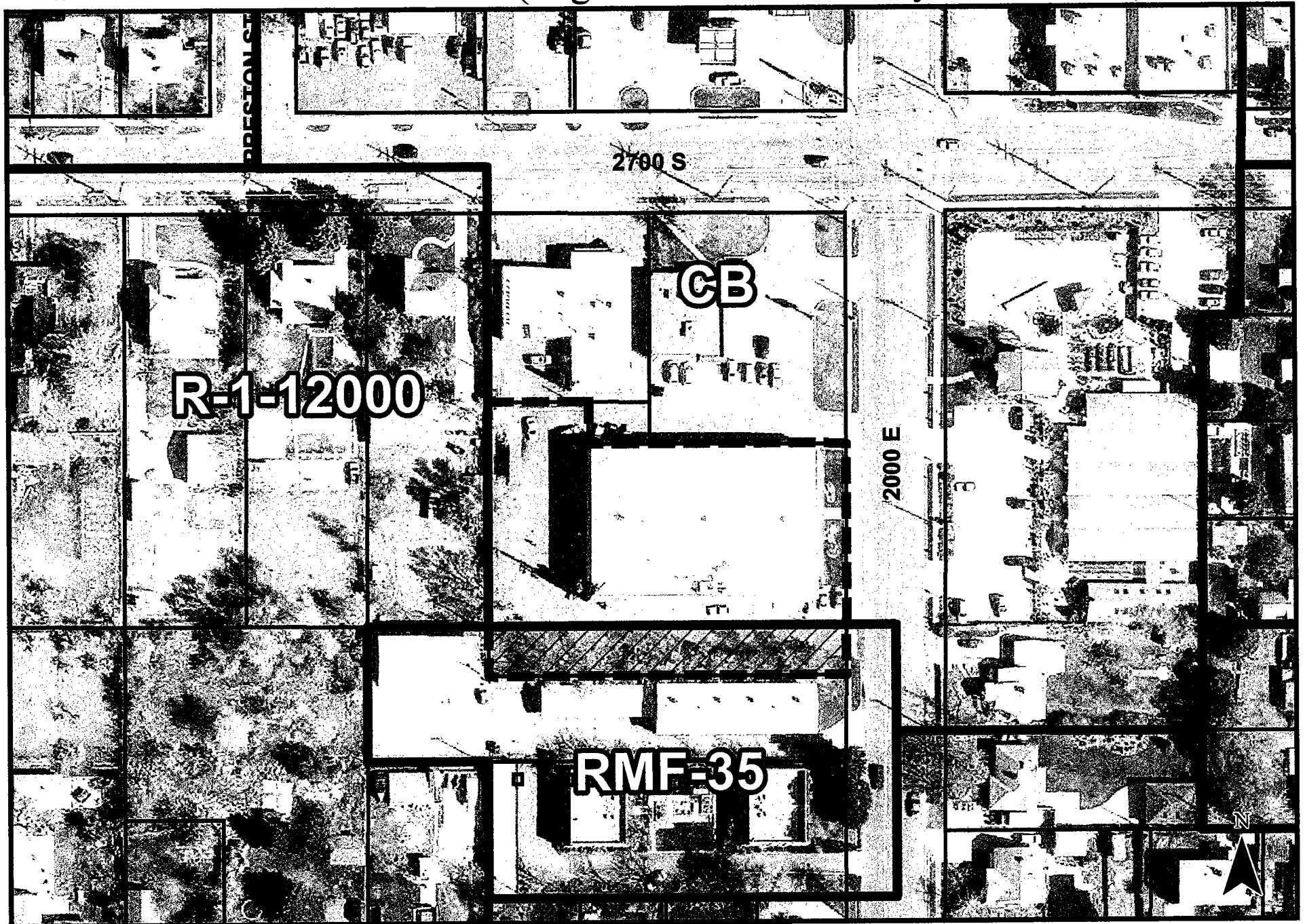
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448 South 900 East (Central Community Master Plan)



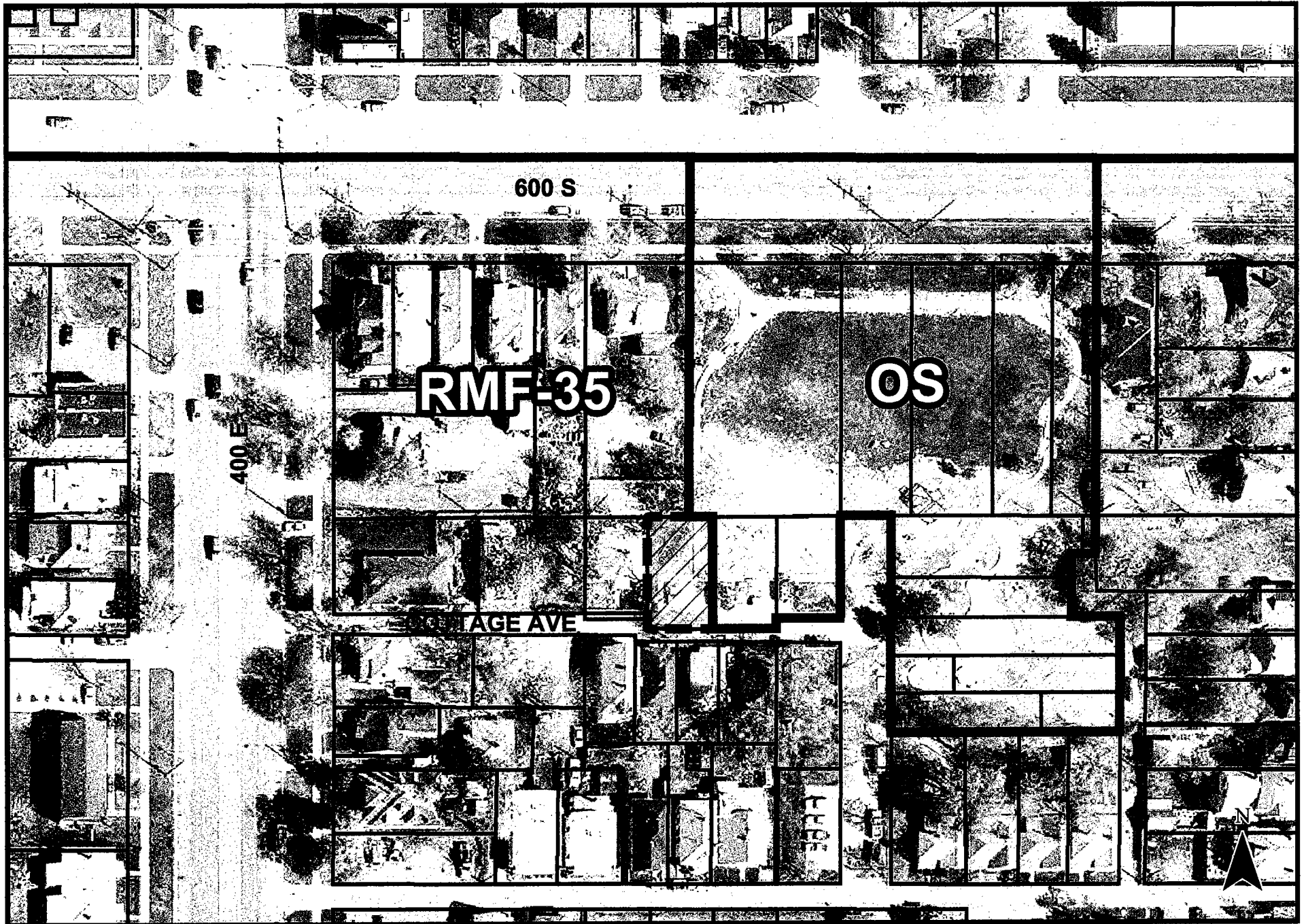
Split Zone RMF-35 to CB

#15 2738 South 2000 East (Sugar House Community Master Plan)



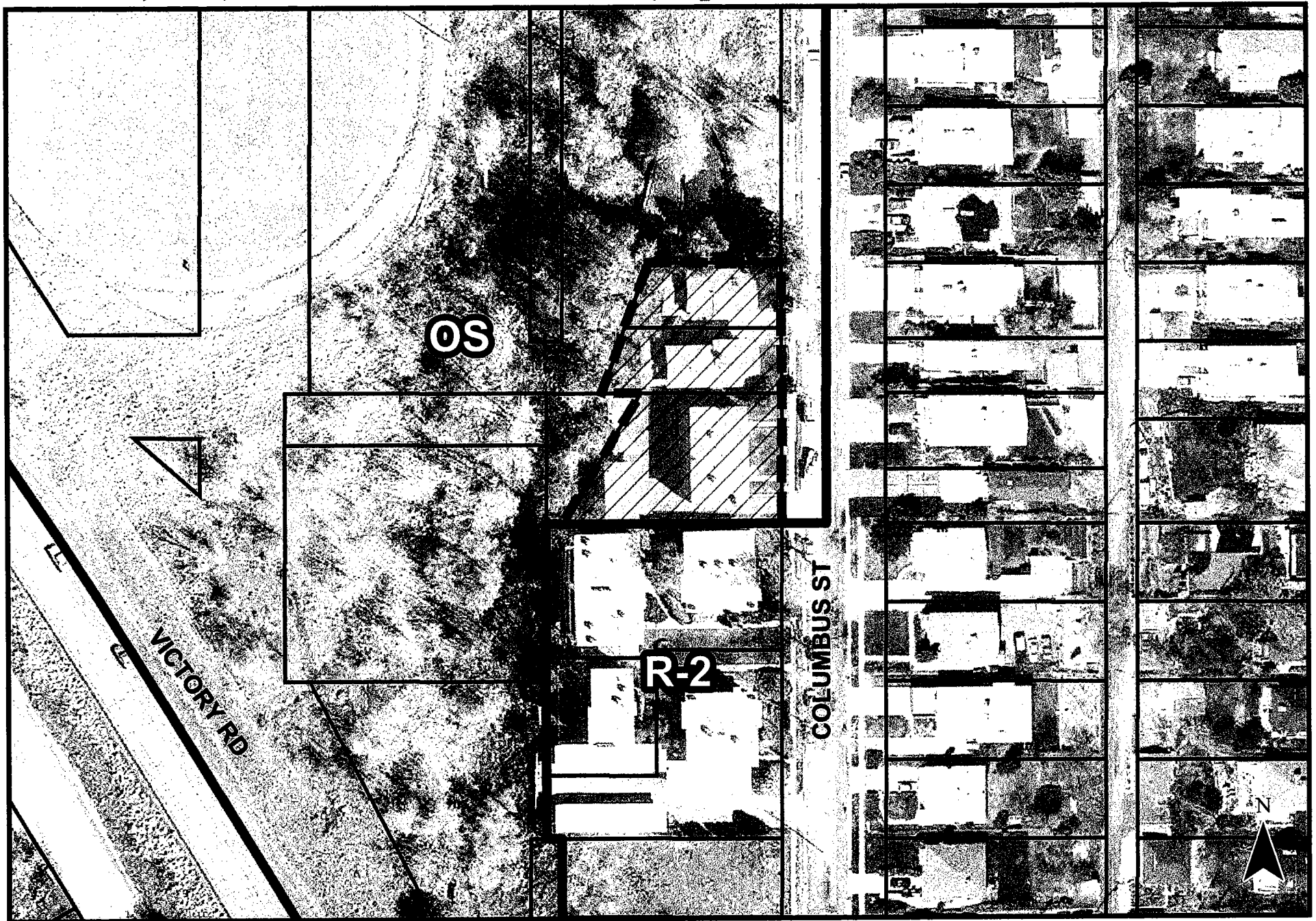
#16

Split Zone RMF-35 to OS 427 East Cottage Ave. (Central Community Master Plan)



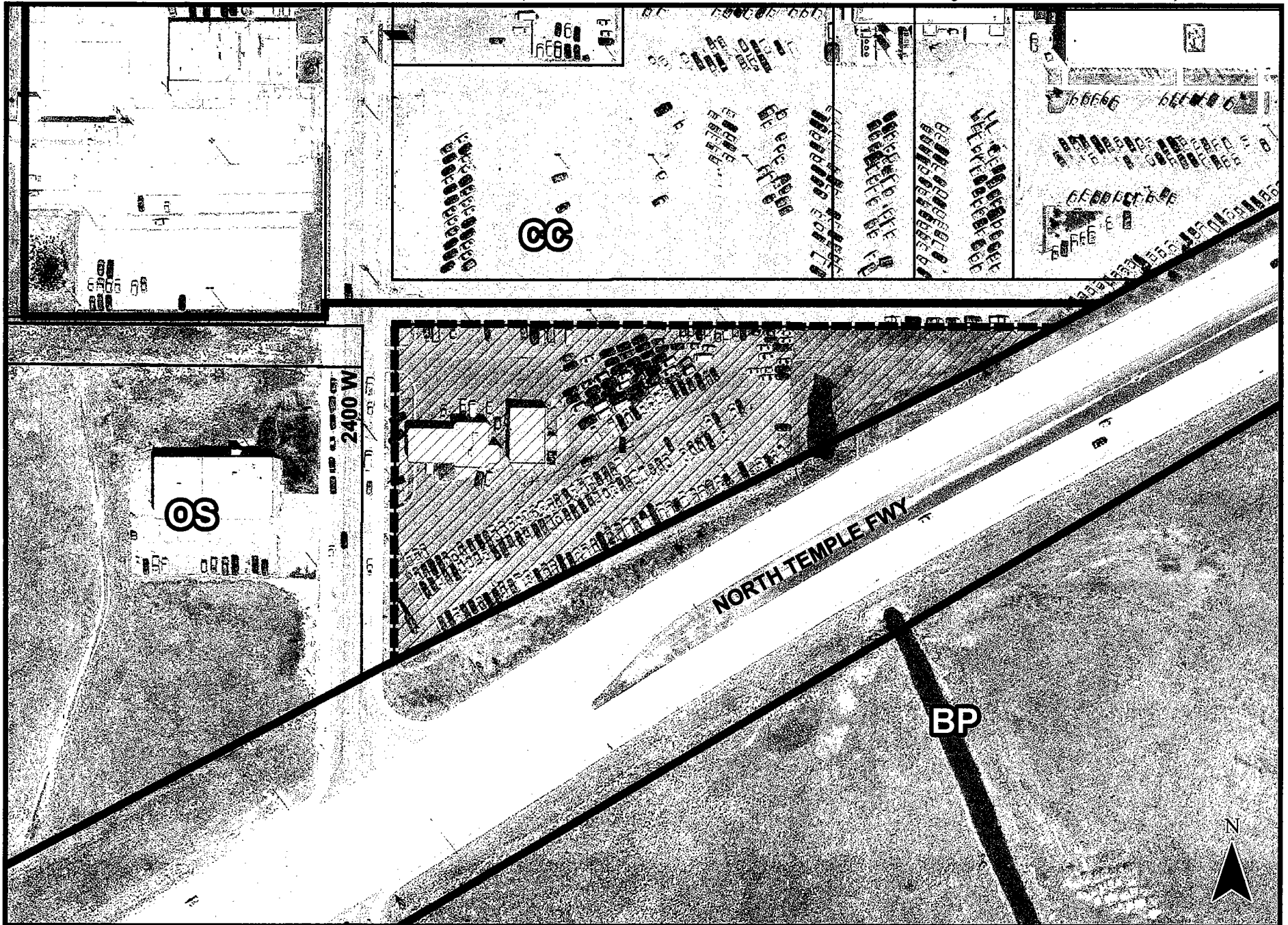
Incorrect Zone OS to R-2

#17 655, 651, 613 North Columbus St. (Capitol Hill Community Master Plan)



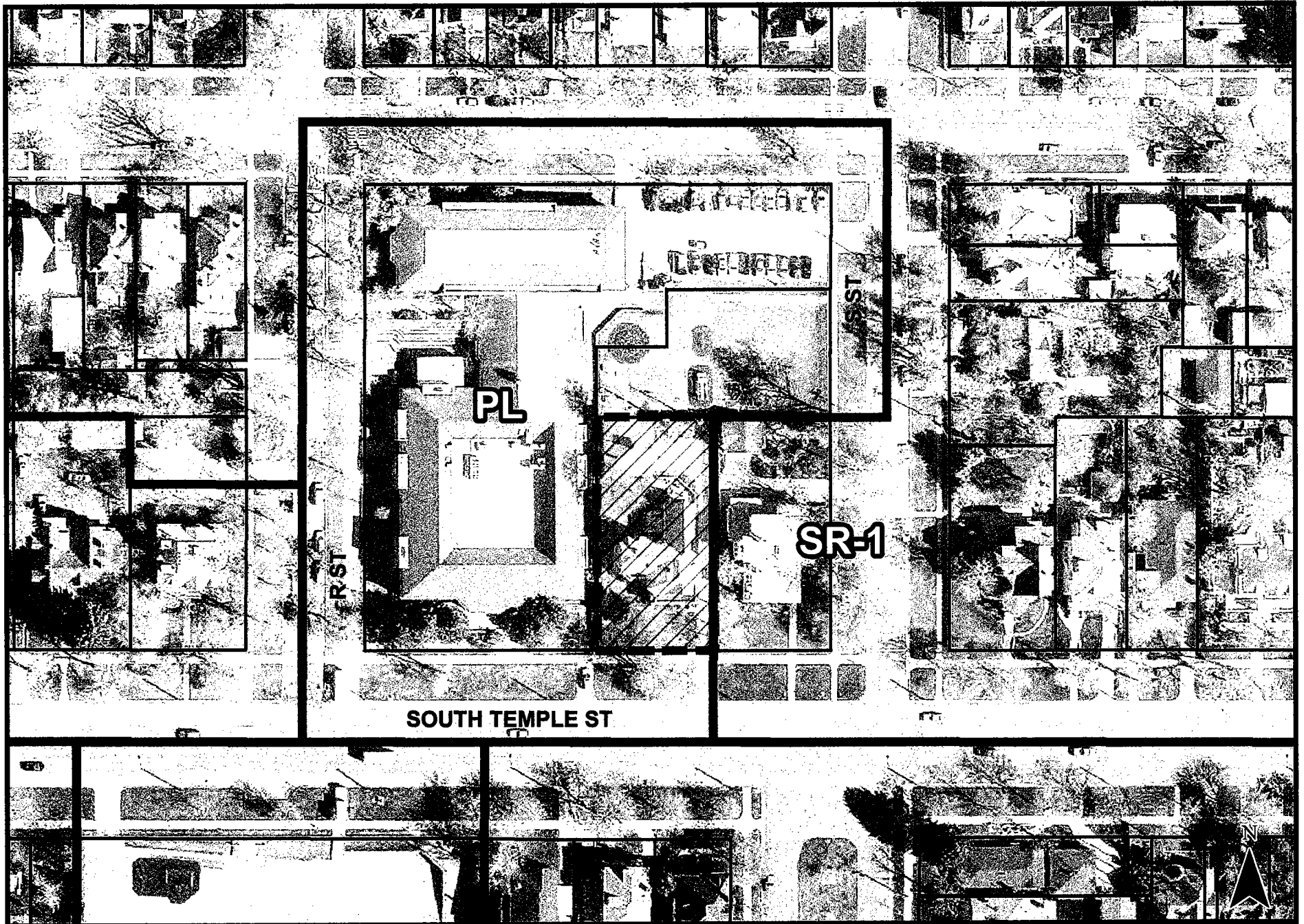
Incorrect Zone OS to CC

#18 15 South 2400 West (West Salt Lake Community Master Plan)



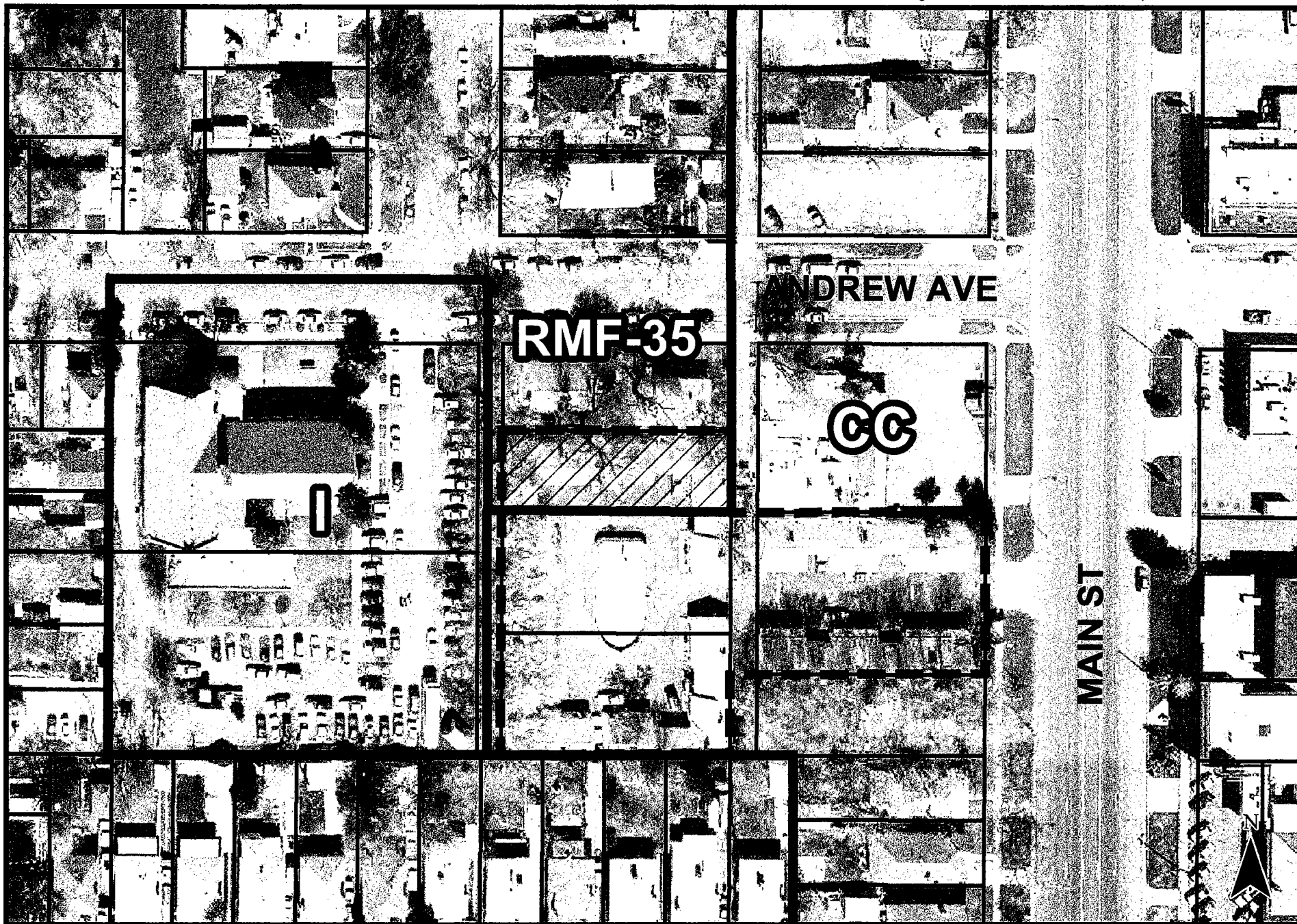
Incorrect Zone PL to SR-1

#19 1167 East South Temple St. (Avenues Community Master Plan)



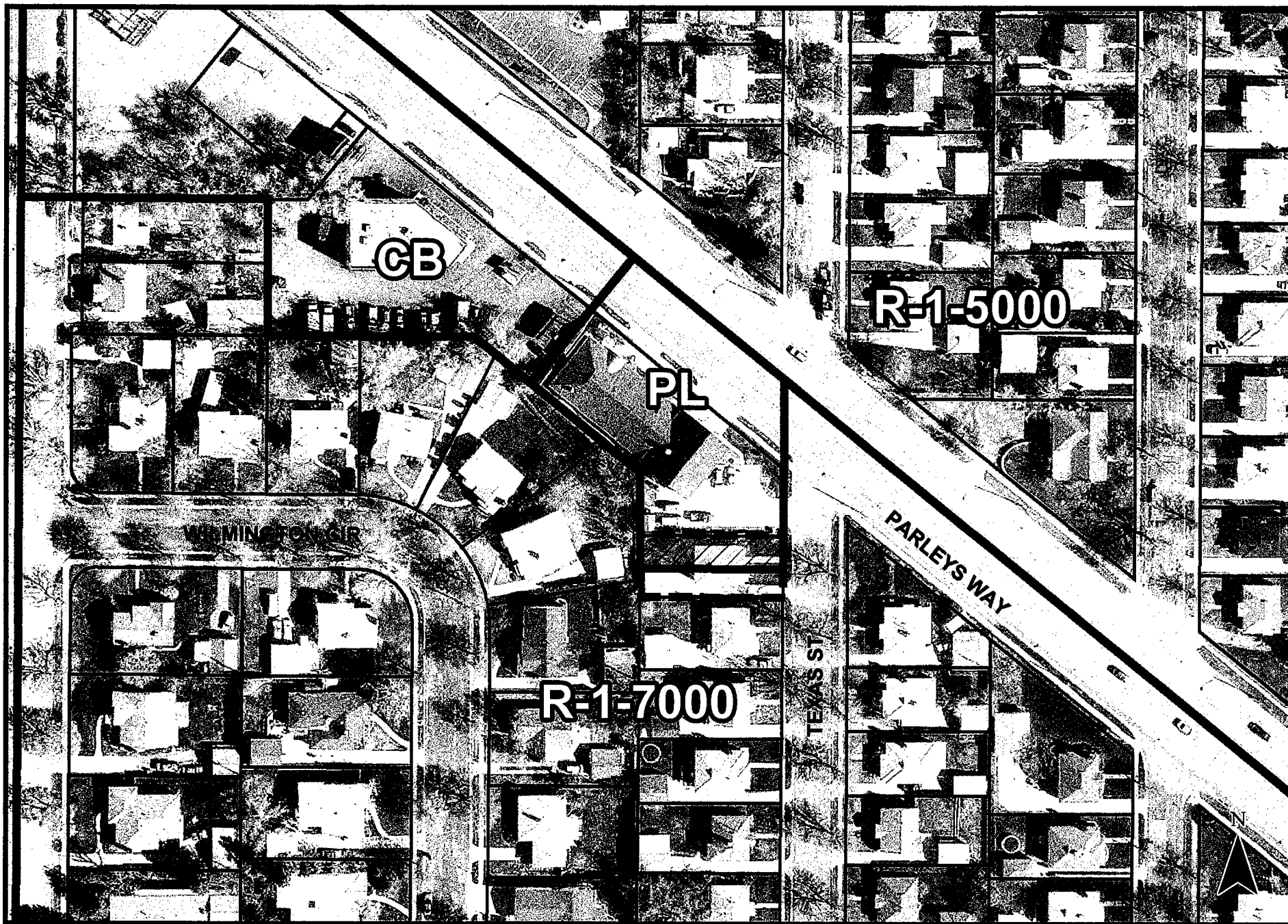
Split Zone RMF-35 to CC

#20 1530 South Main St. (Central Community Master Plan)



Split Zone PL to R-1-7000

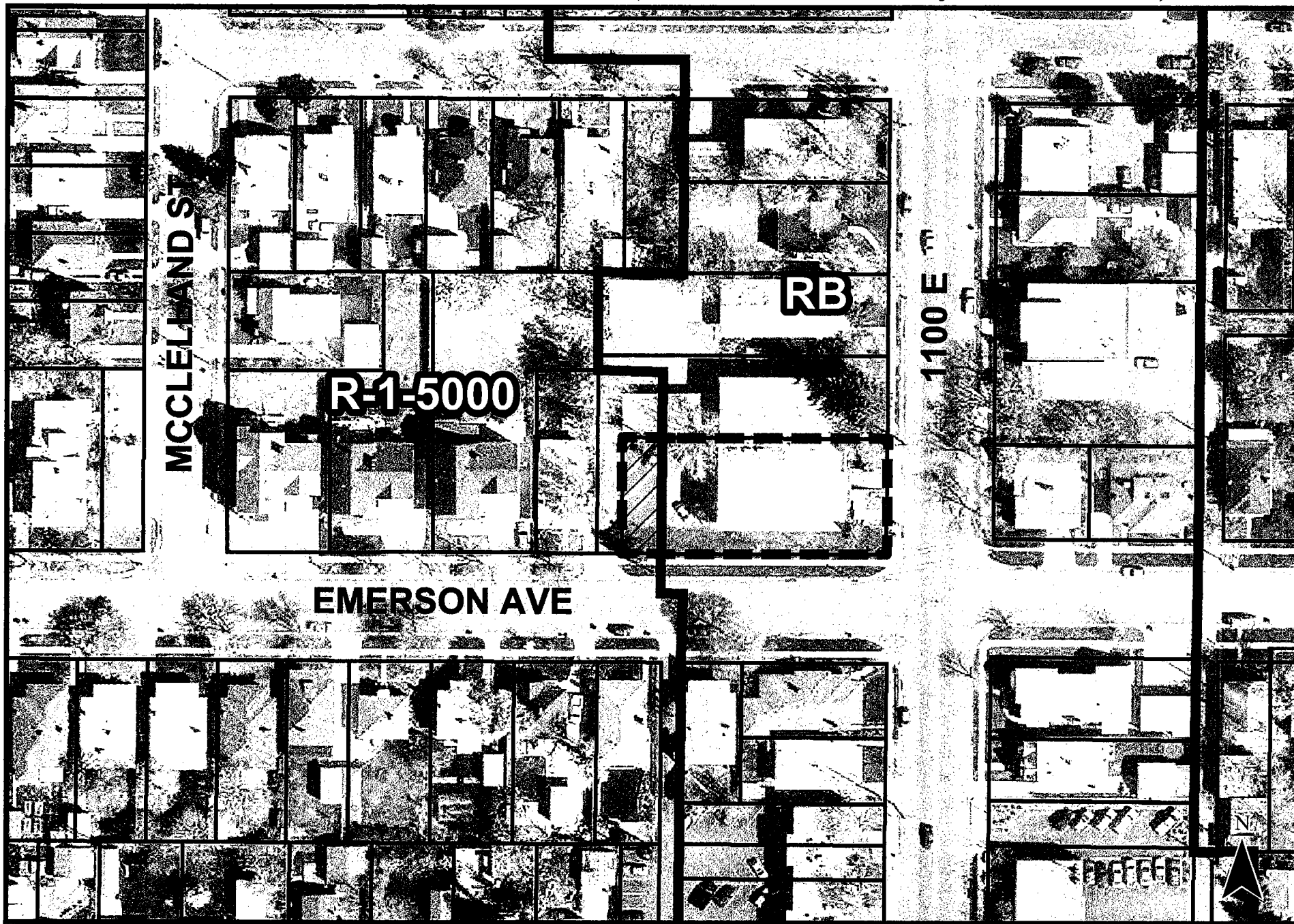
#21 2200 South Texas St. (Sugar House Community Master Plan)



Split Zone R-1-5000 to RB

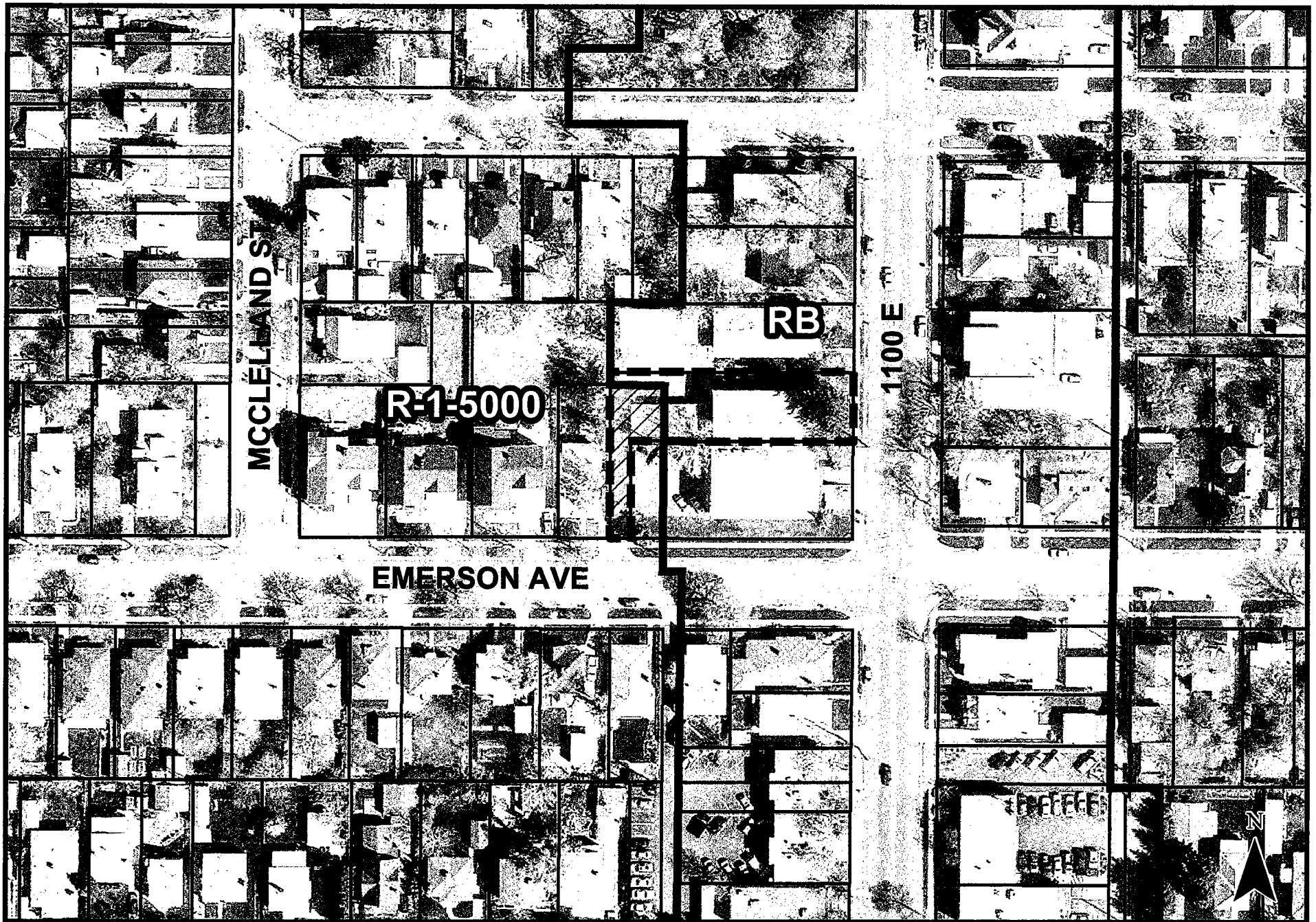
#22

1486 South 1100 East (Central Community Master Plan)



Split Zone R-1-5000 to RB

#23 1480 South 1100 East (Central Community Master Plan)



3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition 400-02-43, to amend the City Zoning Map relating to various existing sites throughout the City. The purpose of the mapping amendment is to correct zoning errors that occurred during the 1995 Zoning Re-write Process. Several parcels were designated in the wrong land use zone, or properties were split with two zoning districts. The sites proposed for rezoning are listed as follows:

1. 1640 S West Temple St. (split zoning) – Proposed zoning change: RMF -35 to CB.
2. 628 E. Milton Ave (incorrect zone) – Proposed zoning change: PL to R-1-5000.
3. 652 E. Milton Ave (incorrect zone) – Proposed zoning change: PL to R-1-5000.
4. 1266 W. 400 S. (split zoning) – Proposed zoning change: CN to R-1-5000.
5. 1214 W. 400 S. (split zoning) – Proposed zoning change: CN to R-1-5000.
6. 1179 S. Navajo St. (split zoning) - Proposed zoning change: R-1-5000 to CB.
7. 1254 W. 500 N. (split zoning) – Proposed zoning change: R-1-7000 to CN.
8. 551 E. 400 S. (split zoning) – Proposed zoning change: RMF-35 to CC.
9. 362 S. 600 East. (split zoning) – Proposed zoning change: RMF-35 to CC.
10. 780 S. 900 West. (split zoning) – Proposed zoning change: R-1-5000 to CB.
11. 762 S. 900 West. (incorrect zone) – Proposed zoning change: CB to R-1-5000.
12. 1399 S. – 1413 S. 700 East. (split zoning) – Proposed zoning change: R-1-5000 to CN.
13. 963 E. 500 South. (split zoning) – Proposed zoning change: RMF-35 to CN.
14. 448 S. 900 East. (split zoning) – Proposed zoning change: RMF-35 to PL.
15. 2738 S. 2000 East. (split zoning) - Proposed zoning change: RMF-35 to CB.
16. 427 E. Cottage Ave. (split zoning) – Proposed zoning change: RMF-35 to OS.
17. 655, 613 and 651N Columbus (incorrect zone) - Proposed zoning change: OS to R-2.
18. 15 S. 2400 West. (incorrect zone) – Proposed zoning change: OS to CC.
19. 1167 E. South Temple (incorrect zone) – Proposed zoning change: PL to SR-1.
20. 1530 S. Main Street (split zoning) – Proposed zoning change: RMF-35 to CC.
21. 2200 S. Texas (split zoning) - Proposed zoning change: PL to R-1-7000.
22. 1486 S. 1100 East. (split zoning) – Proposed zoning change: R-1-5000 to RB.
23. 1480 S. 1100 East. (split zoning) – Proposed zoning change: R-1-5000 to RB.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, the Planning Staff may present information on the petition and anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME:

PLACE: Room 315

Done

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Salt Lake City, UT 84103
- 2 Kris R
628 E. N
Salt Lak
- 3 Heidi K. Nielsen
652 E. Milton Ave
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- 4 Juan C. and Renee Mucino
1266 W. 400 S.
Salt Lake City, UT 84104
- 5 Nathan Coulter
P.O. Box 828
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- 6 CLS Investments, LLC
2480 Elaine Dr.
Bountiful, UT 84010
- 7 Kim Hoa and Tram Nguyen
1110 W. Garn Way
Salt Lake City, UT 84104
- 8 Daisy Properties
5544 S. Green St.
Murray, UT 84123
- 9 HP Boys Inc.
2280 S. Main St.
South Salt Lake City, UT 84115
- 10 Southland Corporation
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Dallas, TX 75221
- 11 Sandra B. Terkelson
P.O. Box 4242
Horseshoe Bay, TX 78657
- 12 Intrade Investment Co.
1399 S. 700 East
Salt Lake City, UT 84105
- 13 Anniversary Inns of America LC
56 E. Exchange Place
Salt Lake City, UT 84111
- 14 Board of Education of Salt Lake City
440 E. 100 South
Salt Lake City, UT 84111
- 15 Mr. Albert Urquidi
2738 South 2000 East Street
Salt Lake City, UT 84109
- 16 Rick Graham, Director
Public Services Department
City and County Bldg. Rm. 148
Salt Lake City, UT 84111
- 17 John & Jeanne Rokich
655 N. Columbus Street
Salt Lake City, Utah 84103
- 18 Thrifty Rent a Car System Inc.
P.O. Box 2798
Littleton, CO 80161
- 19 Julieta M. Gabiola
FAX
- 20 DE Properties LLC
1530 S. Main Street
Salt Lake City, UT 84115
- 21 Sheila A. Lee
2200 S. Texas Street
Salt Lake City, UT 84109
- 22 Tomkat Enerprises, Ltd
2451 E. Maywood Dr.
Salt Lake City, UT 84109
- 23 Pacific Malibu, LLC
1519 E. Military Way
Salt Lake City, UT 84103



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Industrial Properties
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Salt Lake City, Utah 84121

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SALT LAKE CITY, UT 84115

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PERRY CLAUSEN
1797 MOHAWK WAY
SALT LAKE CITY, UT 84108-3364

CURLEY JONES
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SALT LAKE CITY UT 84111

WILLIE HELMAND
CENTURY THEATERS
125 E 3300 S
SALT LAKE CITY UT 84115

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MURRAY, UTAH 84107

BONNIE MANGOLD
326 N ALMOND ST
SALT LAKE CITY UT 84103

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Sidwell No. 1617102009
675 E BROWNING AVE
SALT LAKE CITY UT 84105

J K C INVESTMENTS
Sidwell No. 1617107004
PO BOX 1588
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LEWIS, JEFFREY
Sidwell No. 1617102005
1414 17TH ST NW APT 805
WASHINGTON DC 20036

HOHMANN, SHERI L &
Sidwell No. 1608357011
1351 S GREEN ST
SALT LAKE CITY UT 84105

INTRADE INVESTMENT COMPAN
Sidwell No. 1617106036
1399 S 700 E # 16
SALT LAKE CITY UT 84105

KRETZSCHMANN, KARL R E &
Sidwell No. 1617105012
765 E HARRISON AVE
SALT LAKE CITY UT 84105

HOGLUND, CHRISTOPHER &
Sidwell No. 1618234013
1394 S GREEN ST
SALT LAKE CITY UT 84105

INTRADE INVESTMENT COMPAN
Sidwell No. 1617106035
1399 S 700 E # 16
SALT LAKE CITY UT 84105

KNIGHTON, TROY W &
Sidwell No. 1617102003
1383 S GREEN ST
SALT LAKE CITY UT 84105

HEYREND, DONNA S &
Sidwell No. 1618235011
PO BOX 9198
SALT LAKE CITY UT 84109

INTRADE INVESTMENT COMPAN
Sidwell No. 1617106018
1399 S 700 E # 16
SALT LAKE CITY UT 84105

KNELL, PATRICIA A
Sidwell No. 1617106013
766 E HARRISON AVE
SALT LAKE CITY UT 84105

HENETZ, PATRICIA L
Sidwell No. 1617108012
752 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

INTRADE INVESTMENT CO
Sidwell No. 1617106004
1399 S 700 E
SALT LAKE CITY UT 84105

KINSEY-ISON, KATHRINE
Sidwell No. 1617103006
671 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

HAWKINS, MARGARET E
Sidwell No. 1617106033
2751 S 2700 E
SALT LAKE CITY UT 84109

INTRADE INVESTMENT CO
Sidwell No. 1617106003
1399 S 700 E
SALT LAKE CITY UT 84105

KILGORE, JAMES T &
Sidwell No. 1618235009
642 E BROWNING AVE
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HAWKINS, MARGARET E
Sidwell No. 1617106011
756 E HARRISON AVE
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INTRADE INVESTMENT CO
Sidwell No. 1617106002
1399 S 700 E
SALT LAKE CITY UT 84105

JUDD, THOMAS E; TR
Sidwell No. 1618235023
956 E ELM AVE
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MCKENDRICK, JOYCE C &
Sidwell No. 1617106023
328 W 700 N
SALT LAKE CITY UT 84103

MURAKAMI, JONATHAN E &
Sidwell No. 1617106020
733 E BROWNING AVE
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PARRISH, ELLEN A
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MCCOLLIN, VALREE L
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776 E HARRISON AVE
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MOWER, LENARD F
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1373 S GREEN ST
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Sidwell No. 1617107020
11418 S OBERLAND RD
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MORRIS, MARILYN S &
Sidwell No. 1617105008
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PARAS, IVETTE
Sidwell No. 1617102008
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MAUERMAN, ALBERT H. & LAU
Sidwell No. 1617107015
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MOLLOY, MATTHEW & STEPHAN
Sidwell No. 1617105007
458 E IVY WOODS LN
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PALMEROS, JUANA
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1378 S GREEN ST
SALT LAKE CITY UT 84105

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PALKO, JARED
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5364 DANVILLE LN APT D
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SALT LAKE CITY UT 84105

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Sidwell No. 1617107011
750 E BROWNING AVE
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MARSHALL, JEANNE D
Sidwell No. 1617108004
712 E ROOSEVELT AVE
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MIDDLETON, DONALD C
Sidwell No. 1617105004
725 E HARRISON AVE
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NORTON, CHRISTOPHER &
Sidwell No. 1617105002
713 E HARRISON AVE
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MARKLEY, LAURA A &
Sidwell No. 1617102002
1381 S GREEN ST
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Sidwell No. 1617107025
737 E ROOSEVELT AVE
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728 E BROWNING AVE
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MEDLEY, EDWIN T &
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WILSON, THADDEUS E
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762 E HARRISON AVE
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SCHLESINGER, HELEN & BREN
Sidwell No. 1617106005
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TRUNNELL, MARTHA
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Sidwell No. 1618234024
1386 S GREEN ST
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SCHART, MURRAY
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TIMOTHY, DANIEL J &
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STOTT, GRANT E &
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WILCOX, BLAINE H &
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SMITH, NATALIE S &
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1443 S 700 E
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4420 S LORENVON DR
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PEGUS RESEARCH INC
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742 S 900 W
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ARNOLD, LEE
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ARELLANO, MIGUEL A; ET AL
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4155 S WILLIAMSBURG DR
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CAMPOS, JOSE
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ANDRADE, ALFREDO
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961 W 800 S
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SANDY UT 84094

PARKINSON, NATHAN
Sidwell No. 1511205004
925 W 700 S
SALT LAKE CITY UT 84104

RODRUGUEZ, REYNALDO &
Sidwell No. 1511205001
935 W 700 S
SALT LAKE CITY UT 84104

LOTAKI, DAUNIBAU; ET AL
Sidwell No. 1511204006
947 W 700 S
SALT LAKE CITY UT 84104

PALAFOX, JOSE A &
Sidwell No. 1511204021
756 S POST ST
SALT LAKE CITY UT 84104

RICHARDSON, NATHAN
Sidwell No. 1511204015
726 S POST ST
SALT LAKE CITY UT 84104

LEON, OCTAVIO &
Sidwell No. 1511205006
713 S POST ST
SALT LAKE CITY UT 84104

PALAFOX, JOSE A &
Sidwell No. 1511204020
756 S POST ST
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RAAUM, KATHERYNE R
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SALT LAKE CITY UT 84104

LAVULO, FINE
Sidwell No. 1511252005
865 W 800 S
SALT LAKE CITY UT 84104

OPOULOS, GEORGE D; TR, ET
Sidwell No. 1511206022
856 W 800 S
SALT LAKE CITY UT 84104

PORTER, RALPH
Sidwell No. 1511205023
730 S 900 W
SALT LAKE CITY UT 84104

LARSEN, EVA J; TR
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763 S 1000 W
SALT LAKE CITY UT 84104

NGUYEN, PHONG &
Sidwell No. 1511206001
880 W 200 N
SALT LAKE CITY UT 84116

PICKLES, DOROTHY L.
Sidwell No. 1511205012
741 S POST ST
SALT LAKE CITY UT 84104

KING, DAVID B &
Sidwell No. 1511205024
738 S 900 W
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NGUYEN, HOANG H &
Sidwell No. 1511205026
746 S 900 W
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PETERSON, SCOTT L &
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PETERSON, SCOTT L &
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HAY, NORMAN R &
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1095 IRON WOOD DR
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GALINDO, VICTOR
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MIRANDA, JOSE G &
Sidwell No. 1511205017
926 W 800 S
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PETERSON, RICHARD L &
Sidwell No. 1511205033
759 S POST ST
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FRATTO, MARILYN J; TR ET
Sidwell No. 1511205008
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MILLETT, W M S
Sidwell No. 1511205002
933 W 700 S
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PETERSEN, GORDON, ET AL
Sidwell No. 1511204012
757 S 1000 W
SALT LAKE CITY UT 84104



VIALPANDO, TROY &
Sidwell No. 1511204024
972 W 800 S
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CALVINCO
Sidwell No. 1511252001
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862 W GENESEE AVE
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HUTCHINS, GLEN B. & MARGA
Sidwell No. 1511251020
964 W GENESEE AVE
SALT LAKE CITY UT 84104

MORRISON, SAMUEL D. & BET
Sidwell No. 1511251007
967 W 800 S
SALT LAKE CITY UT 84104

PETERSEN, GORDON, ET AL
Sidwell No. 1511204012
757 S 1000 W
SALT LAKE CITY UT 84104

HUMPHREYS, WILLIAM A II
Sidwell No. 1511252008
839 W 800 S
SALT LAKE CITY UT 84104

MIRANDA, JOSE G &
Sidwell No. 1511205017
926 W 800 S
SALT LAKE CITY UT 84104

PARKINSON, NATHAN
Sidwell No. 1511205004
925 W 700 S
SALT LAKE CITY UT 84104

HAY, NORMAN R &
Sidwell No. 1511205011
1095 IRON WOOD DR
ERDA UT 84074

MILLETT, W M S
Sidwell No. 1511205002
933 W 700 S
SALT LAKE CITY UT 84104

PARK, AVON R; ET AL
Sidwell No. 1511251006
973 W 800 S
SALT LAKE CITY UT 84104

GALINDO, VICTOR
Sidwell No. 1511206012
730 S JEREMY ST
SALT LAKE CITY UT 84104

MAASS, MICHAEL D &
Sidwell No. 1511205010
7991 S SHOWCASE LN
SANDY UT 84094

PALAFIX, JOSE A &
Sidwell No. 1511204021
756 S POST ST
SALT LAKE CITY UT 84104

FRATTO, MARILYN J; TR ET
Sidwell No. 1511205008
719 S POST ST
SALT LAKE CITY UT 84104

LOTAKI, DAUNIBAU; ET AL
Sidwell No. 1511204006
947 W 700 S
SALT LAKE CITY UT 84104

PALAFIX, JOSE A &
Sidwell No. 1511204020
756 S POST ST
SALT LAKE CITY UT 84104

FONU, SITIVENI
Sidwell No. 1511206013
740 S JEREMY ST
SALT LAKE CITY UT 84104

LEON, OCTAVIO &
Sidwell No. 1511205006
713 S POST ST
SALT LAKE CITY UT 84104

OPOULOS, GEORGE D; TR, ET
Sidwell No. 1511206022
856 W 800 S
SALT LAKE CITY UT 84104

SMITH'S FOOD KING PROPERTY
Sidwell No. 1511251030
3336 E 32 ST #217
TULSA OK 74135

WATSON, RONALD B & PATRIC
Sidwell No. 1511204008
727 S 1000 W
SALT LAKE CITY UT 84104

SALT LAKE CITY FIREMEN'S
Sidwell No. 1511204022
PO BOX 3013
SALT LAKE CITY UT 84110

WACHTEL, DIETER
Sidwell No. 1511252024
552 E HIGH BERRY LN
DRAPER UT 84020

WOOD, EILEEN B &
Sidwell No. 1511252019
829 S 900 W
SALT LAKE CITY UT 84104

SALT LAKE CITY CORP.
Sidwell No. 1511204027
451 S STATE ST # 225
SALT LAKE CITY UT 84111

VIGIL, LEO & VIOLA G
Sidwell No. 1511205009
727 S POST ST
SALT LAKE CITY UT 84104

WOOD, BRENT W & TANIA J J
Sidwell No. 1511252018
825 S 900 W
SALT LAKE CITY UT 84104

SALT LAKE CITY CORP.
Sidwell No. 1511204026
451 S STATE ST # 225
SALT LAKE CITY UT 84111

VIALPANDO, TROY &
Sidwell No. 1511204024
972 W 800 S
SALT LAKE CITY UT 84104

WOOD, AMANDA &
Sidwell No. 1511204009
735 S 1000 W
SALT LAKE CITY UT 84104

RODRIGUEZ, CARLOS
Sidwell No. 1511252023
858 W GENESEE AVE
SALT LAKE CITY UT 84104

TORRES, JULIA &
Sidwell No. 1511251005
977 W 800 S
SALT LAKE CITY UT 84104

WILSON, ELDRED
Sidwell No. 1511206008
743 S 900 W
SALT LAKE CITY UT 84104

RIOS, VICTOR A
Sidwell No. 1511204023
976 W 800 S
SALT LAKE CITY UT 84104

THOMAS, MICHAEL T
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6878 S COUNTRYWOODS CIR
MIDVALE UT 84047

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748 S JEREMY ST
SALT LAKE CITY UT 84104

RICHARDSON, NATHAN
Sidwell No. 1511204015
726 S POST ST
SALT LAKE CITY UT 84104

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5140 HARRIS AVE
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748 S POST ST
SALT LAKE CITY UT 84104

STRECKENFINGER, RANDIE J
Sidwell No. 1511204010
743 S 1000 W
SALT LAKE CITY UT 84104

WILKIN, MATTHEW C, JR
Sidwell No. 1511206009
4336 S FORTUNA WY
SALT LAKE CITY UT 84124

PORTER, RALPH
Sidwell No. 1511205023
730 S 900 W
SALT LAKE CITY UT 84104

STRAHL, EDITH E P
Sidwell No. 1511205028
758 S 900 W
SALT LAKE CITY UT 84104

WHITESIDES, J BRIAN &
Sidwell No. 1511204017
1793 E MEADOW DOWNS WY
SALT LAKE CITY UT 84121

PICKLES, DOROTHY L.
Sidwell No. 1511205012
741 S POST ST
SALT LAKE CITY UT 84104

SOUTHLAND CORPORATION
Sidwell No. 1511205034
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DALLAS TX 75221

WHITE, CLIFFORD S &
Sidwell No. 1511252007
855 W 800 S
SALT LAKE CITY UT 84104



BARRERA, JEANETTE
Sidwell No. 1510478014
1257 S MISSION RD
SALT LAKE CITY UT 84104

DAVIS, BARBARA J
Sidwell No. 1511351036
835 E CHARLESTON CIR
SANDY UT 84094

GOMEZ, MIREYA &
Sidwell No. 1511351032
1214 S 1300 W
SALT LAKE CITY UT 84104

BAKER, STEPHANIE A
Sidwell No. 1511353003
1305 W 1300 S
SALT LAKE CITY UT 84104

DAHLQUIST, JUSTIN L
Sidwell No. 1511351005
446 N CHAZ CT
SALT LAKE CITY UT 84116

GLENDALE SENIOR HOUSING
Sidwell No. 1511351002
756 S 200 E # A
SALT LAKE CITY UT 84111

BAEZ, ERNESTO &
Sidwell No. 1510479011
1241 S NAVAJO ST
SALT LAKE CITY UT 84104

CUEVAS, JOSE R
Sidwell No. 1511351038
1260 S CONCORD ST
SALT LAKE CITY UT 84104

GLENDALE PARK FIRST CORP.
Sidwell No. 1510478016
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

ANDERSON, JEFFREY D &
Sidwell No. 1510429036
4315 S MULHOLLAND ST
SALT LAKE CITY UT 84124

CLS INVESTMENTS, LLC
Sidwell No. 1511351001
2480 ELAINE DR
BOUNTIFUL UT 84010

GILES, DAVID A &
Sidwell No. 1511352002
1236 S GLENDALE DR
SALT LAKE CITY UT 84104

ALCALA, JAMES H &
Sidwell No. 1511351021
1161 S NAVAJO ST
SALT LAKE CITY UT 84104

CLAUSEN, FAYE E
Sidwell No. 1511351003
1245 S GLENDALE DR
SALT LAKE CITY UT 84104

GARCIA, SANTIAGO &
Sidwell No. 1511351024
1166 S 1300 W
SALT LAKE CITY UT 84104

ALCALA, JAMES H &
Sidwell No. 1511351020
1161 S NAVAJO ST
SALT LAKE CITY UT 84104

CAMPOS, JOAQUIN &
Sidwell No. 1510430023
1375 W GLENROSE DR
SALT LAKE CITY UT 84104

GARCIA, MELQUIADES
Sidwell No. 1511352004
1318 W 1300 S
SALT LAKE CITY UT 84104

ALCALA, JAMES H &
Sidwell No. 1511351019
1161 S NAVAJO ST
SALT LAKE CITY UT 84104

CALMO, LAZARO S
Sidwell No. 1510478019
1212 S NAVAJO ST
SALT LAKE CITY UT 84104

ESPELAND, JAMES D
Sidwell No. 1511351031
1018 S NAVAJO ST
SALT LAKE CITY UT 84104

ALCALA, JAMES H &
Sidwell No. 1510429034
1161 S NAVAJO ST
SALT LAKE CITY UT 84104

BROWN, EVELYN H
Sidwell No. 1510478015
1259 S MISSION RD
SALT LAKE CITY UT 84104

EOFF, RICK B
Sidwell No. 1510479005
1226 S GLENDALE DR
SALT LAKE CITY UT 84104

ADAMS, SHARON M
Sidwell No. 1511351033
1218 S 1300 W
SALT LAKE CITY UT 84104

BORAS, ALFREDO &
Sidwell No. 1511351026
1176 S 1300 W
SALT LAKE CITY UT 84104

EMMETT, JOHN M &
Sidwell No. 1511351025
1172 S 1300 W
SALT LAKE CITY UT 84104

ABBOTT, SHARON A.
Sidwell No. 1510478013
1253 S MISSION RD
SALT LAKE CITY UT 84104

BIRD, RULON L
Sidwell No. 1510479007
1223 S NAVAJO ST
SALT LAKE CITY UT 84104

DECKER, CURTIS K & IDA J;
Sidwell No. 1511354011
1218 S CONCORD ST
SALT LAKE CITY UT 84104



HILTZ, KEVIN R &
Sidwell No. 1510478024
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SALT LAKE CITY UT 84104

KEARNS, PAULA
Sidwell No. 1510478005
1199 S MISSION RD
SALT LAKE CITY UT 84104

LOPEZ, MIGUEL P &
Sidwell No. 1511354019
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HERNANDEZ-ALATOREE, TEODO
Sidwell No. 1511301019
1149 S NAVAJO ST
SALT LAKE CITY UT 84104

KATOA, TUPOU
Sidwell No. 1511352003
1242 S GLENDALE DR
SALT LAKE CITY UT 84104

LIGHTNER, BENJAMIN M
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1212 S GLENDALE DR
SALT LAKE CITY UT 84104

HERNANDEZ, MAYRA
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4869 S BROWN VILLA CV
MURRAY UT 84123

JORGENSEN, BRADLEY J &
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LAUREANO, JUAN P &
Sidwell No. 1510480019
4806 S 3475 W
TAYLORSVILLE UT 84118

HARRIS, WILLIAM E; ET AL
Sidwell No. 1510478010
1235 S MISSION RD
SALT LAKE CITY UT 84104

JESSUP, GLENN T &
Sidwell No. 1510479003
1216 S GLENDALE DR
SALT LAKE CITY UT 84104

LANGTON, JUNE G.
Sidwell No. 1511301043
1148 S 1300 W
SALT LAKE CITY UT 84104

HAGGARD, KEITH
Sidwell No. 1511301017
1143 S NAVAJO ST
SALT LAKE CITY UT 84104

JENSEN, ROBERT E &
Sidwell No. 1511301041
1144 S 1300 W
SALT LAKE CITY UT 84104

LANDEN PROPERTIES, LLC
Sidwell No. 1510430025
13 E WANDERWOOD WY
SANDY UT 84092

GUZMAN, ELIZABETH & ALFRE
Sidwell No. 1510480020
1325 W 1300 S
SALT LAKE CITY UT 84104

JEFFS, JOEL A
Sidwell No. 1511354002
1159 S 1300 W
SALT LAKE CITY UT 84104

LANDEN PROPERTIES LLC
Sidwell No. 1510429035
13 E WANDERWOOD WY
SANDY UT 84092

GORD, WADE
Sidwell No. 1511352006
1250 S GLENDALE DR
SALT LAKE CITY UT 84104

JEFFRIES, MARY C
Sidwell No. 1511352005
1312 W 1300 S
SALT LAKE CITY UT 84104

LANDEN PROPERTIES LLC
Sidwell No. 1510429033
13 E WANDERWOOD WY
SANDY UT 84092

GOODSELL, RICK L & PATRIC
Sidwell No. 1510478023
1230 S NAVAJO ST
SALT LAKE CITY UT 84104

JAMES, EVELYN A
Sidwell No. 1510478027
1358 W 1300 S
SALT LAKE CITY UT 84104

KINNEAR, LEIGH A &
Sidwell No. 1510430022
1381 W GLENROSE DR
SALT LAKE CITY UT 84104

GONZALEZ, RAMON S
Sidwell No. 1510479014
1324 W 1300 S
SALT LAKE CITY UT 84104

HU, YIJING &
Sidwell No. 1511354001
1265 W ILLINOIS AVE
SALT LAKE CITY UT 84104

KEYS, AMY K &
Sidwell No. 1511351027
6376 S MOUNT HOOD DR
WEST JORDAN UT 84084

GONZALES, RAMONA
Sidwell No. 1511351006
1259 S GLENDALE DR
SALT LAKE CITY UT 84104

HOUSLEY, RUTH M
Sidwell No. 1510478012
1249 S MISSION RD
SALT LAKE CITY UT 84104

KELLOG, LUIS &
Sidwell No. 1511353005
1312 S GLENDALE DR
SALT LAKE CITY UT 84104





MONTANO, ROSARIO
Sidwell No. 1511351035
1240 S CONCORD ST
SALT LAKE CITY UT 84104

RICHMOND, RANDALL J
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3435 GARNET ST
IDAHO FALLS ID 83401

SALT LAKE CITY CORP
Sidwell No. 1511351014
451 S STATE ST # 225
SALT LAKE CITY UT 84111

MILLER, LINDA
Sidwell No. 1510430024
726 S GLENDALE ST
SALT LAKE CITY UT 84104

RECINOS, UBILIO &
Sidwell No. 1510478022
1226 S NAVAJO ST
SALT LAKE CITY UT 84104

SALT LAKE CITY CORP
Sidwell No. 1510430035
451 S STATE ST # 225
SALT LAKE CITY UT 84111

MIDFIRST BANK
Sidwell No. 1510478025
999 NW GRAND BLVD # 100
OKLAHOMA CITY OK 73118

RAMIREZ, JERONIMO S; ET A
Sidwell No. 1510480018
1341 W 1300 S
SALT LAKE CITY UT 84104

SALT LAKE CITY CORP
Sidwell No. 1510430034
451 S STATE ST # 225
SALT LAKE CITY UT 84111

MENDE, DONALD; ET AL
Sidwell No. 1510479012
1338 W 1300 S
SALT LAKE CITY UT 84104

PINEDA, DAVID
Sidwell No. 1510478004
1193 S MISSION RD
SALT LAKE CITY UT 84104

SALT LAKE CITY CORP
Sidwell No. 1510430032
451 S STATE ST # 225
SALT LAKE CITY UT 84111

MCIVER, DENNIS L. & DARLA
Sidwell No. 1510478009
1229 S MISSION RD
SALT LAKE CITY UT 84104

PETERSON, RANDALL M &
Sidwell No. 1510479009
10224 S GOLDEN WILLOW DR
SANDY UT 84070

SALINAS, ALEJANDRO
Sidwell No. 1510479004
1222 S GLENDALE DR
SALT LAKE CITY UT 84104

MATAELE, ALANI &
Sidwell No. 1510478007
1215 S MISSION RD
SALT LAKE CITY UT 84104

PEREZ, JAIME H &
Sidwell No. 1511351023
1160 S 1300 W
SALT LAKE CITY UT 84104

SABIC, AZRA
Sidwell No. 1510478017
1190 S GLENDALE DR
SALT LAKE CITY UT 84104

MARTINEZ, TRINIDAD &
Sidwell No. 1510430021
1387 W GLENROSE DR
SALT LAKE CITY UT 84104

PEDRO, ALFREDO &
Sidwell No. 1511301018
1145 S NAVAJO ST
SALT LAKE CITY UT 84104

ROSALES, GABRIEL
Sidwell No. 1511354004
1171 S 1300 W
SALT LAKE CITY UT 84104

MARTINEZ, ELOY M &
Sidwell No. 1511351030
1200 S 1300 W
SALT LAKE CITY UT 84104

NEFF, LESTER G SR
Sidwell No. 1511354009
7353 S 2480 W
WEST JORDAN UT 84084

ROBLES, MARTIN &
Sidwell No. 1511351007
1301 S GLENDALE DR
SALT LAKE CITY UT 84104

MANZANARES, BELARMINO R.
Sidwell No. 1510478020
1216 S NAVAJO ST
SALT LAKE CITY UT 84104

NATION, GALE H. & LINDA M
Sidwell No. 1510478011
5122 S WESLEY RD
SALT LAKE CITY UT 84117

RIVAS, TOMAS B &
Sidwell No. 1511354007
1193 S 1300 W
SALT LAKE CITY UT 84104

LOPEZ, VIDAL R &
Sidwell No. 1511351037
1254 S CONCORD ST
SALT LAKE CITY UT 84104

MONTELONGO, EUSEBIO &
Sidwell No. 1511354003
1165 S 1300 W
SALT LAKE CITY UT 84104

RIDDLE, VERNA I
Sidwell No. 1511301020
1322 W ILLINOIS AVE
SALT LAKE CITY UT 84104





SWEAT, ERMA N, ET AL
Sidwell No. 1510478008
1221 S MISSION RD
SALT LAKE CITY UT 84104

WARD, CELIA T &
Sidwell No. 1511354018
1190 S CONCORD ST
SALT LAKE CITY UT 84104

WOODS, WANDA & RALPH, JT
Sidwell No. 1511353004
4367 S GORDON LN
MURRAY UT 84107

STOUT, LAVINA M; TR
Sidwell No. 1511353002
1313 W 1300 S
SALT LAKE CITY UT 84104

WALTERS, A LAMAR &
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1217 S NAVAJO ST
SALT LAKE CITY UT 84104

WILLIAMS, KURT R; TR
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SMITH, LES; TR
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1239 S NAVAJO ST
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VAZQUEZ, JESUS
Sidwell No. 1510479008
1227 S NAVAJO ST
SALT LAKE CITY UT 84104

WEST JORDAN REAL ESTATE
Sidwell No. 1510432011
268 W 400 S
SALT LAKE CITY UT 84101

SIMPSON, WESLEE & JUDY; J
Sidwell No. 1511354008
1344 E 900 S
SALT LAKE CITY UT 84105

VALADEZ, JUAN C
Sidwell No. 1511354005
1175 S 1300 W
SALT LAKE CITY UT 84104

WEST JORDAN REAL ESTATE
Sidwell No. 1510432010
268 W 400 S
SALT LAKE CITY UT 84101

SELLERS, GALEN &
Sidwell No. 1511302021
1258 W ILLINOIS AVE
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TUIONO, ULAKIA
Sidwell No. 1510479001
1213 S NAVAJO ST
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WEST JORDAN REAL ESTATE
Sidwell No. 1510430027
268 W 400 S
SALT LAKE CITY UT 84101

SANCHEZ, DANIEL L &
Sidwell No. 1511354010
1213 S 1300 W
SALT LAKE CITY UT 84104

TRAN, LOC K
Sidwell No. 1510429037
3091 W 3100 S
SALT LAKE CITY UT 84119

WERNER, RICHARD D; ET AL
Sidwell No. 1511351029
1194 S 1300 W
SALT LAKE CITY UT 84104

SALT LAKE CITY CORPORATIO
Sidwell No. 1511354006
451 S STATE ST # 425
SALT LAKE CITY UT 84111

TORRES, MARIO &
Sidwell No. 1510478021
1224 S NAVAJO ST
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WERNER, RICHARD D &
Sidwell No. 1511351028
1194 S 1300 W
SALT LAKE CITY UT 84104

SALT LAKE CITY CORP
Sidwell No. 1511351017
451 S STATE ST # 225
SALT LAKE CITY UT 84111

TOOMBES, YVETTE T; TR
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922 S GREENWOOD TER
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27 WATERWAY
IRVINE CA 92614

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Sidwell No. 1511351016
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SALT LAKE CITY UT 84111

TELLO, JULIETA A
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1248 S NAVAJO ST
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WATTERS, BILLY T
Sidwell No. 1511352001
1232 S GLENDALE DR
SALT LAKE CITY UT 84104

SALT LAKE CITY CORP
Sidwell No. 1511351015
451 S STATE ST # 225
SALT LAKE CITY UT 84111

TAPIA, JAVIER L &
Sidwell No. 1511353001
1319 W 1300 S
SALT LAKE CITY UT 84104

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1176 S CONCORD ST
SALT LAKE CITY UT 84104

JONES, BENJAMIN A &
Sidwell No. 1511355009
1209 S CONCORD ST
SALT LAKE CITY UT 84104

TRUJILLO, GEORGINA
Sidwell No. 1511355001
1227 W ILLINOIS AVE
SALT LAKE CITY UT 84104

INGERSOLL FAMILY LIMITED
Sidwell No. 1511355002
364 N 300 E
KANAB UT 84741

STEWART, KENDA
Sidwell No. 1511355005
1179 S CONCORD ST
SALT LAKE CITY UT 84104

HANSEN, PHILLIP G
Sidwell No. 1511355006
1185 S CONCORD ST
SALT LAKE CITY UT 84104

STAM, ROBERT J & JOYCE H
Sidwell No. 1511302041
1156 S CONCORD ST
SALT LAKE CITY UT 84104

HANSEN, GENE O & JOANN C
Sidwell No. 1511355003
1165 S CONCORD ST
SALT LAKE CITY UT 84104

SMITH, EDWARD A &
Sidwell No. 1511302020
1145 S 1300 W
SALT LAKE CITY UT 84104

GARCIA, SALVADOR
Sidwell No. 1511354012
1247 W ILLINOIS AVE
SALT LAKE CITY UT 84104

POULSEN, THOMAS D
Sidwell No. 1511354017
4246 S SAGE ST
SALT LAKE CITY UT 84124

FLORES, EUTIMIO H; ET AL
Sidwell No. 1511302042
1242 W ILLINOIS AVE
SALT LAKE CITY UT 84104

POTOCHNICK, FRANK
Sidwell No. 1511302019
1143 S 1300 W
SALT LAKE CITY UT 84104

EBERT, CARL E & ANNA M;
Sidwell No. 1511355021
5529 S CORA WY
TAYLORSVILLE UT 84118

MONTELONGO, HECTOR &
Sidwell No. 1511354015
1172 S CONCORD ST
SALT LAKE CITY UT 84104

CARDENAS, EFRAIN &
Sidwell No. 1511355020
1217 S CONCORD ST
SALT LAKE CITY UT 84104

MEYERROSE, MARGARET B &
Sidwell No. 1511355007
1191 S CONCORD ST
SALT LAKE CITY UT 84104

BARGER, BRENT &
Sidwell No. 1511355008
1201 S CONCORD ST
SALT LAKE CITY UT 84104

LOPEZ, ANTONIO &
Sidwell No. 1511354013
1160 S CONCORD ST
SALT LAKE CITY UT 84104

WORKMAN, BRYSON
Sidwell No. 1511354014
1166 S CONCORD ST
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C R PROPERTIES AND MANAGE
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1271 W IOLA AVE
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DI GIACOMA, FLORINE &
Sidwell No. 1502327003
369 S EMERY ST
SALT LAKE CITY UT 84104

GARCIA, EUSEVIO; ET AL
Sidwell No. 1502158003
1225 W 300 S
SALT LAKE CITY UT 84104

BRUEHL, STEVEN B
Sidwell No. 1502305003
1222 W IOLA AVE
SALT LAKE CITY UT 84104

DE LA CRUZ, EUTIQUIO M &
Sidwell No. 1502332016
415 S EMERY ST
SALT LAKE CITY UT 84104

FOWLER, CHAD L &
Sidwell No. 1502305011
7259 S SANTA MARIA CIR
WEST JORDAN UT 84084

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419 S EMERY ST
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DAVIS, MARJORIE E
Sidwell No. 1502306021
1184 W 400 S
SALT LAKE CITY UT 84104

FOUR STAR PROPERTIES LLC
Sidwell No. 1502302019
1709 E CAMEO WY
SANDY UT 84093

ARREDONDO, GILBERT M
Sidwell No. 1502332003
419 S EMERY ST
SALT LAKE CITY UT 84104

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Sidwell No. 1502301010
1892 FORD RD
DELAWARE OH 43015

FLAKE, WILLARD L. & LULA
Sidwell No. 1502301012
334 S CONCORD ST
SALT LAKE CITY UT 84104

ARELLANO, MARIA
Sidwell No. 1502307025
1196 W PACIFIC AVE
SALT LAKE CITY UT 84104

COULTER, NATHAN
Sidwell No. 1502306016
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SANDY UT 84091

FAKAHAFUA, TAVAKE S
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1201 W 400 S
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ARELLANO, MARIA
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1196 W PACIFIC AVE
SALT LAKE CITY UT 84104

CHOE, PONG SUN &
Sidwell No. 1502302011
364 S CONCORD ST
SALT LAKE CITY UT 84104

FAIVAOLA CLUB
Sidwell No. 1502307005
1211 W 400 S
SALT LAKE CITY UT 84104

ARELLANO, MARIA
Sidwell No. 1502307019
1196 W PACIFIC AVE
SALT LAKE CITY UT 84104

CHATELAIN, ALLEN B &
Sidwell No. 1502306019
3227 S 300 W
BOUNTIFUL UT 84010

DIGIACOMA, EVELYN; TR
Sidwell No. 1502327002
365 S EMERY ST
SALT LAKE CITY UT 84104

ARAMBULA, CIPRIANO &
Sidwell No. 1502307014
437 S CONCORD ST
SALT LAKE CITY UT 84104

CHAPMAN, JOSHUA
Sidwell No. 1502307008
1191 W 400 S
SALT LAKE CITY UT 84104

DI GIACOMA, FLORINE &
Sidwell No. 1502327006
385 S EMERY ST
SALT LAKE CITY UT 84104

AHLSTROM, JOHN P
Sidwell No. 1502306001
661 N PACIFIC AVE
SAN PEDRO CA 90731

CANHAM, DENNIS C
Sidwell No. 1502305001
1234 W IOLA AVE
SALT LAKE CITY UT 84104

DI GIACOMA, FLORINE &
Sidwell No. 1502327005
381 S EMERY ST
SALT LAKE CITY UT 84104

ADAMSON, JASON R &
Sidwell No. 1502306024
366 S EMERY ST
SALT LAKE CITY UT 84104

CAMERENA, ANTONIO
Sidwell No. 1502307007
1197 W 400 S
SALT LAKE CITY UT 84104

DI GIACOMA, FLORINE &
Sidwell No. 1502327004
375 S EMERY ST
SALT LAKE CITY UT 84104





JOHNSON, STEPHEN H
Sidwell No. 1502306008
1201 W IOLA AVE
SALT LAKE CITY UT 84104

MARTINEZ, MARIA
Sidwell No. 1502307009
1187 W 400 S
SALT LAKE CITY UT 84104

PARK, YONG HO
Sidwell No. 1502302020
1252 W 400 S
SALT LAKE CITY UT 84104

JARA, PEDRO R
Sidwell No. 1502305004
1216 W IOLA AVE
SALT LAKE CITY UT 84104

MARROQUIN, JOSUE &
Sidwell No. 1502158002
1231 W 300 S
SALT LAKE CITY UT 84104

O'NEAL, JAMES III &
Sidwell No. 1502305012
336 S EMERY ST
SALT LAKE CITY UT 84104

J & H ENT LLC
Sidwell No. 1502305010
7875 S 965 E
SANDY UT 84094

MAHINA, WINONA
Sidwell No. 1502306018
1208 W 400 S
SALT LAKE CITY UT 84104

NGUYEN, NGO VAN &
Sidwell No. 1502307013
431 S CONCORD ST
SALT LAKE CITY UT 84104

HINKLEY, M J
Sidwell No. 1502307003
1221 W 400 S
SALT LAKE CITY UT 84104

MAESTAS, ROBERT & MARIA T
Sidwell No. 1502158011
1216 W GILLESPIE AVE
SALT LAKE CITY UT 84104

MUELLER, HELMUT & CHRISTE
Sidwell No. 1502306002
1225 W IOLA AVE
SALT LAKE CITY UT 84104

HEDEGAARD, VERN &
Sidwell No. 1502307016
2305 S 300 E
SOUTH SALT LAKE UT 84115

LUNA, JEROME E &
Sidwell No. 1502306027
376 S EMERY ST
SALT LAKE CITY UT 84104

MUCINO, JUAN
Sidwell No. 1502303012
6354 S 725 E
MURRAY UT 84107

HARRISON, DENNIE &
Sidwell No. 1502306022
1185 W IOLA AVE
SALT LAKE CITY UT 84104

LA FRONTERA, INC
Sidwell No. 1502306028
1236 W 400 S
SALT LAKE CITY UT 84104

MUCINO, JUAN C
Sidwell No. 1502303011
1275 W 400 S
SALT LAKE CITY UT 84104

HAMBLIN, ALISHA
Sidwell No. 1502301011
328 S CONCORD ST
SALT LAKE CITY UT 84104

LA FRONTERA INC
Sidwell No. 1502306013
1236 W 400 S
SALT LAKE CITY UT 84104

MOSER, LARRY D SR &
Sidwell No. 1502307017
1208 W PACIFIC AVE
SALT LAKE CITY UT 84104

GUERRA, RENE &
Sidwell No. 1502303010
1279 W 400 S
SALT LAKE CITY UT 84104

KOWALK, MARK &
Sidwell No. 1502306026
372 S EMERY ST
SALT LAKE CITY UT 84104

MORALES, TERSA
Sidwell No. 1502307023
1182 W PACIFIC AVE
SALT LAKE CITY UT 84104

GMAC MORTGAGE CORPORATION
Sidwell No. 1502307024
500 ENTERPRISE RD # 150
HORSHAM PA 19044

KOOPMAN, ALTA R
Sidwell No. 1502307015
1220 W PACIFIC AVE
SALT LAKE CITY UT 84104

MORALES, RICARDO &
Sidwell No. 1502332015
415 S EMERY ST
SALT LAKE CITY UT 84104

GIACOMA, PETE J
Sidwell No. 1502327001
365 S EMERY ST
SALT LAKE CITY UT 84104

KAUFUSI, EMIL L &
Sidwell No. 1502306017
1212 W 400 S
SALT LAKE CITY UT 84104

MONGE, JOSE &
Sidwell No. 1502303024
1260 W PACIFIC AVE
SALT LAKE CITY UT 84104





REPPERT, JOSEPH C & JUDY
Sidwell No. 1502305009
1198 W IOLA AVE
SALT LAKE CITY UT 84104

SILVA, MARIA M
Sidwell No. 1502307018
1202 W PACIFIC AVE
SALT LAKE CITY UT 84104

WILCOX, JAMES A
Sidwell No. 1502306007
2551 S LAKE ST
SALT LAKE CITY UT 84106

REPPERT, JOE &
Sidwell No. 1502305008
1198 W IOLA AVE
SALT LAKE CITY UT 84104

SECRETARY OF HOUSING AND
Sidwell No. 1502305013
5040 ADDISON CIR #400
ADDISON TX 75001

WILCOX, JAMES A
Sidwell No. 1502306006
1203 W IOLA AVE
SALT LAKE CITY UT 84104

RAVEN FINANCIAL, LLC
Sidwell No. 1502306025
368 S EMERY ST
SALT LAKE CITY UT 84104

SCRIBNER, GENE T. & DONNA
Sidwell No. 1502306023
360 S EMERY ST
SALT LAKE CITY UT 84104

WATCKE, TIMOTHY
Sidwell No. 1502302008
PO BOX 522057
SALT LAKE CITY UT 84152

RASO, JOSEPH G & NELLIE S
Sidwell No. 1502305002
1228 W IOLA AVE
SALT LAKE CITY UT 84104

SCRIBNER, GENE & DONNA
Sidwell No. 1502306004
1213 W IOLA AVE
SALT LAKE CITY UT 84104

VERGARA, ANA MARIA
Sidwell No. 1502307010
1179 W 400 S
SALT LAKE CITY UT 84104

RAMOS, JOSE A &
Sidwell No. 1502307001
1233 W 400 S
SALT LAKE CITY UT 84104

SANCHEZ, MARQARITO; ET AL
Sidwell No. 1502302010
1259 W IOLA AVE
SALT LAKE CITY UT 84104

TRAN, THAO DINH
Sidwell No. 1502307004
1217 W 400 S
SALT LAKE CITY UT 84104

QUINTANILLA, ARMANDO
Sidwell No. 1502158006
1207 W 300 S
SALT LAKE CITY UT 84104

SALT LAKE CITY CORPORATIO
Sidwell No. 1502306014
451 S STATE ST # 225
SALT LAKE CITY UT 84111

TRAN, THAO DINH &
Sidwell No. 1502307002
1225 W 400 S
SALT LAKE CITY UT 84104

PRIEST, ROBERT D &
Sidwell No. 1502158007
1191 W 300 S
SALT LAKE CITY UT 84104

SALAZAR, LORETTA
Sidwell No. 1502306020
1190 W 400 S
SALT LAKE CITY UT 84104

TOVAR INVESTMENT
Sidwell No. 1502306015
1236 W 400 S
SALT LAKE CITY UT 84104

PLANCARTE-GARCIA, GELACIA
Sidwell No. 1502303023
1266 W PACIFIC AVE
SALT LAKE CITY UT 84104

RODRIGUEZ, HECTOR &
Sidwell No. 1502307012
423 S CONCORD ST
SALT LAKE CITY UT 84104

TEASDALE, GAY L; TR
Sidwell No. 1502306010
1195 W IOLA AVE
SALT LAKE CITY UT 84104

PEREZ, QUVAN LEE &
Sidwell No. 1502302018
1280 W 400 S
SALT LAKE CITY UT 84104

ROBICHAUD, EMILY M
Sidwell No. 1502306003
1217 W IOLA AVE
SALT LAKE CITY UT 84104

SMITH, NAOMI S
Sidwell No. 1502307026
1186 W PACIFIC AVE
SALT LAKE CITY UT 84104

PEREZ, ANDRES C &
Sidwell No. 1502302007
1281 W IOLA AVE
SALT LAKE CITY UT 84104

ROBERTS, PAUL
Sidwell No. 1502307011
420 S EMERY ST
SALT LAKE CITY UT 84104

SMITH, NAOMI S
Sidwell No. 1502307022
1186 W PACIFIC AVE
SALT LAKE CITY UT 84104





WILLIS, MARVIN B &
Sidwell No. 1502158001
7552 S 3430 W
WEST JORDAN UT 84084

WILLIAMS, BRIAN C
Sidwell No. 1502306030
11221 S AUBREY MEADOW CIR
SOUTH JORDAN UT 84095

WILLIAMS, BRIAN C
Sidwell No. 1502306029
11221 S AUBREY MEADOW CIR
SOUTH JORDAN UT 84095

WILCOX, JOHN F &
Sidwell No. 1502306009
1199 W IOLA AVE
SALT LAKE CITY UT 84104



C R PROPERTIES AND MANAGE
Sidwell No. 1502302009
1271 W IOLA AVE
SALT LAKE CITY UT 84104

FAKAHAFUA, TAVAKE S
Sidwell No. 1502307006
1201 W 400 S
SALT LAKE CITY UT 84104

HERNANDEZ, JESUS F, SR
Sidwell No. 1502303015
1314 W PACIFIC AVE
SALT LAKE CITY UT 84104

BRUEHL, STEVEN B
Sidwell No. 1502305003
1222 W IOLA AVE
SALT LAKE CITY UT 84104

FAIVAOLA CLUB
Sidwell No. 1502307005
1211 W 400 S
SALT LAKE CITY UT 84104

HEDEGAARD, VERN &
Sidwell No. 1502307016
2305 S 300 E
SOUTH SALT LAKE UT 84115

BENNION, ALICE G
Sidwell No. 1502302013
12922 S REDWOOD RD
RIVERTON UT 84065

DERAS, JOAQUIN
Sidwell No. 1502303002
1321 W 400 S
SALT LAKE CITY UT 84104

HAMBLIN, ALISHA
Sidwell No. 1502301011
328 S CONCORD ST
SALT LAKE CITY UT 84104

BELTRAN, RAMON &
Sidwell No. 1502303014
1318 W PACIFIC AVE
SALT LAKE CITY UT 84104

DAVIS, DAVID A
Sidwell No. 1502301010
1892 FORD RD
DELAWARE OH 43015

GUERRA, RENE &
Sidwell No. 1502303010
1279 W 400 S
SALT LAKE CITY UT 84104

BARNHART, MICHAEL E
Sidwell No. 1502303022
1272 W PACIFIC AVE
SALT LAKE CITY UT 84104

CURFEW, RICHARD
Sidwell No. 1502301005
1298 W IOLA AVE
SALT LAKE CITY UT 84104

GUANUNA, NELSON D
Sidwell No. 1502303016
1308 W PACIFIC AVE
SALT LAKE CITY UT 84104

ARAMBULA, CIPRIANO &
Sidwell No. 1502307014
437 S CONCORD ST
SALT LAKE CITY UT 84104

COULTER, NATHAN
Sidwell No. 1502306016
PO BOX 828
SANDY UT 84091

FREI, DAVID F & SHARON J;
Sidwell No. 1502302014
1306 W 400 S
SALT LAKE CITY UT 84104

AMBROSIO, CARLOS; ET AL
Sidwell No. 1502302015
1302 W 400 S
SALT LAKE CITY UT 84104

CHOE, PONG SUN &
Sidwell No. 1502302011
364 S CONCORD ST
SALT LAKE CITY UT 84104

FRANCO, RICARDO &
Sidwell No. 1502157009
1285 W 300 S
SALT LAKE CITY UT 84104

ALONSO, VICENTE
Sidwell No. 1502302006
1285 W IOLA AVE
SALT LAKE CITY UT 84104

CANO, JOSE J
Sidwell No. 1502303020
1284 W PACIFIC AVE
SALT LAKE CITY UT 84104

FRANCO, CARLOS
Sidwell No. 1502301013
1550 W 500 N
SALT LAKE CITY UT 84116

AHLSTROM, JOHN P
Sidwell No. 1502306001
661 N PACIFIC AVE
SAN PEDRO CA 90731

CANO, CIRILO M
Sidwell No. 1502303019
1292 W PACIFIC AVE
SALT LAKE CITY UT 84104

FOUR STAR PROPERTIES LLC
Sidwell No. 1502302019
1709 E CAMEO WY
SANDY UT 84093

A M I PROPERTIES LLC
Sidwell No. 1502303001
PO BOX 27801
SALT LAKE CITY UT 84127

CANHAM, DENNIS C
Sidwell No. 1502305001
1234 W IOLA AVE
SALT LAKE CITY UT 84104

FLAKE, WILLARD L. & LULA
Sidwell No. 1502301012
334 S CONCORD ST
SALT LAKE CITY UT 84104

KAUFUSI, EMIL L &
Sidwell No. 1502306017
1212 W 400 S
SALT LAKE CITY UT 84104

MONGE, JOSE &
Sidwell No. 1502303024
1260 W PACIFIC AVE
SALT LAKE CITY UT 84104

PECK, LEONA O
Sidwell No. 1502303017
315 E RAMONA AVE
SOUTH SALT LAKE UT 84115

JONES, KELLY J
Sidwell No. 1502157014
314 S CONCORD ST
SALT LAKE CITY UT 84104

MINCHEY, MICHAEL J
Sidwell No. 1502303005
1303 W 400 S
SALT LAKE CITY UT 84104

PARK, YONG HO
Sidwell No. 1502302020
1252 W 400 S
SALT LAKE CITY UT 84104

JOHNSON, STEPHEN H
Sidwell No. 1502306008
1201 W IOLA AVE
SALT LAKE CITY UT 84104

MECHLING, KATIE
Sidwell No. 1502157010
1281 W 300 S
SALT LAKE CITY UT 84104

PAGE, MARLENE C &
Sidwell No. 1502157011
1558 W CORNERSTONE DR
SOUTH JORDAN UT 84095

JENSEN, TINA
Sidwell No. 1502303008
1289 W 400 S
SALT LAKE CITY UT 84104

MARTINEZ, MARTY C. & JENN
Sidwell No. 1502157007
1297 W 300 S
SALT LAKE CITY UT 84104

OSBORNE, BILLIE L
Sidwell No. 1502157008
1291 W 300 S
SALT LAKE CITY UT 84104

JARA, PEDRO R
Sidwell No. 1502305004
1216 W IOLA AVE
SALT LAKE CITY UT 84104

MANNING, RICKI E
Sidwell No. 1502301006
351 E 1780 S
OREM UT 84058

OLSEN, DONNA
Sidwell No. 1502301003
1312 W IOLA AVE
SALT LAKE CITY UT 84104

IVIE, DARRELD A &
Sidwell No. 1502301007
342 S NAVAJO ST
SALT LAKE CITY UT 84104

MAHINA, WINONA
Sidwell No. 1502306018
1208 W 400 S
SALT LAKE CITY UT 84104

NGUYEN, NGO VAN &
Sidwell No. 1502307013
431 S CONCORD ST
SALT LAKE CITY UT 84104

IVIE, DARRELD A &
Sidwell No. 1502301004
342 S NAVAJO ST
SALT LAKE CITY UT 84104

LIVSEY, RUTH E; TR
Sidwell No. 1502303009
1287 W 400 S
SALT LAKE CITY UT 84104

MUELLER, HELMUT & CHRIS TE
Sidwell No. 1502306002
1225 W IOLA AVE
SALT LAKE CITY UT 84104

HOLLENBECK, NANCY H
Sidwell No. 1502303003
PO BOX 27102
SALT LAKE CITY UT 84127

LA FRONTERA, INC
Sidwell No. 1502306028
1236 W 400 S
SALT LAKE CITY UT 84104

MUCINO, JUAN
Sidwell No. 1502303012
6354 S 725 E
MURRAY UT 84107

HOLDBROOK, RICHARD & MILD
Sidwell No. 1502302003
1301 W IOLA AVE
SALT LAKE CITY UT 84104

LA FRONTERA INC
Sidwell No. 1502306013
1236 W 400 S
SALT LAKE CITY UT 84104

MUCINO, JUAN C
Sidwell No. 1502303011
1275 W 400 S
SALT LAKE CITY UT 84104

HINKLEY, M J
Sidwell No. 1502307003
1221 W 400 S
SALT LAKE CITY UT 84104

KOOPMAN, ALTA R
Sidwell No. 1502307015
1220 W PACIFIC AVE
SALT LAKE CITY UT 84104

MORGAN, PENNY
Sidwell No. 1502303021
1278 W PACIFIC AVE
SALT LAKE CITY UT 84104





SALT LAKE CITY CORPORATIO
Sidwell No. 1502302001
451 S STATE ST # 404
SALT LAKE CITY UT 84111

SILVA, LEROY J
Sidwell No. 1502303018
1296 W PACIFIC AVE
SALT LAKE CITY UT 84104

WILLIAMS, BRIAN C
Sidwell No. 1502306029
11221 S AUBREY MEADOW CIR
SOUTH JORDAN UT 84095

SALT LAKE CITY CORP
Sidwell No. 1502302012
451 S STATE ST # 404
SALT LAKE CITY UT 84111

SFJV-2003-1,LLC,X3907-019
Sidwell No. 1502301002
7495 NEW HORIZON WY
FREDERICK MD 21703

WILCOX, JAMES A
Sidwell No. 1502306007
2551 S LAKE ST
SALT LAKE CITY UT 84106

RODRIGUEZ, HECTOR &
Sidwell No. 1502307012
423 S CONCORD ST
SALT LAKE CITY UT 84104

SELBY, SUSAN E
Sidwell No. 1502302017
1290 W 400 S
SALT LAKE CITY UT 84104

WILCOX, JAMES A
Sidwell No. 1502306006
1203 W IOLA AVE
SALT LAKE CITY UT 84104

ROBICHAUD, EMILY M
Sidwell No. 1502306003
1217 W IOLA AVE
SALT LAKE CITY UT 84104

SECRETARY OF HOUSING AND
Sidwell No. 1502305013
5040 ADDISON CIR #400
ADDISON TX 75001

WATCHKE, TIMOTHY
Sidwell No. 1502302008
PO BOX 522057
SALT LAKE CITY UT 84152

RASO, JOSEPH G & NELLIE S
Sidwell No. 1502305002
1228 W IOLA AVE
SALT LAKE CITY UT 84104

SECRETARY OF HOUSING & UR
Sidwell No. 1502302002
5040 ADDISON CIR #400
ADDISON TX 75001

VAN DYKE, JEFFREY
Sidwell No. 1502303007
1297 W 400 S
SALT LAKE CITY UT 84104

RAMOS, JOSE A &
Sidwell No. 1502307001
1233 W 400 S
SALT LAKE CITY UT 84104

SCRIBNER, GENE & DONNA
Sidwell No. 1502306004
1213 W IOLA AVE
SALT LAKE CITY UT 84104

TUKUAFU, MELIAME V
Sidwell No. 1502302005
1291 W IOLA AVE
SALT LAKE CITY UT 84104

PLANCARTE-GARCIA, GELACIA
Sidwell No. 1502303023
1266 W PACIFIC AVE
SALT LAKE CITY UT 84104

SCHWOBE, DAVID H & JAUNIT
Sidwell No. 1502302004
1767 E MICHIGAN AVE
SALT LAKE CITY UT 84108

TRAN, THAO DINH
Sidwell No. 1502307004
1217 W 400 S
SALT LAKE CITY UT 84104

PIKE, E MARLYNNE
Sidwell No. 1502302016
471 N 'M' ST
SALT LAKE CITY UT 84103

SANCHEZ, MARQARITO; ET AL
Sidwell No. 1502302010
1259 W IOLA AVE
SALT LAKE CITY UT 84104

TRAN, THAO DINH &
Sidwell No. 1502307002
1225 W 400 S
SALT LAKE CITY UT 84104

PEREZ, QUVAN LEE &
Sidwell No. 1502302018
1280 W 400 S
SALT LAKE CITY UT 84104

SALT LAKE COUNTY
Sidwell No. 1502303006
2001 S STATE ST # N4500
SALT LAKE CITY UT 84190

TOVAR INVESTMENT
Sidwell No. 1502306015
1236 W 400 S
SALT LAKE CITY UT 84104

PEREZ, ANDRES C &
Sidwell No. 1502302007
1281 W IOLA AVE
SALT LAKE CITY UT 84104

SALT LAKE CITY CORPORATIO
Sidwell No. 1502306014
451 S STATE ST # 225
SALT LAKE CITY UT 84111

TIEDE, CLARE H
Sidwell No. 1502301014
1274 W IOLA AVE
SALT LAKE CITY UT 84104





WORTHEN, JAMES M &
Sidwell No. 1502303004
3002 W 3835 S
WEST VALLEY UT 84119

WILLIS, MARVIN B &
Sidwell No. 1502158001
7552 S 3430 W
WEST JORDAN UT 84084

WILLIAMS, BRIAN C
Sidwell No. 1502306030
11221 S AUBREY MEADOW CIR
SOUTH JORDAN UT 84095





BRUNATTI, IDA S; TR
Sidwell No. 1618430005
626 E 1700 S
SALT LAKE CITY UT 84105

DROWN, TRAVIS J &
Sidwell No. 1617156004
714 E LOGAN AVE
SALT LAKE CITY UT 84105

HUGHES, ROBERT &
Sidwell No. 1618278017
627 E BRYAN AVE
SALT LAKE CITY UT 84105

BRIDGE, EDWARD K & EDNA S
Sidwell No. 1617155013
5754 S RIDGE CREEK RD
MURRAY UT 84107

DENUNZIO, PATRICIA I
Sidwell No. 1618280023
653 E MILTON AVE
SALT LAKE CITY UT 84105

HOUSING AUTHORITY OF SLC
Sidwell No. 1618280018
1776 S WESTEMPLE ST
SALT LAKE CITY UT 84115

BOVEE, SHAWN R &
Sidwell No. 1618280007
632 E BRYAN AVE
SALT LAKE CITY UT 84105

DECLUE, STAN W
Sidwell No. 1617153004
676 E MILTON AVE
SALT LAKE CITY UT 84105

HONG, WAI TONG &
Sidwell No. 1618278015
617 E BRYAN AVE
SALT LAKE CITY UT 84105

BOARD OF EDUCATION OF SAL
Sidwell No. 1618283007
440 E 100 S
SALT LAKE CITY UT 84111

DAVIS, LORIE &
Sidwell No. 1618280002
610 E BRYAN AVE
SALT LAKE CITY UT 84105

HONG, LARRY S &
Sidwell No. 1617153002
668 E MILTON AVE
SALT LAKE CITY UT 84105

BOARD OF EDUCATION OF
Sidwell No. 1618283010
440 E 100 S
SALT LAKE CITY UT 84111

COLEMERE, SUZANNE
Sidwell No. 1617152008
675 E MILTON AVE
SALT LAKE CITY UT 84105

HIMES, DANNY K & JANE M;
Sidwell No. 1618280005
622 E BRYAN AVE
SALT LAKE CITY UT 84105

BOARD OF EDUCATION OF
Sidwell No. 1617153005
440 E 100 S
SALT LAKE CITY UT 84111

CASEY, RACHEL J &
Sidwell No. 1618280011
652 E BRYAN AVE
SALT LAKE CITY UT 84105

HARWARD, ROY
Sidwell No. 1617155001
9928 S TREASURE CIR
SOUTH JORDAN UT 84095

BEDINGFIELD, DERRICK
Sidwell No. 1618279007
651 E BRYAN AVE
SALT LAKE CITY UT 84105

CARR, ELDRED L
Sidwell No. 1618430011
5811 S BEAUMONT DR
SALT LAKE CITY UT 84121

HART, SCOTT R &
Sidwell No. 1618430007
621 E PIONEER RD
DRAPER UT 84020

BAXTER, WAYNE &
Sidwell No. 1617152005
667 E MILTON AVE
SALT LAKE CITY UT 84105

CARR, ELDRED L
Sidwell No. 1618287003
5811 S BEAUMONT DR
SALT LAKE CITY UT 84121

HAGEN, RAY R & MARIA L
Sidwell No. 1617152001
662 E BRYAN AVE
SALT LAKE CITY UT 84105

BARRY, MARK
Sidwell No. 1618280008
638 E BRYAN AVE
SALT LAKE CITY UT 84105

CARR, CARMA D
Sidwell No. 1617301001
5811 S BEAUMONT DR
SALT LAKE CITY UT 84121

ELLIS, SHARON R; JT ET AL
Sidwell No. 1617152004
678 E BRYAN AVE
SALT LAKE CITY UT 84105

ALBRIGHT, ANITA J
Sidwell No. 1618283001
604 E MILTON AVE
SALT LAKE CITY UT 84105

BUZIANIS, HELEN E
Sidwell No. 1618278019
637 E BRYAN AVE
SALT LAKE CITY UT 84105

DRYSDALE, JENNIFER &
Sidwell No. 1618280004
618 E BRYAN AVE
SALT LAKE CITY UT 84105



MALINSKY, SHARLET B
Sidwell No. 1618280022
649 E MILTON AVE
SALT LAKE CITY UT 84105

OGDEN, RUSSELL T &
Sidwell No. 1618278016
1351 S FILMORE ST
SALT LAKE CITY UT 84105

ROUNDY, SANDRA P
Sidwell No. 1618280017
623 E MILTON AVE
SALT LAKE CITY UT 84105

LEAVITT, EVA JEAN &
Sidwell No. 1617152006
669 E MILTON AVE
SALT LAKE CITY UT 84105

O'BRIEN, OSRA R; LIFE
Sidwell No. 1617155012
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ROSSER, SARAH J S; TR
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1169 E ZENITH AVE
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O'BRIEN, M KATHLEEN
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1619 S 700 E
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ROGERS, KRIS
Sidwell No. 1618283006
628 E MILTON AVE
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LARSEN, ALLEN L & MARILYN
Sidwell No. 1618280006
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NUTT, ANGELA
Sidwell No. 1617151010
671 E BRYAN AVE
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RICHARDS, ANNE &
Sidwell No. 1618280024
663 E MILTON AVE
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LANGTON, ADELE D; TR
Sidwell No. 1618280003
614 E BRYAN AVE
SALT LAKE CITY UT 84105

NIELSEN, HEIDI K
Sidwell No. 1618283008
652 E MILTON AVE
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PRICE, ROBERT D
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L REMINGTON 3RD, LLC
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1593 S 700 E
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NEWBERRY, MICHAEL R
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POULSEN, STEVE E
Sidwell No. 1617151009
665 E BRYAN AVE
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MJ PROPERTY MANAGEMENT, L
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PEABODY, WADE S &
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JOHNSON, FRANK N
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5218 W LEILA LN
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Sidwell No. 1617156030
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PAETSCH, BUFFY
Sidwell No. 1618280019
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JOHNSON, CLINT
Sidwell No. 1618430006
1555 S WASATCH DR
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MILLER, AARON D
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OLSON, ANDREA K
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TART, BERTHA; TR
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TAOSOGA, TUPU M
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TAOSOGA, TUPU &
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SMITH, CAROL JEAN
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SANOK, DENNIS &
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SANDERS, SABRINA J
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SANDERS, DARRIN B &
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ZAVALA-LOPEZ, SILVESTRE &
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1612 S 600 E
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DEANGELIS, MARIO P &
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POULSON, WAYNE P
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HUGHES, ROBERT &
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MACKAY, BRENT E & SHARON
Sidwell No. 1618282013
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WILDE, TODD B & DIANE M
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SANDERS, DARRIN B &
Sidwell No. 1617152002
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SALT LAKE CITY UT 84105

TAOSOQA, TUPU &
Sidwell No. 1618280021
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WILBER, ELIZABETH
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1590 S 600 E
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1609 S PARK ST
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WEATHERBEE, VEDA B; TR
Sidwell No. 1618282001
7231 S HUSKY HWY
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RUBALCAVA, JOSEPHINE, TR
Sidwell No. 1618277025
1558 S 600 E
SALT LAKE CITY UT 84105

STRINGHAM, DELLA L; TR
Sidwell No. 1618277027
1576 S 600 E
SALT LAKE CITY UT 84105

WATTS, CAROL; TR
Sidwell No. 1618283003
614 E MILTON AVE
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ROYLANCE, DONALD A
Sidwell No. 1618282002
1593 S PARK ST
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STEWART, AMBER L
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622 E MILTON AVE
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VAN HIEN, MAURITZ &
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607 E BRYAN AVE
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ROUNDY, SANDRA P
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623 E MILTON AVE
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SOWBY, MARJORIE; TR
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TYLER, RAURI M &
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ROSA, MARY L
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1640 S 600 E
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SINGLETON, NYLETA P &
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587 E 1700 S
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TODD, JOHN
Sidwell No. 1618277015
569 E WOOD AVE
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ROGERS, KRIS
Sidwell No. 1618283006
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SANOK, DENNIS &
Sidwell No. 1617153001
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TART, BERTHA; TR
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ZAVALA-LOPEZ, SILVESTRE &
Sidwell No. 1617152007
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1705 S 600 E
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XIA, STEFAN KE &
Sidwell No. 1618280010
648 E BRYAN AVE
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WINGER, LISA
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1596 S WESTTEMPLE ST
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DAVIS, TIMOTHY &
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1619 S JEFFERSON ST
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CHEA, RICHARD &
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BUTCHER, STEVEN K &
Sidwell No. 1513428005
1741 S WESTTEMPLE ST
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BROWN, DAVID & ANNA M; JT
Sidwell No. 1513280004
1884 S 900 E
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BARNETT, STEVE V & SUSAN
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ALIRES, ROY S &
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1975 S 800 W
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GARCIA, JUAN &
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1612 S RICHARDS ST
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FASTENER ENGINEERING & SA
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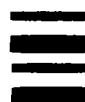
HULL, DONALD E & V MAURIN
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HUBBARD, JAMES S
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HAEHLE, JANIS &
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1068 E KENSINGTON AVE
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JOHNSTON, MAEVE
Sidwell No. 1617205010
1069 E EMERSON AVE
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Sidwell No. 1617202040
1460 S MCCLELLAND ST
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Sidwell No. 1617206020
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JOHNSON, MARK A, ET AL
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1116 E KENSINGTON AVE
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MATTFELDT, MICHAEL A
Sidwell No. 1617206027
1504 S 1100 E
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GARRONE, EDWARD J &
Sidwell No. 1617206008
1042 E EMERSON AVE
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JOHNSON, KARL &
Sidwell No. 1617205005
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MATHEWS, LAMAR C &
Sidwell No. 1617210007
1124 E EMERSON AVE
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GARCIA, SHAWNA L
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1039 E KENSINGTON AVE
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JEWKES, RICHARD L &
Sidwell No. 1617205016
1045 E EMERSON AVE
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MACOMB, MARCIA J
Sidwell No. 1617206004
1022 E EMERSON AVE
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GALLOW, SARAH &
Sidwell No. 1617209019
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LUBECK, PAUL T &
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FULLER, THOMAS M &
Sidwell No. 1617202043
1474 S MCCLELLAND ST
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INTERNATIONAL DOWN AND FE
Sidwell No. 1617209001
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LEARY, PATRICK W
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FRANK, ALAN F
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1524 S 1100 E
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HYVONEN, KELLY &
Sidwell No. 1617209007
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LANGBORG, ANNABELLE B
Sidwell No. 1617208017
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HOLDER, JAMES C &
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LAINÉ, MOHICAN &
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1524 S 1100 E
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Sidwell No. 1617209008
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SALISBURY, BRIAN W
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TEEL, ROD &
Sidwell No. 1617209017
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1475 S 1000 E
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1290 W 2320 S # B
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MAVERIK COUNTRY STORES IN
Sidwell No. 1606282001
880 W CENTER ST
NORTH SALT LAKE UT 84054

SALT LAKE REALTY
Sidwell No. 1606427027
2715 E 6200 S
SALT LAKE CITY UT 84121

EAST DOWNTOWN LLC
Sidwell No. 1606431029
1290 W 2320 S # B
SALT LAKE CITY UT 84119

MATTHEW W DRIGGS FAMILY
Sidwell No. 1606428003
331 S 600 E
SALT LAKE CITY UT 84102

SALT LAKE REALTY
Sidwell No. 1606427022
2715 E 6200 S
SALT LAKE CITY UT 84121

EAST DOWNTOWN LLC
Sidwell No. 1606430001
1290 W 2320 S # B
SALT LAKE CITY UT 84119

KNUDSEN, DARWIN C &
Sidwell No. 1606427028
2715 E 6200 S
SALT LAKE CITY UT 84121

SALT LAKE REALTY
Sidwell No. 1606427021
2715 E 6200 S
SALT LAKE CITY UT 84121

DAISY PROPERTIES
Sidwell No. 1606427030
5544 S GREEN ST
MURRAY UT 84123

JUNIOR LEAGUE OF SALT LAK
Sidwell No. 1606282003
526 E 300 S
SALT LAKE CITY UT 84102

SALT LAKE APARTMENT BUILD
Sidwell No. 1606427038
750 E 9000 S
SANDY UT 84094

COOK, STEPHEN W; TR
Sidwell No. 1606428002
2840 E WILLOW HILLS DR
SANDY UT 84093

HARMAN MANAGEMENT CORP
Sidwell No. 1606427026
5544 S GREEN ST
MURRAY UT 84123

SALT LAKE APARTMENT BUILD
Sidwell No. 1606426009
750 E 9000 S
SANDY UT 84094

BDJT LIMITED
Sidwell No. 1606282007
4685 S HIGHLAND DR # 202
SALT LAKE CITY UT 84117

HARMAN MANAGEMENT
Sidwell No. 1606427034
5544 S GREEN ST
MURRAY UT 84123

SALT LAKE APARTMENT BUILD
Sidwell No. 1606283009
750 E 9000 S
SANDY UT 84094

400 SOUTH FOOD CORP
Sidwell No. 1606428032
655 E 400 S # 200
SALT LAKE CITY UT 84102

H B BOYS INC; ET AL
Sidwell No. 1606427031
2280 S MAIN ST
SOUTH SALT LAKE UT 84115

ROBBINS, W KALMAR, LINES,
Sidwell No. 1606428011
3730 E MILLSTREAM DR
SALT LAKE CITY UT 84109

400 SOUTH ENTERTAINMENT
Sidwell No. 1606428027
655 E 400 S # 200
SALT LAKE CITY UT 84102

FOSTER FAMILY PROPERTIES,
Sidwell No. 1606284001
602 E 300 S
SALT LAKE CITY UT 84102

ROBBINS, W KALMAR, LINES,
Sidwell No. 1606428010
3730 E MILLSTREAM DR
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400 SOUTH ENTERTAINMENT
Sidwell No. 1606428024
655 E 400 S # 200
SALT LAKE CITY UT 84102

EAST DOWNTOWN LLC
Sidwell No. 1606433016
1290 W 2320 S # B
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OSTERLOH INVESTMENT CO
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WENDYS OLD FASHIONED
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UTAH ALCOHOLISM FOUNDATIO
Sidwell No. 1606428001
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SALT LAKE CITY UT 84102

SERGAKIS, VASI M; TR
Sidwell No. 1606427015
2991 E JULIET WY
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SERGAKIS, VASI M; TR
Sidwell No. 1606283006
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SALT LAKE CITY UT 84121

SALT LAKE REALTY
Sidwell No. 1606427029
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CHABAD LUBAVITCH OF UTAH
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DERBY, RYAN E & STEPHEN L
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1058 E ROOSEVELT AVE
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BOLSTER, ELIZABETH M
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Sidwell No. 1617208003
1433 S 1100 E
SALT LAKE CITY UT 84105

DE VRIES, KENNETH
Sidwell No. 1617202017
1457 S 1000 E
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BLAINE, STEPHEN M &
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HERRIMAN UT 84065

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Sidwell No. 1617208002
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Sidwell No. 1617205008
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BIGLER, LEO W & ELAINE A:
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BUSH, BEULAH J; ET AL
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DALTON, DAVID H & BARBARA
Sidwell No. 1617256001
1533 S 1100 E
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BECKSTRAND, CYNTHIA
Sidwell No. 1617202046
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CULLIS, GREGORY S & ANN M
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BASTIANI, PATRICIA &
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BRUNSVIK, FRED M &
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CROW, GARY &
Sidwell No. 1617202015
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BARNEY, CHRISTOPHER &
Sidwell No. 1617206010
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BRUEGMANN, ROSANNE
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COULAM, FARRINA E
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BARNES, SANDRA
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BROWNE, CHRIS L &
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CORDOVA, TOM &
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WRIGHT, MEDRA
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COMBES, DAVID E &
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RICHARDSON, GLADYS; TR
Sidwell No. 1617208008
111 CENTER ST #10-A
CLEARFIELD UT 84015

MOYAR, ANNA G; TR
Sidwell No. 1617208018
1129 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

PUGMIRE, NADINE; TR
Sidwell No. 1617209005
1118 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

RICHARDS, DAVID F
Sidwell No. 1617208009
1126 E BROWNING AVE
SALT LAKE CITY UT 84105

MOOSMAN, BRENT L
Sidwell No. 1617202039
1454 S MCCLELLAND ST
SALT LAKE CITY UT 84105

PHILLIPS, ADAM &
Sidwell No. 1617210008
444 E 200 S
SALT LAKE CITY UT 84111

REID, AMY
Sidwell No. 1617209006
1126 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

MONFROOY, TOM F JR
Sidwell No. 1617209002
1738 S 1900 E
SALT LAKE CITY UT 84108

PERRY, LESLIE I
Sidwell No. 1617209021
1131 E EMERSON AVE
SALT LAKE CITY UT 84105

REDMAN, DAVID J & PAMELA
Sidwell No. 1617202035
1434 S MCCLELLAND ST
SALT LAKE CITY UT 84105

MILLER, MARCIA KAE &
Sidwell No. 1617202036
1440 S MCCLELLAND ST
SALT LAKE CITY UT 84105

PAULSON, DONNA T
Sidwell No. 1617204013
1439 S MCCLELLAND ST
SALT LAKE CITY UT 84105

REAVELEY ENGINEERS AND AS
Sidwell No. 1617210003
1515 S 1100 E
SALT LAKE CITY UT 84105

MCCLELLAND UTAH MANAGEMEN
Sidwell No. 1617202040
1460 S MCCLELLAND ST
SALT LAKE CITY UT 84105

PARRISH PROPERTIES I, LLC
Sidwell No. 1617204032
5010 S CASTO CIR
SALT LAKE CITY UT 84117

REAVELEY ENGINEERS & ASSO
Sidwell No. 1617210036
1515 S 1100 E
SALT LAKE CITY UT 84105

MATTFELDT, MICHAEL A
Sidwell No. 1617206027
1504 S 1100 E
SALT LAKE CITY UT 84105

NOEL, SCOTT J & EILEEN V;
Sidwell No. 1617205007
1068 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

REAVELEY ENGINEERS &
Sidwell No. 1617210022
1515 S 1100 E
SALT LAKE CITY UT 84105

SMELSER, RUTH E; TR
Sidwell No. 1617209018
1747 E BROWNING AVE
SALT LAKE CITY UT 84108

TUCKER, VERNA D
Sidwell No. 1617210009
1130 E EMERSON AVE
SALT LAKE CITY UT 84105

ZIMMERMAN, KARL G. &
Sidwell No. 1617206009
1046 E EMERSON AVE
SALT LAKE CITY UT 84105

SHERWOOD, CATHERINE M
Sidwell No. 1617206024
1059 E KENSINGTON AVE
SALT LAKE CITY UT 84105

TOMKAT ENTERPRISES, LTD
Sidwell No. 1617205015
2451 E MAYWOOD DR
SALT LAKE CITY UT 84109

YAMAGUCHI, JEAN N
Sidwell No. 1617210011
1140 E EMERSON AVE
SALT LAKE CITY UT 84105

SHELLEY, BRIAN G &
Sidwell No. 1617209010
1148 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

THOMPSON, S KEITH; ET AL
Sidwell No. 1617206026
241 N VINE ST # 402-W
SALT LAKE CITY UT 84103

WROTNIAK, MARIA K
Sidwell No. 1617202037
1444 S MCCLELLAND ST
SALT LAKE CITY UT 84105

SELF, CURTIS W
Sidwell No. 1617251014
PO BOX 711117
SALT LAKE CITY UT 84171

TEUSCHER, DAVID D &
Sidwell No. 1617210024
1137 E KENSINGTON AVE
SALT LAKE CITY UT 84105

WRIGHT, JAMES A &
Sidwell No. 1617202041
1464 S MCCLELLAND ST
SALT LAKE CITY UT 84105

SEFTEL, STEVEN
Sidwell No. 1617209022
1133 E EMERSON AVE
SALT LAKE CITY UT 84105

TEEL, ROD &
Sidwell No. 1617209017
1111 E EMERSON AVE
SALT LAKE CITY UT 84105

WRIGHT, CHRIS L & RACHEL
Sidwell No. 1617204010
1425 S MCCLELLAND ST
SALT LAKE CITY UT 84105

SEELY, L REID &
Sidwell No. 1617251027
1628 SPIRIT WALKER DR
ST GEORGE UT 84790

TANGARO, CARA M &
Sidwell No. 1617205003
1054 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

WINTERS, BRIAN K
Sidwell No. 1617206014
1076 E EMERSON AVE
SALT LAKE CITY UT 84105

SEAMONS, CHAD J &
Sidwell No. 1617202020
1475 S 1000 E
SALT LAKE CITY UT 84105

SUTTON, BRIAN P &
Sidwell No. 1617206033
1029 E KENSINGTON AVE
SALT LAKE CITY UT 84105

WINKLER, JERRY J &
Sidwell No. 1617202038
1145 E LAIRD AVE
SALT LAKE CITY UT 84105

SCHARFFS, BRETT G; TR
Sidwell No. 1617256002
944 S HOBBLE CREEK RD
SPRINGVILLE UT 84663

STICE, JAMES L; TR
Sidwell No. 1617205011
PO BOX 526432
SALT LAKE CITY UT 84152

WILDE, CHRISTOPHER P &
Sidwell No. 1617210002
1810 HIGHPOINT DR
BOUNTIFUL UT 84010

SALISBURY, BRIAN W
Sidwell No. 1617206025
1061 E KENSINGTON AVE
SALT LAKE CITY UT 84105

STAMP, MELISSA L
Sidwell No. 1617205002
1052 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

WELLS, SCOTT D &
Sidwell No. 1617209009
1142 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

ROUILLARD, REBECCA J
Sidwell No. 1617251008
1032 E KENSINGTON AVE
SALT LAKE CITY UT 84105

SMITH, BENJAMIN M
Sidwell No. 1617251010
1040 E KENSINGTON AVE
SALT LAKE CITY UT 84105

VENUS REAL ESTATE, INC
Sidwell No. 1617251028
11350 MCCORMICK RD #200
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1016 E EMERSON AVE
SALT LAKE CITY UT 84105

SCOTT, LAURA S
Sidwell No. 1617206006
1032 E EMERSON AVE
SALT LAKE CITY UT 84105

OLSEN, LISA K; TR
Sidwell No. 1617206001
2409 E SHERIDAN RD
SALT LAKE CITY UT 84108

MACOMB, MARCIA J
Sidwell No. 1617206004
1022 E EMERSON AVE
SALT LAKE CITY UT 84105

LANE, MARTHA C
Sidwell No. 1617206016
1011 E KENSINGTON AVE
SALT LAKE CITY UT 84105

JENSEN, DANIEL H & MAXINE
Sidwell No. 1617206017
1015 E KENSINGTON AVE
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ISAKSON, DAVE W & JEANNE
Sidwell No. 1617206005
PO BOX 526077
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1003 E KENSINGTON AVE
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EASTMAN, YVONNE N &
Sidwell No. 1617206002
1010 E EMERSON AVE
SALT LAKE CITY UT 84105

ALLEGRA, MICHAEL &
Sidwell No. 1617202022
884 E NORTHCLIFFE DR
SALT LAKE CITY UT 84103

WHITNEY, ALEX V &
Sidwell No. 1617202021
1481 S 1000 E
SALT LAKE CITY UT 84105



BERTHOLD, ELSA
Sidwell No. 1622205009
2197 S WILMINGTON CIR
SALT LAKE CITY UT 84109

CHRISTENSEN, JOEL H &
Sidwell No. 1622204003
2209 S 2300 E
SALT LAKE CITY UT 84109

FAUTH, CAMILLE L
Sidwell No. 1622202020
2150 S KING ST
SALT LAKE CITY UT 84109

BARDSLEY, ANN J
Sidwell No. 1622205008
2193 S WILMINGTON CIR
SALT LAKE CITY UT 84109

CHANG, HUBERT C
Sidwell No. 1622207002
2235 S KING ST
SALT LAKE CITY UT 84109

FANKHAUSER, MARK E
Sidwell No. 1622202010
2149 S TEXAS ST
SALT LAKE CITY UT 84109

ARCHER, NATHAN
Sidwell No. 1622203014
1514 E MILLCREEK WY
SALT LAKE CITY UT 84106

CAZIER, HELEN B; TR
Sidwell No. 1622202021
2156 S KING ST
SALT LAKE CITY UT 84109

ENGLAND, ERMA R
Sidwell No. 1622202011
2155 S TEXAS ST
SALT LAKE CITY UT 84109

AOYAMA, TORAJI & FAYE (JT)
Sidwell No. 1622202013
2169 S TEXAS ST
SALT LAKE CITY UT 84109

CALL, GREGORY K
Sidwell No. 1622201014
2142 S TEXAS ST
SALT LAKE CITY UT 84109

DEVRIES, GARTH D &
Sidwell No. 1622204005
2198 S WILMINGTON CIR
SALT LAKE CITY UT 84109

ANDERSON, MICHAEL &
Sidwell No. 1622205013
2213 S WILMINGTON CIR
SALT LAKE CITY UT 84109

BURT, ANDREW &
Sidwell No. 1622205029
2206 S TEXAS ST
SALT LAKE CITY UT 84109

DELL, DONNA L; TR
Sidwell No. 1622206007
2247 S TEXAS ST
SALT LAKE CITY UT 84109

ANDERSON, KEVIN K
Sidwell No. 1622205018
2233 S WILMINGTON CIR
SALT LAKE CITY UT 84109

BURCHETT, JERRY & CYNTHIA
Sidwell No. 1622204001
2184 S WILMINGTON CIR
SALT LAKE CITY UT 84109

CROFT, WARREN & JEANETTE
Sidwell No. 1622206013
2248 S KING ST
SALT LAKE CITY UT 84109

ANDERSON, DANTZEL T; TR
Sidwell No. 1622206012
504 E NORMANDY DR
PROVO UT 84604

BUHLER, ANNA M
Sidwell No. 1622203012
2171 S KING ST
SALT LAKE CITY UT 84109

COPE, MAXINE J (TR)
Sidwell No. 1622205017
2239 S WILMINGTON CIR
SALT LAKE CITY UT 84109

ANDERSEN, WILLIAM K & JOA
Sidwell No. 1622205006
2181 S WILMINGTON CIR
SALT LAKE CITY UT 84109

BRAND, DARLENE S; TR
Sidwell No. 1622206001
3944 S OLYMPIC WY
SALT LAKE CITY UT 84124

COOK, JARED P &
Sidwell No. 1622205012
2209 S WILMINGTON CIR
SALT LAKE CITY UT 84109

AMMONS, IDA G
Sidwell No. 1622203010
2155 S KING ST
SALT LAKE CITY UT 84109

BLEDSON, JAMES M
Sidwell No. 1622206002
7014 PINYON PINE LN SE
OWENS CROSS ROADS AL 35763

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2186 S KING ST
SALT LAKE CITY UT 84109

ADAM, J DAVID
Sidwell No. 1622203032
2204 S WYOMING ST
SALT LAKE CITY UT 84109

BICKMORE, GERALD A &
Sidwell No. 1622206009
2222 S KING ST
SALT LAKE CITY UT 84109

COCHRANE, SANDRA W; ET AL
Sidwell No. 1622205002
3988 S 2700 E
SALT LAKE CITY UT 84124



HORRALL, MICHAEL E &
Sidwell No. 1622203018
4775 S QUAIL POINT RD
SALT LAKE CITY UT 84124

KOELLIKER, EDWARD C. & LO
Sidwell No. 1622205037
2254 S TEXAS ST
SALT LAKE CITY UT 84109

MALOUF, MATTHEW P; TR
Sidwell No. 1622204008
2230 S WILMINGTON CIR
SALT LAKE CITY UT 84109

HAWKES, ROBERT A
Sidwell No. 1622203017
2205 S KING ST
SALT LAKE CITY UT 84109

KEEHAN, TERENCE M &
Sidwell No. 1622205011
2205 S WILMINGTON CIR
SALT LAKE CITY UT 84109

MALOUF, MATTHEW P; TR
Sidwell No. 1622204004
2230 S WILMINGTON CIR
SALT LAKE CITY UT 84109

HART, HERBERT W &
Sidwell No. 1622206005
2229 S TEXAS ST
SALT LAKE CITY UT 84109

KARLSON, MONICA; TR
Sidwell No. 1622206004
2223 S TEXAS ST
SALT LAKE CITY UT 84109

LOWE, MELISSA &
Sidwell No. 1622205031
2218 S TEXAS ST
SALT LAKE CITY UT 84109

HART, CHRISTOPHER T &
Sidwell No. 1622203013
2175 S KING ST
SALT LAKE CITY UT 84109

KANE, JOHN N &
Sidwell No. 1622203031
2190 S WYOMING ST
SALT LAKE CITY UT 84109

LORDS, TONY J; ET AL
Sidwell No. 1622206003
2217 S TEXAS ST
SALT LAKE CITY UT 84109

HARDY, TROY &
Sidwell No. 1622205032
2224 S TEXAS ST
SALT LAKE CITY UT 84109

KADOTA, KAREN J
Sidwell No. 1622201016
2154 S TEXAS ST
SALT LAKE CITY UT 84109

LEWIS, MATTHEW R &
Sidwell No. 1622205030
2212 S TEXAS ST
SALT LAKE CITY UT 84109

GOODELL, RALPH E. & MARIL
Sidwell No. 1622202023
2174 S KING ST
SALT LAKE CITY UT 84109

JORDAN, BRET & AMY; JT
Sidwell No. 1622202014
2175 S TEXAS ST
SALT LAKE CITY UT 84109

LENCE, RUSSELL D &
Sidwell No. 1622205020
PO BOX 521992
SALT LAKE CITY UT 84152

GOATES, JULIA J; TR
Sidwell No. 1622207003
4245 S FORTUNA WY
SALT LAKE CITY UT 84124

JOHNSON, GARTH
Sidwell No. 1622202019
1494 E 3045 S
SALT LAKE CITY UT 84106

LEE, SHEILA A; TR
Sidwell No. 1622205028
2200 S TEXAS ST
SALT LAKE CITY UT 84109

GLADE, HARVEY S &
Sidwell No. 1622205015
2221 S WILMINGTON CIR
SALT LAKE CITY UT 84109

JEPSON, RHETT &
Sidwell No. 1622202009
2143 S TEXAS ST
SALT LAKE CITY UT 84109

LEE, CLARICE B; TR
Sidwell No. 1622206008
2257 S TEXAS ST
SALT LAKE CITY UT 84109

FROGLEY, KEITH & MAROLYN;
Sidwell No. 1622203030
3751 N 1020 E
PROVO UT 84604

JACKSON, TERRY L
Sidwell No. 1622207001
2233 S KING ST
SALT LAKE CITY UT 84109

LAMBERT, RAYMOND M &
Sidwell No. 1622206006
1448 E 1200 S
BOUNTIFUL UT 84010

FINESHRIBER, KENYON &
Sidwell No. 1622203011
2165 S KING ST
SALT LAKE CITY UT 84109

HORRALL, MICHAEL E &
Sidwell No. 1622203034
4775 S QUAIL POINT RD
SALT LAKE CITY UT 84124

LALOR, JACKIE R
Sidwell No. 1622204007
2218 S WILMINGTON CIR
SALT LAKE CITY UT 84109





PALMER, LAWRENCE L. & MAR
Sidwell No. 1622205036
2248 S TEXAS ST
SALT LAKE CITY UT 84109

SWETT, CRAIG L & KRISTI;
Sidwell No. 1622206014
2256 S KING ST
SALT LAKE CITY UT 84109

PACIONI, EUGENE E & ESTER
Sidwell No. 1622203029
2176 S WYOMING ST
SALT LAKE CITY UT 84109

SRAC, LC; ET AL
Sidwell No. 1622205001
3988 S 2700 E
SALT LAKE CITY UT 84124

YANG, NIEN LIANG &
Sidwell No. 1622202022
2166 S KING ST
SALT LAKE CITY UT 84109

OSIKA, NORMA J
Sidwell No. 1622204002
2201 S 2300 E
SALT LAKE CITY UT 84109

SRAC, LC; ET AL
Sidwell No. 1622201009
PO BOX 3165
HARRISBURG PA 17105

WRIGHT, ORAN G &
Sidwell No. 1622201008
PO BOX 3165
HARRISBURG PA 17105

NORTON, RA NAE A
Sidwell No. 1622205035
1701 E WOOD GLEN RD
SANDY UT 84092

SPEERS, LULA B &
Sidwell No. 1622202012
2161 S TEXAS ST
SALT LAKE CITY UT 84109

WILLINGHAM, LANCE D
Sidwell No. 1622203033
2212 S WYOMING ST
SALT LAKE CITY UT 84109

NELSON, MICHAEL D &
Sidwell No. 1622201017
2160 S TEXAS ST
SALT LAKE CITY UT 84109

SHELTON, BRADFORD S
Sidwell No. 1622205019
2229 S WILMINGTON CIR
SALT LAKE CITY UT 84109

WILKINSON, AMY M &
Sidwell No. 1622203016
2197 S KING ST
SALT LAKE CITY UT 84109

NELSON, CHAD A
Sidwell No. 1622206011
2234 S KING ST
SALT LAKE CITY UT 84109

SALT LAKE CITY
Sidwell No. 1622205027
451 S STATE ST # 225
SALT LAKE CITY UT 84111

WAGSTAFF, RUSSELL
Sidwell No. 1622205004
2147 S 2300 E
SALT LAKE CITY UT 84109

NEERINGS, THEODORE J &
Sidwell No. 1622205003
2350 E PARLEYS WY
SALT LAKE CITY UT 84109

PORTIS, JOE P & DOLORES;
Sidwell No. 1622202024
2176 S KING ST
SALT LAKE CITY UT 84109

VAN KOMEN, STEPHANIE J, S
Sidwell No. 1622201015
7608 S SOLITUDE DR
SALT LAKE CITY UT 84121

NEERINGS PROPERTIES LLC
Sidwell No. 1622205005
2350 E PARLEYS WY
SALT LAKE CITY UT 84109

PETERSEN, LARRY C. & HELE
Sidwell No. 1622204006
2210 S WILMINGTON CIR
SALT LAKE CITY UT 84109

THOMAS, MICHAEL J &
Sidwell No. 1622205007
2187 S WILMINGTON CIR
SALT LAKE CITY UT 84109

MOONEY, SEAN T &
Sidwell No. 1622205034
2236 S TEXAS ST
SALT LAKE CITY UT 84109

PATRAKIS, ANGIE
Sidwell No. 1622203015
2191 S KING ST
SALT LAKE CITY UT 84109

THOMAS, BRIAN W & ANN E ()
Sidwell No. 1622206010
2228 S KING ST
SALT LAKE CITY UT 84109

MCEWAN, MARY M; TR
Sidwell No. 1622205014
PO BOX 22
LABARGE WY 83123

PARKINSON, BRETT T; TR
Sidwell No. 1622205033
2230 S TEXAS ST
SALT LAKE CITY UT 84109

SWOFFORD, JOYCE A C
Sidwell No. 1622205010
4207 COATSWORTH DR
REX GA 30273





LITTON SYSTEMS, INC
Sidwell No. 0833452006
2211 W NORTHTEMPLE ST
SALT LAKE CITY UT 84116

LITTON SYSTEMS, INC
Sidwell No. 0833452005
2211 W NORTHTEMPLE ST
SALT LAKE CITY UT 84116

LITTON SYSTEMS, INC
Sidwell No. 0833452003
2211 W NORTHTEMPLE ST
SALT LAKE CITY UT 84116

UTAH DEPARTMENT OF
Sidwell No. 0833478011
450 N STATE ST
SALT LAKE CITY UT 84114

LITTON SYSTEMS INC
Sidwell No. 0833452011
2211 W NORTHTEMPLE ST
SALT LAKE CITY UT 84116

THRIFTY RENT A CAR SYSTEM
Sidwell No. 1504200004
5330 E 31ST ST
TULSA OK 74135

LITTON SYSTEMS INC
Sidwell No. 0833452009
2211 W NORTHTEMPLE ST
SALT LAKE CITY UT 84116

SALT LAKE CITY CORP
Sidwell No. 1504126004
451 S STATE ST # 225
SALT LAKE CITY UT 84111

LITTON INDUSTRIES OF
Sidwell No. 0833452010
2211 W NORTHTEMPLE ST
SALT LAKE CITY UT 84116

SALT LAKE CITY CORP
Sidwell No. 1504126003
451 S STATE ST # 225
SALT LAKE CITY UT 84111

LARANE INVESTMENTS LLC
Sidwell No. 0833478012
780 S 5600 W
SALT LAKE CITY UT 84104

SALT LAKE CITY CORP
Sidwell No. 0833502001
451 S STATE ST # 225
SALT LAKE CITY UT 84111

CHIN LLC
Sidwell No. 0833452004
688 RADBURY PLACE
DIAMOND BAR CA 91765

SALT LAKE CITY CORP
Sidwell No. 0833300012
451 S STATE ST # 225
SALT LAKE CITY UT 84111

AIRPORT PARTNERS LLC
Sidwell No. 0833300013
5010 S CASTO CIR
SALT LAKE CITY UT 84117

SALT LAKE CITY CORP
Sidwell No. 0833300005
451 S STATE ST # 345
SALT LAKE CITY UT 84111

2400 LLC, ET AL
Sidwell No. 1504200006
163 S MAIN ST
SALT LAKE CITY UT 84111

QUALITY OIL CO
Sidwell No. 0833452002
4625 S 2300 E # 203
SALT LAKE CITY UT 84117



TELLEZ, GUADALUPE; JT ET
Sidwell No. 1513277002
1521 S WESTEMPLE ST
SOUTH SALT LAKE UT 84115

VANCOTT, DARLENE C; TR
Sidwell No. 1513233008
3380 S 1940 W
SALT LAKE CITY UT 84119

WRIGHT, JAMES C
Sidwell No. 1618151006
72 ANGELA WAY
NORTH SALT LAKE UT 84054

TANNER, BRUCE R
Sidwell No. 1513234004
2638 E ROCKWELL DR
SANDY UT 84093

VAN SCOY, RODNEY L
Sidwell No. 1513278006
36 W VAN BUREN AVE
SOUTH SALT LAKE UT 84115

WRIGHT, CHARLES G &
Sidwell No. 1513279010
41 W VAN BUREN AVE
SOUTH SALT LAKE UT 84115

TAFOLLA, LETICIA &
Sidwell No. 1513233017
1476 S RICHARDS ST
SALT LAKE CITY UT 84115

VAN DER MEYDEN, G LEROY &
Sidwell No. 1513277018
46 W VAN BUREN AVE
SALT LAKE CITY UT 84115

WOO, WON JUNE, ET AL
Sidwell No. 1513234018
4372 S BOUCK CIR
WEST VALLEY UT 84120

SULLIVAN, KELLY J & KATHY
Sidwell No. 1513281002
1593 S WESTEMPLE ST
SALT LAKE CITY UT 84115

VAN COTT, DARLENE
Sidwell No. 1513233026
3380 S 1940 W
SALT LAKE CITY UT 84119

WOO, DANNY K, ET AL
Sidwell No. 1513278011
4372 S BOUCK CIR
WEST VALLEY UT 84120

SPUTE, MARK K
Sidwell No. 1618151010
1540 S MAJOR ST
SOUTH SALT LAKE UT 84115

UTAH AUTOMOBILE DEALERS
Sidwell No. 1513279017
1588 S MAIN ST
SOUTH SALT LAKE UT 84115

WHITNEY, ANGELA
Sidwell No. 1513277006
2547 W 13055 S
RIVERTON UT 84065

SODERBORG, ANDREW B. & AN
Sidwell No. 1513279008
56 W VAN BUREN AVE
SALT LAKE CITY UT 84115

UTAH AUTOMOBILE DEALERS
Sidwell No. 1513279016
1588 S MAIN ST # 100
SOUTH SALT LAKE UT 84115

WELLS FARGO HOME MORTGAGE
Sidwell No. 1513277008
MAC X2505-01A
DES MOINES IA 50328

SODERBORG, ANDREW B. & AN
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56 W VAN BUREN AVE
SALT LAKE CITY UT 84115

TOHINAKA, CARL H; TR
Sidwell No. 1513233006
1481 S MAIN ST
SALT LAKE CITY UT 84115

WAYMAN, CLAYNE D & LUCY P
Sidwell No. 1513282014
1596 S MAIN ST
SALT LAKE CITY UT 84115

SODERBORG, ANDREW B & ANN
Sidwell No. 1513279007
56 W VAN BUREN AVE
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TLACHAC, JON G &
Sidwell No. 1513277007
1545 S WESTEMPLE ST
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WATTS, WILLIAM D, JR &
Sidwell No. 1513233018
369 E 900 S # 165
SALT LAKE CITY UT 84111

SODERBORG, ANDREW B & ANN
Sidwell No. 1513279005
56 W VAN BUREN AVE
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THOMPSON, CODY
Sidwell No. 1513281001
1585 S WESTEMPLE ST # A
SOUTH SALT LAKE UT 84115

WALKER, MELISSA A &
Sidwell No. 1513279009
45 W VAN BUREN AVE
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3356 S CRESTBROOK LN
SALT LAKE CITY UT 84109

THOMAS, VERLYN J. & RUBY
Sidwell No. 1513277015
60 W VAN BUREN AVE
SOUTH SALT LAKE UT 84115

VOSNOS, GEORGE J & MARY J
Sidwell No. 1618154004
3344 S 8525 W
MAGNA UT 84044





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ARBUCKLE, LYNN K & CHERYL
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Sidwell No. 1513277004
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CRS PARTNERSHIP
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CONTRERAS, RICARDO A &
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J AND S VIDEO, LLC
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Sidwell No. 0931102005
1151 S VISTA VIEW DR
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JEX, FRANK B &
Sidwell No. 0931101024
272 N WALL ST
SALT LAKE CITY UT 84103

OLSEN, RICHARD D
Sidwell No. 0931102032
575 N DESOTO ST
SALT LAKE CITY UT 84103

ROKICH, JOHN A & JEANNINE
Sidwell No. 0931101019
655 N COLUMBUS ST
SALT LAKE CITY UT 84103

JEX, FRANK B &
Sidwell No. 0931101023
272 N WALL ST
SALT LAKE CITY UT 84103

OKAWA, ALAN L &
Sidwell No. 0931102028
599 N DESOTO ST
SALT LAKE CITY UT 84103

ROKICH, JOHN A & JEANNINE
Sidwell No. 0931101017
655 N COLUMBUS ST
SALT LAKE CITY UT 84103

J & M ASSOCIATES
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7312 S PROSPECTOR DR
SALT LAKE CITY UT 84121

OGDEN, PATRICK R &
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SALT LAKE CITY UT 84103

ROKICH, JOHN A & JEANNINE
Sidwell No. 0931101016
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SALT LAKE CITY UT 84103

INSKEEP, ELIZABETH A
Sidwell No. 0931103008
612 N DESOTO ST
SALT LAKE CITY UT 84103

MURDOCK, CLAIR N &
Sidwell No. 0931102004
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IMAIZUMI, GEORGE K & JULI
Sidwell No. 0931102018
1146 WEAVER LN
LAYTON UT 84041

METZGER, MARCY
Sidwell No. 0931102001
666 N COLUMBUS ST
SALT LAKE CITY UT 84103

RIDGWAY, TODD E
Sidwell No. 0931102010
673 W SIXTH AVE # 5
MIDVALE UT 84047

HUSTON, DAVID J &
Sidwell No. 0931102020
843 N SANDHURST DR
SALT LAKE CITY UT 84103

MACKAY, MARY LUE J; TR
Sidwell No. 0931102026
611 N DESOTO ST
SALT LAKE CITY UT 84103

PROVENZANO, RICHARD J
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587 N DESOTO ST
SALT LAKE CITY UT 84103

HUNTER, LINDA S
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1319 E 1700 S
SALT LAKE CITY UT 84105

LORENZ, LOUIS C &
Sidwell No. 0931102002
PO BOX 297
RIVERTON UT 84065

PROVENZANO, PEPPER; TR
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HOUSING AUTHORITY OF SALT
Sidwell No. 0931102035
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SALT LAKE CITY UT 84115

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MURRAY UT 84107

PRIEBE, GABRIEL B &
Sidwell No. 0931103005
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SANDY UT 84094





WESTOVER, GWENDOLYN; TR
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615 N DESOTO ST
SALT LAKE CITY UT 84103

WESTOVER, GWENDOLYN L; TR
Sidwell No. 0931102025
617 N DESOTO ST
SALT LAKE CITY UT 84103

UMBERGER, GLEN P &
Sidwell No. 0931102016
172 W 3300 S
BOUNTIFUL UT 84010

TORREY, RICKY S
Sidwell No. 0930353008
687 N DESOTO ST
SALT LAKE CITY UT 84103

SMO PROPERTIES LLC
Sidwell No. 0931103007
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SHIBATA, KOUKO & TERUKO (
Sidwell No. 0931102006
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SALT LAKE CITY UT 84103

SALT LAKE CITY
Sidwell No. 0931101001
451 S STATE ST # 225
SALT LAKE CITY UT 84111

SALT LAKE CITY
Sidwell No. 0930352001
451 S STATE ST # 225
SALT LAKE CITY UT 84111

SALT LAKE CITY
Sidwell No. 0836227001
451 S STATE ST # 225
SALT LAKE CITY UT 84111

WINEGAR, TODD
Sidwell No. 0930353002
690 N COLUMBUS ST
SALT LAKE CITY UT 84103

SALT LAKE CITY
Sidwell No. 0825482003
451 S STATE ST # 225
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6423 S 1680 E
SALT LAKE CITY UT 84121





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50 E NORTHTEMPLE ST
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BALDI, MARCO &
Sidwell No. 1607204007
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BRANCH, LARAE; ET AL
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450 E SEGO AVE
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DRYER, JASON W
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437 E 600 S
SALT LAKE CITY UT 84111

AUSTIN, GEORGE D &
Sidwell No. 1606454020
431 E 600 S
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BRANCH, LARAE
Sidwell No. 1607204038
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DOMINGO, NUMERIANO D &
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DEJULIS, TIMOTHY M &
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923 E EXECUTIVE PARK DR
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GH2, LLC
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SALT LAKE CITY CORP
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451 S STATE ST # 225
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451 S STATE ST # 225
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SALT LAKE CITY CORP
Sidwell No. 1606461001
451 S STATE ST # 225
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MICHAEL, CAROLYN
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PRESBYTERY OF UTAH &
Sidwell No. 1607204009
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SALT LAKE CITY CORP
Sidwell No. 1606460019
451 S STATE ST # 225
SALT LAKE CITY UT 84111

MICHAEL, CAROLYN J
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POWELL, JOHN R & HELEN M,
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3645 S 500 E
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SALT LAKE CITY CORP
Sidwell No. 1606459017
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MAYWOOD INVESTMENTS LTD
Sidwell No. 1606455032
923 E EXECUTIVE PARK DR
SALT LAKE CITY UT 84117

PEADEN, GENE A & EMMA J
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SALT LAKE CITY CORP
Sidwell No. 1606459016
451 S STATE ST # 225
SALT LAKE CITY UT 84111

MAYHUGH, TAMARA S
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457 E SEGO AVE
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PARKIN, JULIE &
Sidwell No. 1606454017
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SALT LAKE CITY CORP
Sidwell No. 1606459015
451 S STATE ST # 225
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MATINKHAH, ALI AKBAR &
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SALT LAKE CITY UT 84111

MATINKHAH, ALI AKBAR &
Sidwell No. 1606457007
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PAREDES, ANDRES, SR &
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563 S 400 E
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ROWE, TAMARA J
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SHAPIRO, GEORGE; TR
Sidwell No. 1606461021
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SALT LAKE CITY UT 84102

TORRES, ROSARIO &
Sidwell No. 1607203007
664 S 400 E
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5156 W 12600 S
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TNT INVESTMENT ENTERPRISE
Sidwell No. 1606460012
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SALT LAKE CITY CORPORATIO
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TNT INVESTMENT ENTERPRISE
Sidwell No. 1606459005
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SALT LAKE CITY CORP
Sidwell No. 1606461033
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TNT INVESTMENT ENTERPRISE
Sidwell No. 1606459003
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WOODWARD, FAE L & THOMAS
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SALT LAKE CITY CORP
Sidwell No. 1606461016
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SALT LAKE CITY CORP
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TNT INVESTMENT ENTERPRISE
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2628 S 2000 E
SALT LAKE CITY UT 84109

SALT LAKE CITY CORP
Sidwell No. 1606461014
451 S STATE ST # 225
SALT LAKE CITY UT 84111

TNT INVESTMENT
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UTAH NON-PROFIT HOUSING
Sidwell No. 1607204013
756 S 200 E # A
SALT LAKE CITY UT 84111

SALT LAKE CITY CORP
Sidwell No. 1606461013
451 S STATE ST # 225
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THOMAS, RICHARD K, JR
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USHIO, RUBY M; ET AL
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407 E 600 S
SALT LAKE CITY UT 84111

SALT LAKE CITY CORP
Sidwell No. 1606461012
451 S STATE ST # 225
SALT LAKE CITY UT 84111

SUPERIOR PROPERTIES, INC
Sidwell No. 1606460002
1549 W 7800 S
WEST JORDAN UT 84088

URIBE, JOSE L
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451 E 700 S
SALT LAKE CITY UT 84111

SALT LAKE CITY CORP
Sidwell No. 1606461011
451 S STATE ST # 225
SALT LAKE CITY UT 84111

SOMINGO, DENNIS &
Sidwell No. 1607204039
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TREE STREET PROPERTIES, L
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KAMMEYER, MARC
Sidwell No. 1607204031
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FONU, SILVA T & EMILY; J
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CAMERON, TED & SARA; JT
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BENNION, ADAM &
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COUNTRY CLUB MARKETPLACE,
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BECK, STONEY &
Sidwell No. 1627101004
2030 E YUMA VIEW DR
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CORNIA, WILLIS H &
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FONNESBECK, BENJAMIN D &
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2737 S YUMA ST
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2796 S 2000 E
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ANDERSON, TREVOR &
Sidwell No. 1621481006
2760 S 2000 E # B
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CONNOLLY PARTNERS
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SALT LAKE CITY UT 84106

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1961 E CLAYBOURNE AVE
SALT LAKE CITY UT 84106

CHERRY TREE SQUARE CONDM
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2760 S 2000 E # A
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EDMAN, DALE T &
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3696 S 2455 E
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ALLEN, AARON &
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CARLSON, PHILLIP &
Sidwell No. 1621478031
1917 E 2700 S
SALT LAKE CITY UT 84106

DORRANS, BRYAN T &
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AGUERRE, FRANCOIS &
Sidwell No. 1628227018
1924 E CLAYBOURNE AVE
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2026 E YUMA VIEW DR
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SALT LAKE CITY UT 84106

HORTON, STEPHEN B &
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1945 E CLAYBOURNE AVE
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LEHMAN, DAVE &
Sidwell No. 1622355003
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PEDLER, JAMES S & VICKI L
Sidwell No. 1621480014
1940 E 2700 S
SALT LAKE CITY UT 84106

HARTMANN, ALAN &
Sidwell No. 1621480013
1936 E 2700 S
SALT LAKE CITY UT 84106

LEAR, CAROL B
Sidwell No. 1628226005
2762 S 2000 E
SALT LAKE CITY UT 84109

NELSON, JEFFREY C &
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2750 S 2000 E # D
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HARRIS, WILLIAM H & SARA
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Sidwell No. 1605451011
2636 E 3020 S
SALT LAKE CITY UT 84109

WILKINS, MARJORIE C
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515 S 1000 E # 806
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REEDER, VALOY H; TR
Sidwell No. 1605451063
3008 W 3600 S #1
WEST HAVEN UT 84401

THOMPSON, DAVID A &
Sidwell No. 1605451038
515 S 1000 E # 503
SALT LAKE CITY UT 84102

WHITE, BLANCH S &
Sidwell No. 1605451027
1175 E 900 S #18
ST GEORGE UT 84790

RATHI, RAMESH &
Sidwell No. 1605404063
2066 E ROLLING KNOLLS WY
SALT LAKE CITY UT 84121

TAYLOR, ETHELYN P (TR)
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2351 N 400 E APT 336
LOGAN UT 84341

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515 S 1000 E # 401
SALT LAKE CITY UT 84102

TANNER, EARL D
Sidwell No. 1605404100
2525 E 1300 S
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7713 SPRING DR
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PORBIC, SVETLANA &
Sidwell No. 1605451012
515 S 1000 E # 201
SALT LAKE CITY UT 84102

TANNER, EARL D
Sidwell No. 1605404079
3324 S 1100 E
SALT LAKE CITY UT 84106

WADDELL, DIX K &
Sidwell No. 1605451026
515 S 1000 E # 307
SALT LAKE CITY UT 84102

PETERSON, PAUL F &
Sidwell No. 1605451023
625 E 300 S
SALT LAKE CITY UT 84102

STARR, DARYL B &
Sidwell No. 1605451029
1810 E WILSON AVE
SALT LAKE CITY UT 84108

VANLEEUEWEN, BLAKE R
Sidwell No. 1605451008
3773 S HAVEN WY
SALT LAKE CITY UT 84109

PETERSEN, PAUL L
Sidwell No. 1605451046
515 S 1000 E # 604
SALT LAKE CITY UT 84102

STARR, DARYL B &
Sidwell No. 1605451029
1810 E WILSON AVE
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URE, BETTY O
Sidwell No. 1605451081
515 S 1000 E # 1103
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OLSEN, GRANT R &
Sidwell No. 1605451068
8828 S SHEFFIELD WY
SANDY UT 84093

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Sidwell No. 1605451053
515 S 1000 E # 703
SALT LAKE CITY UT 84102

TOMLINSON, LAEL K
Sidwell No. 1605451006
515 S 1000 E # 103
SALT LAKE CITY UT 84102

OBYN, RICHARD K &
Sidwell No. 1605451045
515 S 1000 E # 603-F
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Sidwell No. 1605451036
515 S 1000 E # 405
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415 S FLETCHER CT
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1542 E 3010 S
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CHRISTENSEN, TODD H &
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946 E 400 S
SALT LAKE CITY UT 84102

ASHWORTH, WILLIAM D &
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SALT LAKE CITY UT 84102

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AMANO, GARY &
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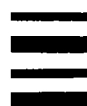
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1850 E 10980 S
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426 S 1000 E # 401
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SALT LAKE CITY UT 84102

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937 E 500 S # B
SALT LAKE CITY UT 84102

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SALT LAKE CITY UT 84102





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939 E 500 S # 939A
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426 S 1000 E # 800
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1185 E MOCKINGBIRD LN
SANDY UT 84094

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426 S 1000 E # 607
SALT LAKE CITY UT 84102

OTSUKA, KOZO; ET AL
Sidwell No. 1605335026
FORSTWEG 77A
KIEL 24105 GERMANY 8888

POLJAK, ROSE MARY I
Sidwell No. 1605337003
935 E 500 S # A
SALT LAKE CITY UT 84102

LENOWITZ, HARRIS &
Sidwell No. 1605335028
1720 S OAK SPRINGS DR
SALT LAKE CITY UT 84108

ORR, NOAH
Sidwell No. 1605337016
931 E 500 S
SALT LAKE CITY UT 84102

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SALT LAKE CITY UT 84117

O'REILLY, MICHAEL E & DON
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SALT LAKE CITY UT 84102

PETERSEN, ERIC J &
Sidwell No. 1605378019
511 S 900 E
SALT LAKE CITY UT 84102





SMITH, BART
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921 E 500 S # B
SALT LAKE CITY UT 84102

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ZVONEK, BARBARA &
Sidwell No. 1605335016
426 S 1000 E # 502
SALT LAKE CITY UT 84102

SINE, MARLENE; TR
Sidwell No. 1605378002
1418 E MICHIGAN AVE
SALT LAKE CITY UT 84105

TREAT, LARRY C
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925 E 500 S # C
SALT LAKE CITY UT 84102

WINCHESTER LEASING LLC
Sidwell No. 1605335033
311 S STATE ST # 460
SALT LAKE CITY UT 84111

SCOTT, EDWARD W &
Sidwell No. 1605334012
955 E 500 S
SALT LAKE CITY UT 84102

TEDESCO, ELLA B; TR
Sidwell No. 1605335027
242 S 1200 E
SALT LAKE CITY UT 84102

WINCHESTER LEASING LC
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311 S STATE ST # 460
SALT LAKE CITY UT 84111

SCOTT, EDWARD W &
Sidwell No. 1605334011
941 E 500 S
SALT LAKE CITY UT 84102

SYME, JEFFERY G; ET AL
Sidwell No. 1605332007
942 E 400 S
SALT LAKE CITY UT 84102

WILSHIRE CONDM, THE
Sidwell No. 1605335001
426 S 1000 E
SALT LAKE CITY UT 84102

SCOTT, EDWARD W &
Sidwell No. 1605334010
941 E 500 S
SALT LAKE CITY UT 84102

STRUHS, MARK J &
Sidwell No. 1605335009
426 S 1000 E # 402
SALT LAKE CITY UT 84102

WILKER, ELAINE L; TRS ET
Sidwell No. 1605333004
7112 S BRENT LN
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SCOTT, EDWARD W &
Sidwell No. 1605334009
941 E 500 S
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STRATTON, LESLYE
Sidwell No. 1605335028
426 S 1000 E # 506
SALT LAKE CITY UT 84102

WILDER, ANDREW M &
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438 S FLETCHER CT
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427 S FLETCHER CT
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923 E 500 S # B
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SALT LAKE CITY UT 84119





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8661 S HIGHLAND DR # 115
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11586 S EAGLE RIDGE DR
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204 COUNTRY CLUB
STANSBURY PARK UT 84074

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2883 E BROOKBURN RD
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GIUMINI, PATRICIA; JT ET
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543 S 900 E # C7
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204 COUNTRY CLUB
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ESLAMI, SHOHREH
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1462 E GILMER DR
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LAYMAN, JENNIFER B
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MCCREA, JAMES F III &
Sidwell No. 1605386073
537 S 900 E # B2
SALT LAKE CITY UT 84102

MYINT, SANDY YI
Sidwell No. 1605386051
531 S 900 E # B5
SALT LAKE CITY UT 84102

SANFORD, SCOTT &
Sidwell No. 1605386066
531 S 900 E # C8
SALT LAKE CITY UT 84102



5. PLANNING COMMISSION

a. Original Agenda/Notice with Postmark
November 18, 2004

a.1. Revised Original Agenda/Notice with Postmark
December 28, 2004

NOTE: The field trip is scheduled to leave at 4:00 p.m.

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, December 8, 2004, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. **APPROVAL OF MINUTES** from Wednesday, November 10, 2004 & Wednesday, November 17, 2004
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
4. **PUBLIC HEARINGS**
 - a. **PUBLIC HEARING** – Petition No. 400-02-43, by the Planning Commission in 2002 in order to correct zoning errors that occurred during the Zoning Re-write process. Several parcels were designated in the wrong land use zone, or not all of the parcels that belong to a use were zoned together, thereby creating split-zone situations. (Staff – Marilyn Lewis at 535-6409)
 - b. **PUBLIC HEARING** – Petition No. 400-04-41, Declaration of surplus land, and subsequent land exchange associated with the Mapping Fine Tuning Amendment. This petition is a request made by the residential property owner, to exchange a portion of the property located at 613 North Columbus Street for a portion of the property associated with the Capitol Hill Water Tank site. This exchange for the City is a declaration of surplus and an acquisition of equal size. (Staff – Marilyn Lewis at 535-6409)
 - c. **PUBLIC HEARING** – Petition No. 490-04-08, by Troy Herold of C.L.C. Associates representing Sam's Club, requesting approval of a 1-lot minor subdivision located at approximately 1905 South 300 West in a General Commercial "CG" zoning district. (Staff – Ray McCandless at 535-7282)
 - d. **PUBLIC HEARING** – Petition No. 400-04-42 & 410-710, Unity Center Rezone, Master Plan Amendment, and Conditional Use. Request by the Salt Lake City Public Services Department for a rezone of the property located at 1385 South 900 West from "I" (Institutional) to "PL" (Public Lands) to accommodate the proposed Unity Center building. In addition, a rezone is requested for the properties located at 1325 South 800 West, 1327 South 800 West, 747 West 1300 South, and 739 West 1300 South from R-1-7000 (Single Family Residential) to "PL" (Public Lands), as well as a conditional use on these properties for off-site parking to serve the proposed Unity Center. The rezone for the off-site parking requires an amendment to the West Salt Lake Community Master Plan to an "I" (Institutional) land use designation. (Staff – Lex Traughber at 535-6184 or lex.traughber@slcgov.com).
 - e. **PUBLIC HEARING** – Petition No. 410-707, by Gateway Retail Holdings, L.C., requesting a planned development approval to construct a new building in the Gateway Mixed Use District. The proposed location of the new retail building is 4 North 500 West and is a part of the Gateway mall. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
 - f. **PUBLIC HEARING** – Petition No. 410-697, 410-698, and 410-699, by Steven Heil, representing Little America/Sinclair Oil, requesting conditional use approval for three separate commercial parking lots in a D-1 zoning district. The proposed parking lots are located 465 South Main (Petition 410-697, southwest corner of the block 39, plat A), 47 West 600 South (Petition 410-698, north half of the block 22, plat A) and 450 South Main (Petition 410-699, entire block 40, Plat A). (Staff – Doug Dansie at 535-6182)
 - g. **PUBLIC HEARING** – Petition No. 400-04-19, by the Salt Lake City Planning Commission requesting to alter the zoning text to decrease the minimum lot size required for a planned development in the "RMF-75" zoning district.

Petition No. 400-04-17, by the Salt Lake City Planning Commission requesting to amend the text of the Zoning Ordinance to allow single-family detached dwellings in the "RMF-75" zoning district. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
 - h. **PUBLIC HEARING** – Petition No. 410-705, by the Episcopal Diocese of Utah, represented by Tom Buese, architect, requesting approval for a planned development to construct a new Diocesan Center at approximately 47 South 200 East, which would include parking closer than 75 feet from the front and corner yard lot lines, modifications to the landscaping requirements and an accessory structure (food bank) to be located within the front yard. The project also includes a request for conditional use approval to allow the principal building to be setback more than five feet from the property line, be built less than 100 feet high and be exempt from meeting the minimum 40% glass requirement along 200 East. The property is zoned "D-1". (Staff – Cheri Coffey at 535-6188)
 - i. **PUBLIC HEARING** – Review and discussion of the Planning Commission Policies and Procedures. (Staff – Brent Wilde at 535-6180)

5. **UNFINISHED BUSINESS**

Salt Lake City Corporation complies with all ADA guidelines. If you are planning to attend the public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City 48 hours in advance of the meeting and we will try to provide whatever assistance may be required. Please call 535-7757 for assistance.

PLEASE TURN OFF CELL PHONES AND PAGERS BEFORE THE MEETING BEGINS. AT YOUR REQUEST A SECURITY ESCORT WILL BE PROVIDED TO ACCOMPANY YOU TO YOUR CAR AFTER THE MEETING. THANK YOU.



Salt Lake City Planning Division
451 South State Street
Salt Lake City, Utah 84111
M L

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. Speakers will be called by the Chair.
4. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
5. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
6. A time limit may be placed on speakers to ensure everyone has a chance to comment. The Chair will make that determination upon reviewing the number of people wishing to speak.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Meeting notices are made available 14 days in advance. If persons wish to submit written comments, they should be directed to the Planning Division at least 7 days in advance to enable Planning Commissioners to consider those written comments. Comments should be sent to:

Salt Lake City Planning Director
451 South State Street, Room 406
SLC, UT 84111

Note: We comply with all ADA guidelines. Assistive listening devices & interpreter services provided upon 24 hour advance request.

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
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SALT LAKE CITY UT
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Sidwell No. 160646001

NOTE: The field trip is scheduled to leave at 4:00 p.m.

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, January 12, 2005, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

- 1. APPROVAL OF MINUTES** from Wednesday, December 21, 2004
- 2. REPORT OF THE CHAIR AND VICE CHAIR**
- 3. REPORT OF THE DIRECTOR**
- 4. PUBLIC NOTICE AGENDA – Salt Lake City Property Conveyance Matters:**
 - a. Salt Lake City Public Utilities and Holliday Water Company – Holliday Water Company is requesting five standard utility permits to allow new water lines to be installed at five different locations along the Jordan and Salt Lake Canal right-of-way. These locations are outside the Salt Lake City limits at:
 - 2175 East Arbor Lane (approx 4800 S.)
 - 1968 East Sycamore Lane (approx 4700 S.)
 - 1930 East 4675 South
 - 1876 East 4625 South
 - 1802 East Osage Orange Ave. (approx 4425 S.)
 - b. Salt Lake City Property Management Division and 9th East Investments, L.L.C. – 9th East Investments L.L.C. is requesting a lease to allow a continued overhead encroachment, in the form of an awning canopy structure, into the 700 South Street right-of-way, for the property located at 863 East 700 South, in a Neighborhood Commercial “CN” zoning district.
 - c. Salt Lake City Property Management Division and Howa Properties, Inc. – Howa Properties is requesting a lease to allow three proposed overhead encroachments in the form of three awning canopy structures, into the South Temple and 300 West Street right-of-ways, as a part of the new building proposed at 279 West South Temple, in the Central Business District “D-1” zoning district.
 - d. Salt Lake City Public Utilities and Double JAC Investments L.L.C. – Double JAC is requesting a storm water drainage easement to use a portion of the City owned Lee Drain property, a City storm water drainage canal, for private development generated storm water detention and drainage. The Lee Drain property is located at approximately 1580 South Pioneer Road in a Light Industrial “M-1” zoning district. (Staff – Doug Wheelwright at 535-6178)
- 5. PUBLIC HEARINGS**
 - a. **PUBLIC HEARING** – Petition No. 400-02-42, by the Salt Lake City Planning Commission requesting to rezone the properties at 238 West 600 North and 250 West 600 North from Moderate Density Multi-family “RMF-35”, to Special Development Pattern Residential, “SR-1”. The request also

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includes amending the Future Land Use Map of the Capitol Hill Community Master Plan to identify the properties as low-density residential rather than medium density residential. The request is to implement policies of the Capitol Hill Community Master Plan relating to historic preservation and retention of existing housing units. There is no development project relating to this petition. (Staff – Cheri Coffey at 535-6188 & Andrei Lubomudrov at 535-7645).

b. PUBLIC HEARING – Petition No. 400-02-43, initiated by the Planning Commission in 2002, to correct zoning errors that occurred during the Zoning Re-write process. Several parcels were designated in the wrong land use zone, or not all of the parcels that belong to a use were zoned together, thereby creating split-zone properties.

1. 1640 S West Temple St. (split zoning) – Proposed zoning change: RMF -35 to CB.
2. 628 E. Milton Ave (Incorrect zone) – Proposed zoning change: PL to R-1-5000.
3. 652 E. Milton Ave (Incorrect zone) – Proposed zoning change: PL to R-1-5000.
4. 1266 W. 400 S. (split zoning) – Proposed zoning change: CN to R-1-5000.
5. 1214 W. 400 S. (split zoning) – Proposed zoning change: CN to R-1-5000.
6. 1179 S. Navajo St. (split zoning) - Proposed zoning change: R-1-5000 to CB.
7. 1254 W. 500 N. (split zoning) – Proposed zoning change: R-1-7000 to CN.
8. 551 E. 400 S. (split zoning) – Proposed zoning change: RMF-35 to CC.
9. 362 S. 600 East. (split zoning) – Proposed zoning change: RMF-35 to CC.
10. 780 S. 900 West. (split zoning) – Proposed zoning change: R-1-5000 to CB.
11. 762 S. 900 West. (Incorrect zone) – Proposed zoning change: CB to R-1-5000.
12. 1399 S. – 1413 S. 700 East. (split zoning) – Proposed zoning change: R-1-5000 to CN.
- *13. 963 E. 500 South. (split zoning) – Proposed zoning change: RMF-35 to CN.
14. 448 S. 900 East. (split zoning) – Proposed zoning change: RMF-35 to PL.
15. 2738 S. 2000 East. (split zoning) - Proposed zoning change: RMF-35 to CB.
16. 427 E. Cottage Ave. (split zoning) – Proposed zoning change: RMF-35 to OS.
17. 655, 613 and 651N Columbus (Incorrect zone) – Proposed zoning change: OS to R-2.
- 17a. City property adjacent to 613 N Columbus (Incorrect zone) - Proposed zoning change: OS to R-2.
18. 15 S. 2400 West. (Incorrect zone) – Proposed zoning change: OS to CC.
19. 1167 E. South Temple (Incorrect zone) – Proposed zoning change: PL to SR-1.
20. 1530 S. Main Street (split zoning) – Proposed zoning change: RMF-35 to CC.
21. 2200 S. Texas (split zoning) - Proposed zoning change: PL to R-1-7000.
22. 1486 S. 1100 East. (split zoning) – Proposed zoning change: R-1-5000 to RB.
23. 1480 S. 1100 East. (split zoning) – Proposed zoning change: R-1-5000 to RB.

(Staff – Marilyn Lewis at 535-6409)

c. PUBLIC HEARING – Petition No. 400-04-43, by Menlo Associates, LLC, requesting that the City close and declare as surplus property a 66 foot by 627 foot section of unimproved public street right-of-way known as 300 South, between 5200 West Street and approximately 5100 West, and that the City sell that portion of 300 South Street to Menlo Associates as the abutting property owner. (Staff – Janice Panichello at 535-6260 or janice.panichello@slcgov.com)

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- d. PUBLIC HEARING** – Petition No. 400-04-50, by the Salt Lake City Redevelopment Agency, requesting approval of the design of a TRAX light rail station on 200 West between 800 South and 900 South along the existing North/South light rail corridor. This site is located in the “D-2” Downtown Support District. (Joel Paterson 535-6141 or joel.paterson@slcgov.com)
- e. PUBLIC HEARING** – Continued Discussion of Petition 410-701, by the Salt Lake County Administration regarding the expansion of the Salt Palace on the block between South Temple and 100 South from 200 West to 300 West. The Planning Commission will consider granting final design approval for the loading docks on 100 South, parking structure entrance and exit locations on 100 South and 300 West and the design of the 300 West façade of the expanded Salt Palace exhibition hall. The property is located within the “D-4” Downtown Secondary Central Business District. (Staff – Joel Paterson at 535-6141 or joel.paterson@slcgov.com and Doug Dansie at 535-6182 or doug.dansie@slcgov.com)
- f. PUBLIC HEARING** – Intermodal Light Rail Extension. The project involves the construction of a light rail transit (LRT) alignment, connection the existing Utah Transit Authority light rail terminus at the Delta Center (325 West South Temple) to the Intermodal Hub located at approximately 300 South and 600 West (the Intermodal Hub LRT station will be located at approximately 325 South 600 West). The Planning Commission will be considering the technical issues regarding the final alignment, including station locations. (Staff – Joel Paterson at 535-6141 or joel.paterson@slcgov.com and Doug Dansie at 535-6182 or doug.dansie@slcgov.com)
- g. PUBLIC HEARING** – Petition No. 400-04-45, by Mayor Anderson, requesting to change the 500 North Street closure at 500 West from a partial closure to a full closure. 500 North Street has already been approved for partial closure, by both the Planning Commission and City Council, with the condition that crash gates for emergency vehicles be provided. This petition requests that the condition for crash gates be removed from the approval and the street be fully closed. The City will retain ownership of the street but close the street to vehicular and pedestrian traffic. This closure is necessary to implement a quiet zone, which allows trains to pass without blowing their whistles. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)
- h. PUBLIC HEARING** – Petition No. 410-712, by Victor Kimball, requesting conditional use approval to allow the construction of a car-rental agency at approximately 835-841 South State Street. The proposed use is within a “D-2” Downtown Support District, and would replace an existing used-car dealership. (Staff – Elizabeth Giraud at 535-7128)
- i. PUBLIC HEARING** – Review and discussion of the Planning Commission Policies and Procedures. (Staff – Brent Wilde at 535-6180)

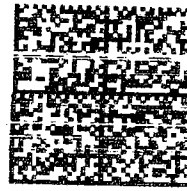
6. UNFINISHED BUSINESS

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LLENOC REAL ESTATE LLC
Sidwell No. 1605386027
204 COUNTRY CLUB
STANSBURY PARK UT 84074

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DATE: December 03, 2004
TO: Salt Lake City Planning Commission
FROM: Marilyn Lewis, Principal Planner
RE: Staff Report for the December 08, 2004
Planning Commission Meeting

CASE#: 400-02-43 Mapping Fine Tuning of the 1995
City-wide Rewrite Project

APPLICANT: Salt Lake City Planning Commission

STATUS OF APPLICANT: Salt Lake City Planning Commission

PROJECT LOCATION: Various locations identified throughout
Salt Lake City. Addresses are listed in
Exhibit A.

PROJECT/PROPERTY SIZE: Sites vary throughout the City. Exhibit 1
shows all 23 sites.

COUNCIL DISTRICT: Various Council Districts throughout
Salt Lake City.

REQUESTED ACTION: Amend zoning map errors created during the
1995 Zoning Rewrite.

PROPOSED USE(S): Parcel uses vary and are currently
inconsistent with their zone, as well as
issues of split zoning.

**APPLICABLE LAND
USE REGULATIONS:** Map amendments will bring identified
properties into compliance with their
appropriate zone.

MASTER PLAN SPECIFICATIONS:
City-wide zoning map corrections. The corrections recommended will bring the
identified properties into conformance with their community master plans.

SUBJECT PROPERTY HISTORY:

During the 1995 Zoning Rewrite and Land Use Zoning process several properties/parcels, or portions thereof, were erroneously included or excluded with the rezoning of various public and private properties. Information has been attached to this memo for the 23 subject sites. The request does not include any specific development proposal.

ACCESS:

Varies by site throughout the City.

PROJECT DISCRPTION:

Zoning Amendments

The purpose of this project is to correctly zone various properties throughout the City. There are different ways in which properties ended up with incorrect zoning; a parcel or parcels may not have been identified with the remainder of a property and therefore the zoning was split; a portion or an entire property was altogether excluded from the appropriate zone or rezoning; or a portion or an entire property was improperly introduced into a completely new or inappropriate zone.

Land Exchange

Along with this amendment is a parcel exchange for 613 N Columbus Street, which is part of item #17. The property owner has proposed an equal exchange of property to provide a more usable level surface adjacent to the residential property, and provide protection for the steeply sloped topography adjacent to the existing open space property. There will be no change of use or development for these parcels. See Exhibit 7.

COMENTS, ANALYSIS AND FINDINGS:

COMMENTS

The proposed map amendments relate to applicable properties located throughout the City. Comments from pertinent City departments (see Exhibit 3) and the Community Councils Open House are attached (see Exhibit 6). Only the following City departments responded. Their comments are listed below:

City Attorney

The City attorney did not give any preliminary comments. The City Attorney will respond and work closely with staff at the time the ordinances are prepared.

Public Services

Public Services reviewed the 23 proposed changes, and at this time they have no comments.

Public Utilities

Public Utilities reviewed the 23 sites, and had no objection to the rezoning petition.

Permits Office (Building Services and Licensing)

The Permits Office did not provide any comment on this project.

Transportation

The Transportation Division has reviewed all 23 of the sites, and finds that there is no impact to the public right of way in any of the cases involved. They have interpreted the adjustments to better suite the existing uses of each site, with no significant change in traffic generation.

Zoning Enforcement

After reviewing the 23 sites associated with this petition, there were no issues from an enforcement standpoint. Zoning Enforcement had no comments or concerns.

Engineering

The Engineering Division did not provide any comments on the 23 sites of this petition. Engineering had no issues with the property exchange.

Airport

The Airport staff reviewed all 23 sites. However, they were only concerned with item #18, and found that correcting the zoning from open space to commercial zoning classification makes the property more compatible with airport operation

Property Management

Property Management reviewed the 23 sites, and had no objection to this petition.

Police

The Police Department found no issues or impacts with any of the 23 sites of this petition.

Housing and Neighborhood Development (HAND)

HAND did not provide any comments on the 23 items of this petition.

Fire Department

The Fire Department has reviewed all of the 23 sites and has no objections to this rezoning petition.

Redevelopment Agency (RDA)

The Redevelopment Agency did not provide any comments on this petition.

Community Council

Community Council Chairs were notified of each property, within their area, involved and asked to submit their preliminary comments by November 12th, 2003 for Group A (items #1-11), and by December 29th, 2003 for Group B (items #12-24). Only a few of the Community Council Chairs responded prior to or on the due date.

On May 3, 2004 an Open House was held. The individual property owners and property owners within 450 feet of each sited were notified, as well as the Community Council Chairs. The comments from the Open House have been included in Exhibit 5.

GENERAL ANALYSIS AND FINDINGS

The Planning Commission must make a determination on whether or not they will transmit a favorable recommendation to the City Council to rezone the subject properties as requested (thereby creating a zoning map amendment) based on the Analysis and Findings as stated below:

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The various master plans throughout the City identify where the different types of land uses should be located. In 1995 the City set out to update and revise the zoning maps. This petition is to correct errors made during that process.

Findings: There are no redevelopment projects or changes of use associated with this petition. These corrections do not preclude the forward movement for future change with any of the master plans. The rezoning proposal of all of the sites were found to be in compliance with their current master plans. The criteria, as it pertains to each site can be found in Exhibit 2.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: Each of the sites were evaluated as to whether or not the overall character of an area was affected.

Finding: All of the specific zoning proposals are harmonious with the overall character of the existing areas in which they are located. The criteria, as it pertains to each site can be found in Exhibit 2.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: Each of the specific zoning proposals were evaluated as to whether or not they adversely affected adjacent properties.

Finding: None of the sites were found to create adverse affects to any properties adjacent to them. The criteria, as it pertains to each site can be found in Exhibit 2.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: Each of the 23 sites were evaluated as to whether or not they were located in an overlay zone, and if so whether any additional standards should be imposed on these properties.

Finding: Many of the 23 sites associated with this petition are located in one or more overlay zoning districts. However, since there is no development or change of usage proposed with these sites, no additional standards are required. The criteria, as it pertains to each site can be found in Exhibit 2.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested input from pertinent City Departments and/or Divisions: the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (See Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. The Transportation Division has reviewed all 23 of the sites, and finds that there is no impact to the public right of way in any of the cases involved. They have interpreted the adjustments to better suit the existing uses of each site, with no significant change in traffic generation. The Fire Department has reviewed all of the sites and has no objection to any of the rezoning items.

The Police Department found no issues or impacts with any of the 23 sites of this petition. Property Management reviewed the 23 sites, and had no objection to this petition. After reviewing the 23 sites associated with this petition, Zoning Enforcement had no comments or concerns. Public Services reviewed the 23 proposed changes, and at this time they have no comments. The Airport reviewed all 23 items and was only really concerned with item #18. They found that correcting the zoning from open space to commercial zoning classification makes the property more compatible with airport operation. No comments were received from Engineering, HAND, RDA or Permits. The City Attorney will respond at the time the ordinance is prepared. Department responses can be found in Exhibit 3, and the criteria, as it pertains to each site can be found in Exhibit 2.

RECOMMENDATION:

Based on the Findings of Fact identified in this report, staff recommends the Planning Commission transmit a favorable recommendation to the City Council, to approve all of the 23 proposed zoning map amendment items.

Marilynn Lewis, Principal Planner
Planning Division

Attachments:

- Exhibit 1 – List of the 23 Properties and Community Master Plan Maps.
- Exhibit 2 – Criteria for each of the 23 items, Aerial Maps, and Photographs.
- Exhibit 3 – Comments from City Departments.
- Exhibit 4 – Letters to the Property Owners and their Written Responses
- Exhibit 5 – Letters to the Community Councils and their Written Responses
- Exhibit 6 – Open House Notice and Comments.
- Exhibit 7 – Criteria and Information for the Land Exchange in item 17a.

Petition 400-02-43 Fine Tuning- Mapping Amendments
List of Subject Properties

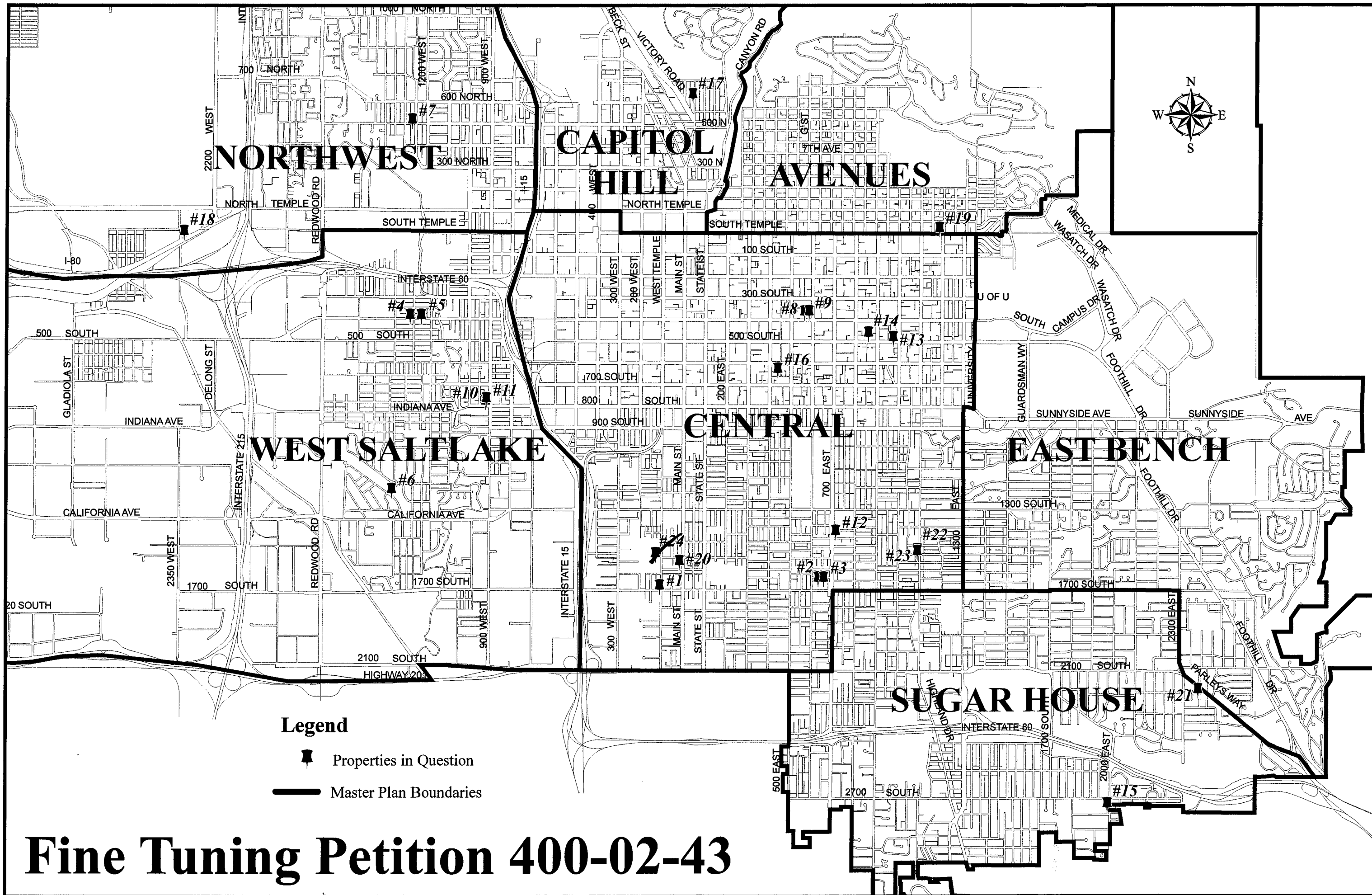
- 1. 1640 S West Temple St. (split zoning) – People’s Freeway Community Council**
Proposed zoning change: RMF -35 to CB. Parcel includes two zoning classifications. Other adjacent multi-family residential properties are also CB.
- 2. 628 E. Milton Ave (incorrect zone) – Liberty Wells Community Council**
Proposed zoning change: PL to R-1-5000. Single family residence was accidentally zoned PL due to proximity to school. The property will be rezoned consistent with adjacent properties.
- 3. 652 E. Milton Ave (incorrect zone) – Liberty Wells Community Council**
Proposed zoning change: PL to R-1-5000. Single family residence was accidentally zoned PL due to proximity to school. The property will be rezoned consistent with adjacent properties.
- 4. 1266 W. 400 S. (split zoning) – Poplar Grove Community Council**
Proposed zoning change: CN to R-1-5000. Single family residential property has CN and R-1-5000 boundary down the middle.
- 5. 1214 W. 400 S. (split zoning) – Poplar Grove Community Council**
Proposed zoning change: CN to R-1-5000. Single family residential property has CN and R-1-5000 boundary down the middle.
- 6. 1179 S. Navajo St. (split zoning) - West Salt Lake Community Council**
Proposed zoning change: R-1-5000 to CB. Commercial property has CB and R-1-5000 boundary down the middle.
- 7. 1254 W. 500 N. (split zoning) – State Fairpark Community Council**
Proposed zoning change: R-1-7000 to CN. Commercial property has CN and R-1-7000 boundary through property.
- 8. 551 E. 400 S. (split zoning) – Central City Community Council**
Proposed zoning change: RMF-35 to CC. Part of existing parking lot of commercial property is zoned RMF-35.
- 9. 362 S. 600 East. (split zoning) – Central City community Council**
Proposed zoning change: RMF-35 to CC. Part of existing parking lot of commercial property is zoned RMF-35.
- 10. 780 S. 900 West. (split zoning) – Poplar Grove Community Council**
Proposed zoning change: R-1-5000 to CB. Existing “7-11” commercial property has CB and R-1-5000 boundary down middle.
- 11. 762 S. 900 West. (incorrect zone) – Poplar Grove Community Council**
Proposed zoning change: CB to R-1-5000. Single-family residential property was placed in the wrong zone
- 12. 1399 S. – 1413 S. 700 East. (split zoning) – East Central Community Council**
Proposed zoning change: R-1-5000 to CN. Commercial property (part of existing parking lot) is zoned R-1-5000.

13. **963 E. 500 South. (split zoning) – East Central Community Council**
Proposed zoning change: RMF-35 to CN. Access to commercial site is on a different parcel, which was accidentally zoned RMF-35.
14. **448 S. 900 East. (split zoning) – East Central Community Council**
Proposed zoning change: RMF-35 to PL. the Bennion Elementary School has two parcels that were accidentally zoned residential.
15. **2738 S. 2000 East. (split zoning) - Sugar House Community Council**
Proposed zoning change: RMF-35 to CB. One parcel was bisected by CB and RMF-35 zones.
16. **427 E. Cottage Ave. (split zoning) – Central City Community Council**
Proposed zoning change: RMF-35 to OS. Two park parcels were accidentally zoned RMF-35
17. **655, 613 and 651N Columbus (incorrect zone) – Capitol Hill Community Council**
Proposed zoning change: OS to R-2. Three residential duplex units were accidentally zoned for open space. 17a. City property adjacent to 613 N Columbus (incorrect zone)
Proposed zoning change: OS to R-2. A portion of the property to be surplus and exchanged must meet the zone of the adjoining parcel.
18. **15 S. 2400 West. (incorrect zone) – Airport Area**
Proposed zoning change: OS to CC. This commercial property was mislabeled as open space.
19. **1167 E. South Temple (incorrect zone) – Greater Avenues Community Council**
Proposed zoning change: PL to SR-1. Single family residence was accidentally zoned PL due to proximity to school. The property will be rezoned consistent with adjacent residential properties.
20. **1530 S. Main Street (split zoning) – People’s Freeway Community Council**
Proposed zoning change: RMF-35 to CC. Colonial Village Motel has one parcel split by CC and RMF-35 zones.
21. **2200 S. Texas (split zoning) - Sugar House Community Council**
Proposed zoning change: PL to R-1-7000. Residence is split by PL and R-1-7000 zones
22. **1486 S. 1100 East. (split zoning) – East Central Community Council**
Proposed zoning change: R-1-5000 to RB. Existing business property bisected by R-1-5000 and RB zones.
23. **1480 S. 1100 East. (split zoning) – East Central Community Council**
Proposed zoning change: R-1-5000 to RB. Pacific Malibu property bisected by R-1-5000 and RB zones.

Key to Zoning Districts

R-1/12,000	Single-Family Residential District
R-1/7,000	Single-Family Residential District
R-1/5,000	Single-Family Residential District

SR-1	Special Development Pattern Residential District
SR-3	Special Development Pattern Residential District
R-2	Single- and Two-Family Residential District
RMF-35	Moderate Density Multi-Family Residential District
RB	Residential/Business District
CN	Neighborhood commercial district
CB	Community business district
CC	Corridor commercial district
M-1	Light manufacturing district
M-2	Heavy manufacturing district
BP	Business park district
PL	Public lands district
PL-2	Public lands district
I	Institutional district
OS	Open space district



Fine Tuning Petition 400-02-43

Exhibit 2
Criteria for each of the 23 Items,
Aerial Maps and Photographs.

Criteria for zoning map amendment staff report

Item: # 18 Incorrect zone
Address(s): 15 South 2400 West Street
Master Plan: Northwest
Community: Airport Area
Action: OS to CC
Council Dist: 2

This item deals with the Thrifty Rental Car property. Proposed zoning change is OS to CC, due to the fact that this commercial property was mislabeled as open space. There is no expansion or development for this site associated with this petition. Thrifty Rent-A-Car system, Inc. responded that they do not object to the rezoning

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: This area of the Northwest Master Plan is designated for commercial corridor and business park uses.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plans. The correction was found to be in compliance with their current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This area is made up of large scale commercial properties. There is a large area of open space to the west of this site which is part of the airport property. Due to an error in the zoning map, the subject property was included in the open space zoning district.

Finding: Adjusting the zoning boundaries to properly include this property into the commercial zone will not change the overall character of the area.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The adjacent properties are commercial to the north, business park to the south and open space and airport to the west. The freeway is located to the east.

Finding: This amendment will have no affect on any of the adjacent properties, as there is no change of intended use with this petition.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the Airport Influence Zone “A” (an airport overlay zone), which is an area that is exposed to very high levels of aircraft noise, and has specific restrictions on the heights of structures.

Findings: No change of use or development is proposed for the site at this time. Any future development will have to comply with the applicable overlay zones.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

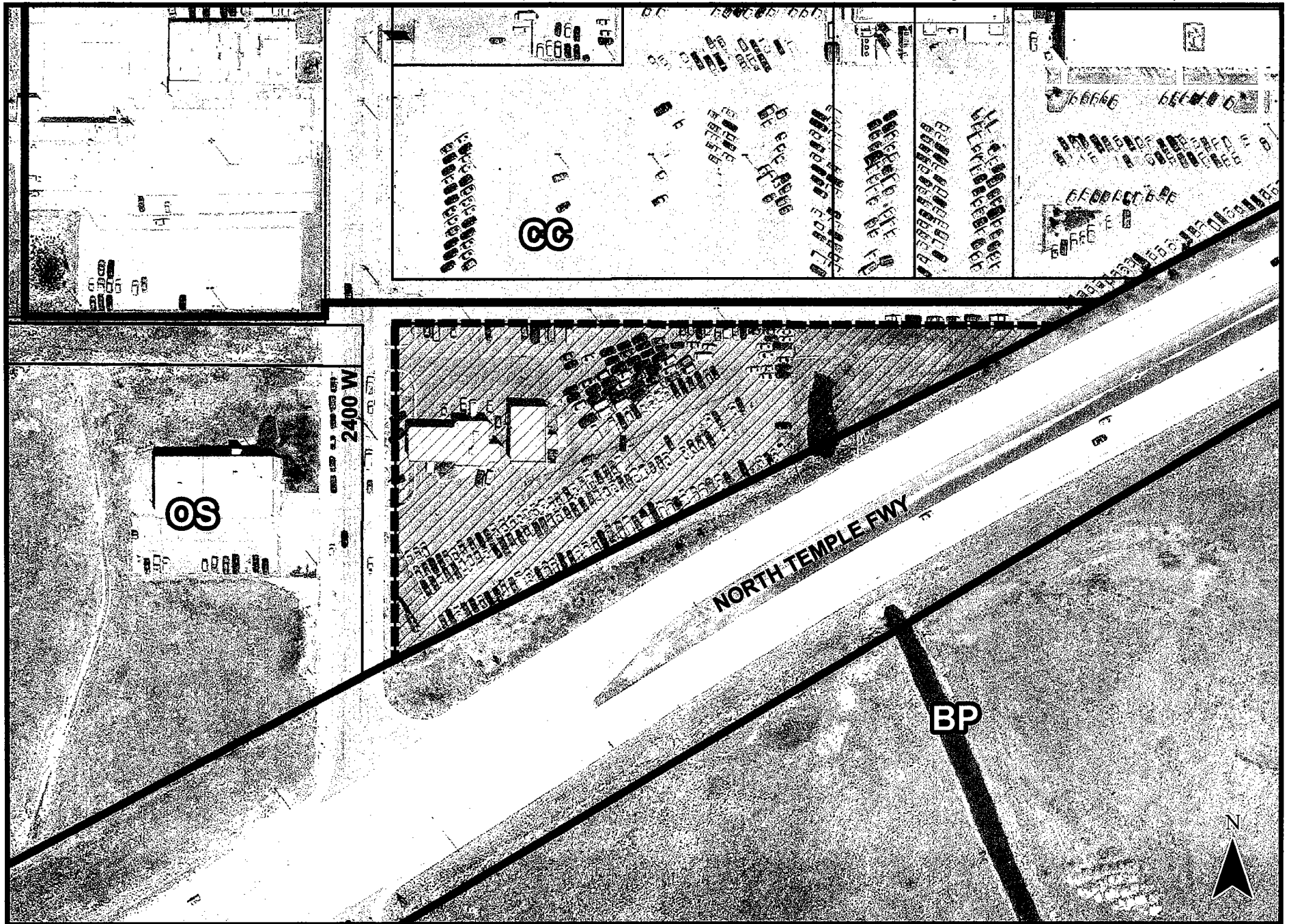
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

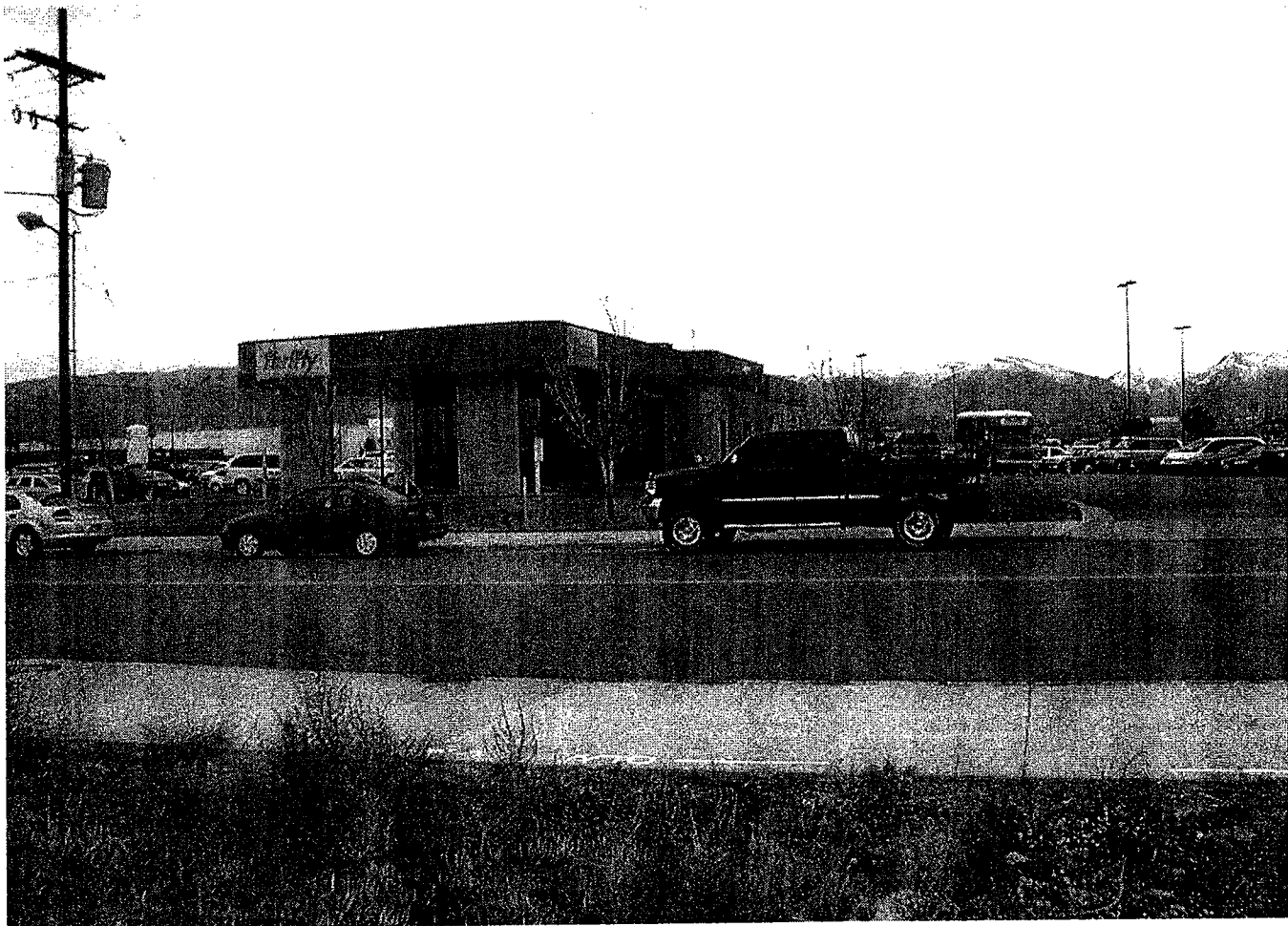
Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses.

Airport staff reviewed this site, and do not have concerns with correcting the zoning line from open space to commercial zoning classification. Airport staff considers that the commercial use is compatible with airport operations. Other departments responding did not object to this rezoning.

Incorrect Zone OS to CC

18# 15 South 2400 West (West Salt Lake Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 11 Incorrect zone
Address(s): 762 South 900 West Street
Master Plan: West Salt Lake
Community: Poplar Grove
Action: CB to R-1/5000
Council Dist: 2

This existing house abuts an existing 7-11 store. Proposed zoning change is CB to R-1-5000. The single-family residential property was placed in the wrong zone. The owner lives outside the State, contacted staff by telephone and is not opposed to the residential zoning.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The West Salt Lake Master Plan identifies this area as medium density residential along 900 West. This zoning correction was found to be in compliance with the current master plan, in that, single-family residential is the desired zone along 900 West Street, except at the major intersection near 800 South Street.

Findings: There are no redevelopment projects or changes of use associated with this petition. The correction was found to be in compliance with their current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The area associated with this site is primarily residential in nature, with a small component of community businesses along 800 South Street. Because of an error in the zoning map, this residential property was zoned community business.

Finding: Redefining the zoning boundary to include this private residence into the appropriate residential zone will not alter the character of the surrounding area.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: This property is part of a larger residential land use area. The property is currently being used as a single-family home.

Finding: This adjustment of zoning boundary will not impact the existing property lines. There is no change in use of this residential property.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is not located within any of the City's overlay zones.

Findings: The proposed amendment, as it relates to this site, will have no affect on any overlay zone within the City.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Criteria for zoning map amendment staff report

Item: # 11 Incorrect zone
Address(s): 762 South 900 West Street
Master Plan: West Salt Lake
Community: Poplar Grove
Action: CB to R-1/5000
Council Dist: 2

This existing house abuts an existing 7-11 store. Proposed zoning change is CB to R-1-5000. The single-family residential property was placed in the wrong zone. The owner lives outside the State, contacted staff by telephone and is not opposed to the residential zoning.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The West Salt Lake Master Plan identifies this area as medium density residential along 900 West. This zoning correction was found to be in compliance with the current master plan, in that, single-family residential is the desired zone along 900 West Street, except at the major intersection near 800 South Street.

Findings: There are no redevelopment projects or changes of use associated with this petition. The correction was found to be in compliance with their current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The area associated with this site is primarily residential in nature, with a small component of community businesses along 800 South Street. Because of an error in the zoning map, this residential property was zoned community business.

Finding: Redefining the zoning boundary to include this private residence into the appropriate residential zone will not alter the character of the surrounding area.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: This property is part of a larger residential land use area. The property is currently being used as a single-family home.

Finding: This adjustment of zoning boundary will not impact the existing property lines. There is no change in use of this residential property.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is not located within any of the City's overlay zones.

Findings: The proposed amendment, as it relates to this site, will have no affect on any overlay zone within the City.

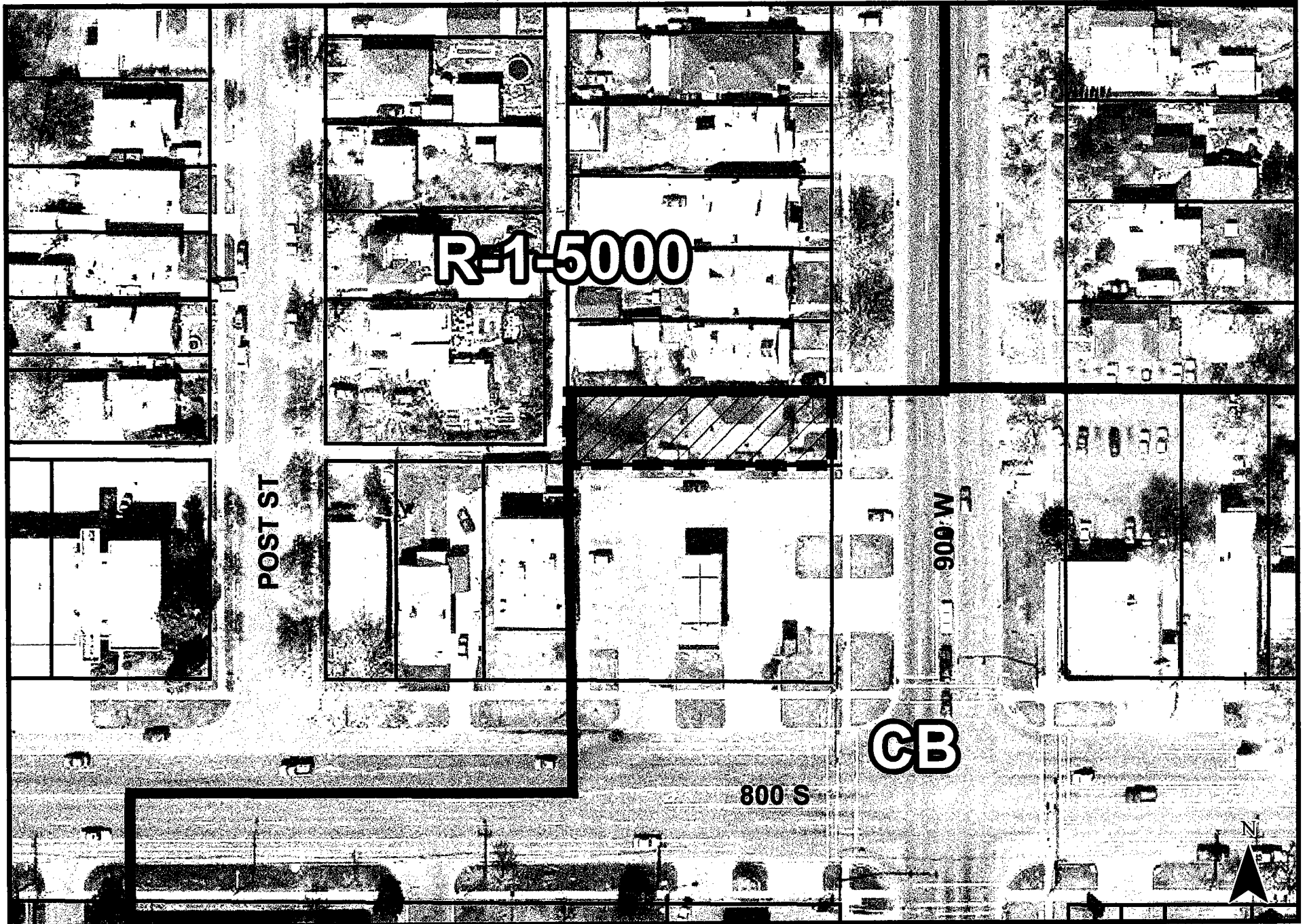
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

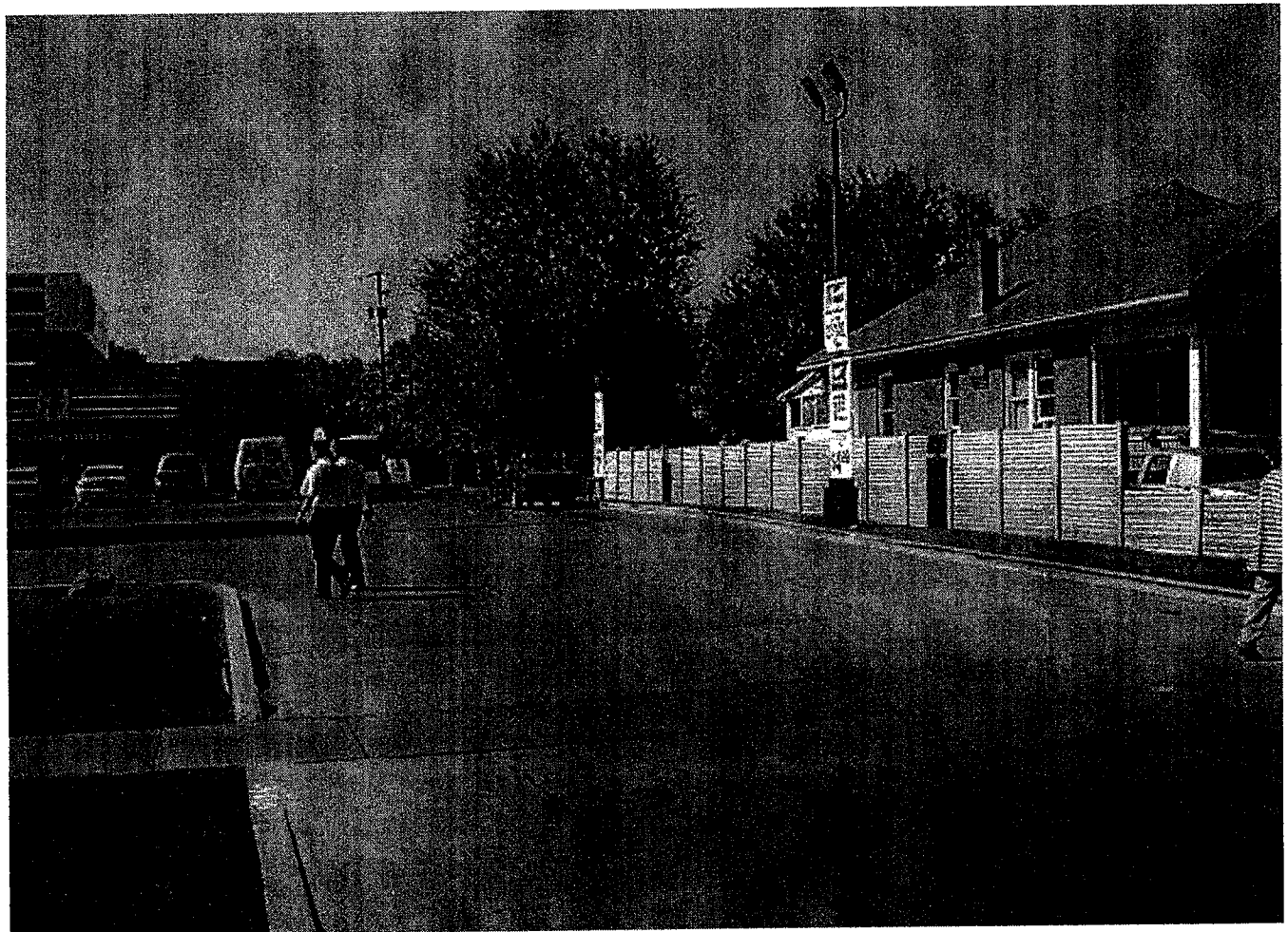
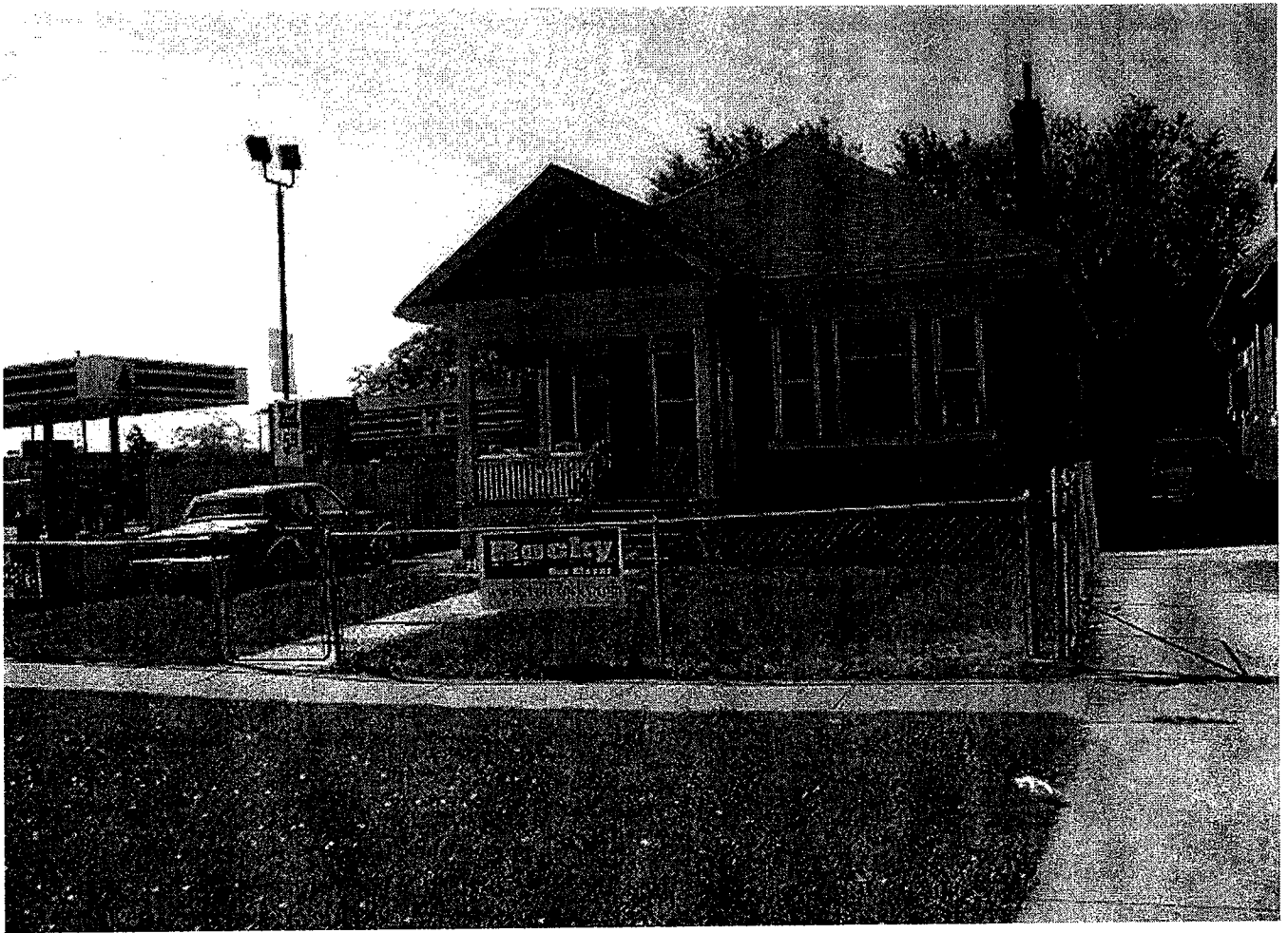
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Incorrect Zone CB to R-1-5000

11# 762 South 900 West (West Salt Lake Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 17 Incorrect zone
Address(s): 655, 615, 613 North Columbus Street (not including the portion to be acquired by the City in the exchange).
Master Plan: Capitol Hill
Community: Capitol Hill
Action: OS to R-2
Council Dist: 3

Three existing multi-family residential units were incorrectly zoned as open space. These properties, all owned by John Rokich, are located adjacent the Capitol Hill Water Tank, owned by the City and managed by the Public Utilities Department. The proposed zoning change is OS to R-2, which would include any property surplused to Mr. Rokich in the land exchange.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: This zoning correction was found to be in compliance with the Capitol Hill Master Plan, in that, all of the residential properties in this area are zoned as R-2 for single- and two-family residences.

Findings: There are no redevelopment projects or changes of use associated with this petition. The properties involved contain existing two-family residences, and therefore, in compliance with the intent of the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This area is primarily residential and located adjacent to large undeveloped tracts of open space land to the west, which are owned by Salt Lake City and used as part of public utilities facilities. Due to an error with the zoning boundary lines, three residential properties were included in the area designated open space.

Finding: This change in the open space-residential boundary will have no detrimental effects on the surrounding area. The properties in question will remain as two-family homes.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The properties adjacent to these are the open space area to the west and north with residences to the south and east.

Finding: None of the properties will be adversely affected by this zoning change. There are no new uses being introduced.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the *Groundwater Source Protection Overlay District - Secondary Recharge Area*.

Findings: No change of use or development is proposed for the site at this time. Any future development would be required to comply with any applicable overlay zone.

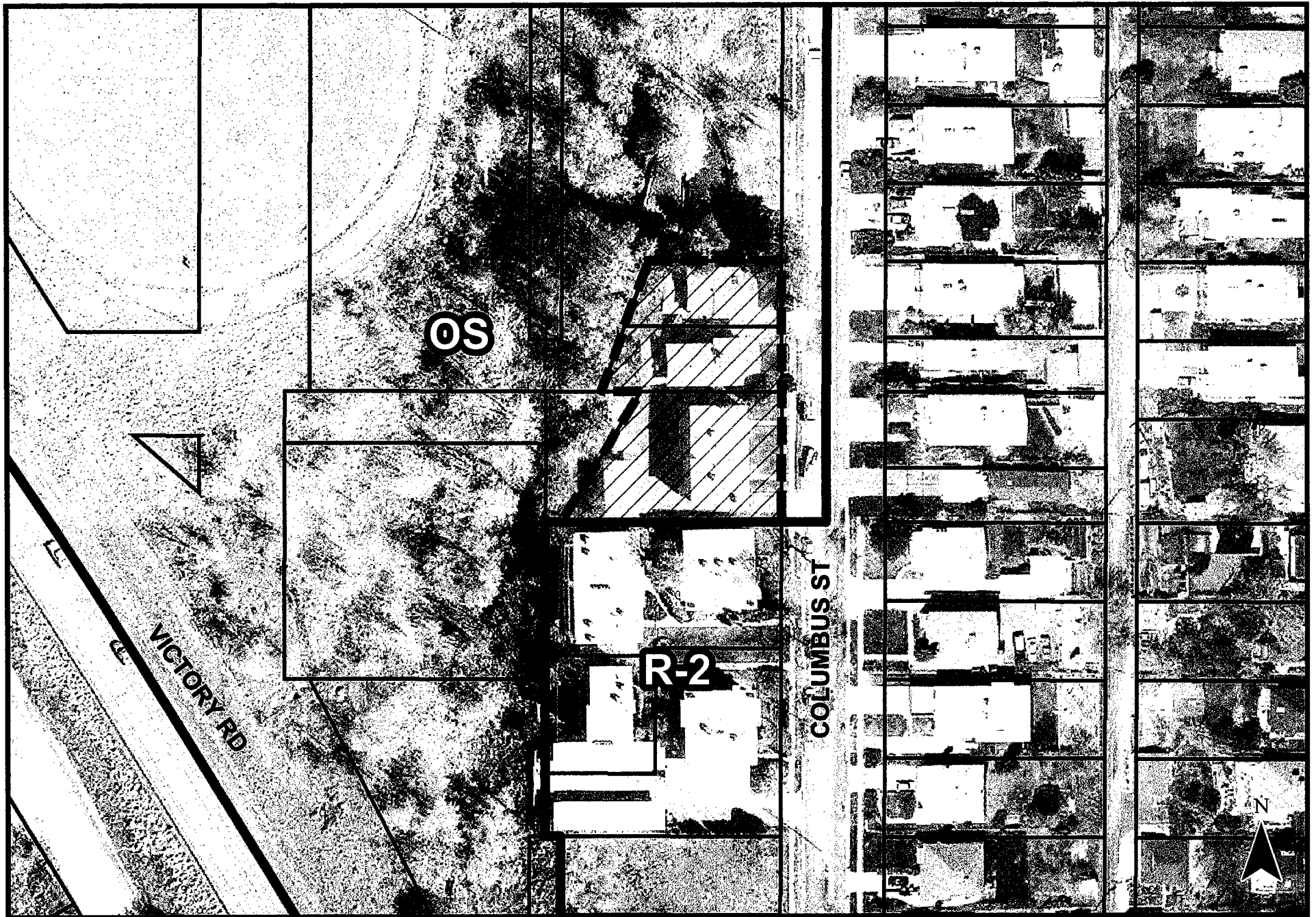
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

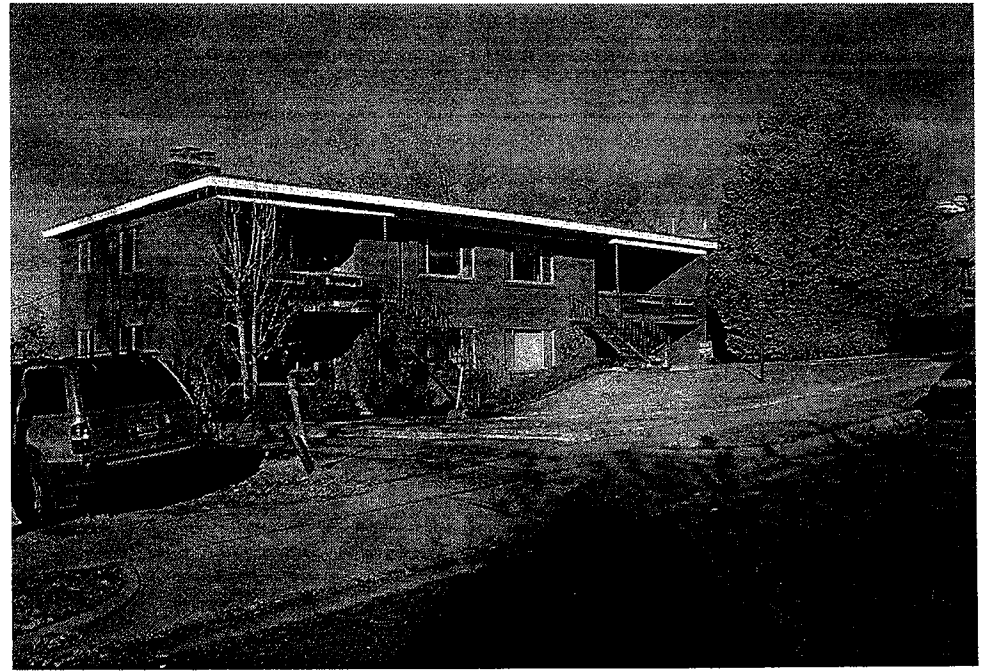
Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Incorrect Zone (OS to R-2)

17# 655, 651, 613 North Columbus St. (Capitol Hill Community Master Plan)



7



Criteria for zoning map amendment staff report

Item: # 19 Incorrect zone
Address(s): 1167 East South Temple Street
Master Plan: Avenues
Community: Avenues
Action: PL to SR-1
Council Dist: 3

The subject property is a private single-family residence adjacent to Wasatch Elementary School. Proposed zoning change is to PL to SR-1. The existing single-family residence was accidentally zoned PL, due to its proximity to the school. The rezoning is consistent with adjacent residences. The owner contacted staff by telephone, and is not opposed to the change.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: This area of the Avenues Master Plan is identified as single-family residential and supportive public land uses. Schools are located within residential neighborhood as a means of providing safe convenient access.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plans. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This area is largely residential, with the Wasatch Elementary School located directly west of the subject property. Due to an error in the zoning map, this residence was included in the public lands zoning district.

Finding: Reconfiguring the residential zoning boundary, to include the existing residence will not have an affect on the harmony of the overall area. The intended use of the parcel will remain the same.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The Wasatch Elementary School lies to the west, while other private residences are located all around the school property.

Finding: This boundary adjustment does not change any of the uses therefore the adjacent properties will not be subject to any new impacts.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the following overlay districts: *South Temple Historic Preservation Overlay District* and, *Groundwater Source Protection Overlay District - Primary Recharge Area*.

Findings: The proposed amendment, as it relates to this site, will have no affect on any overlay zone within the City. No change of use is proposed or development planned for the site at this time.

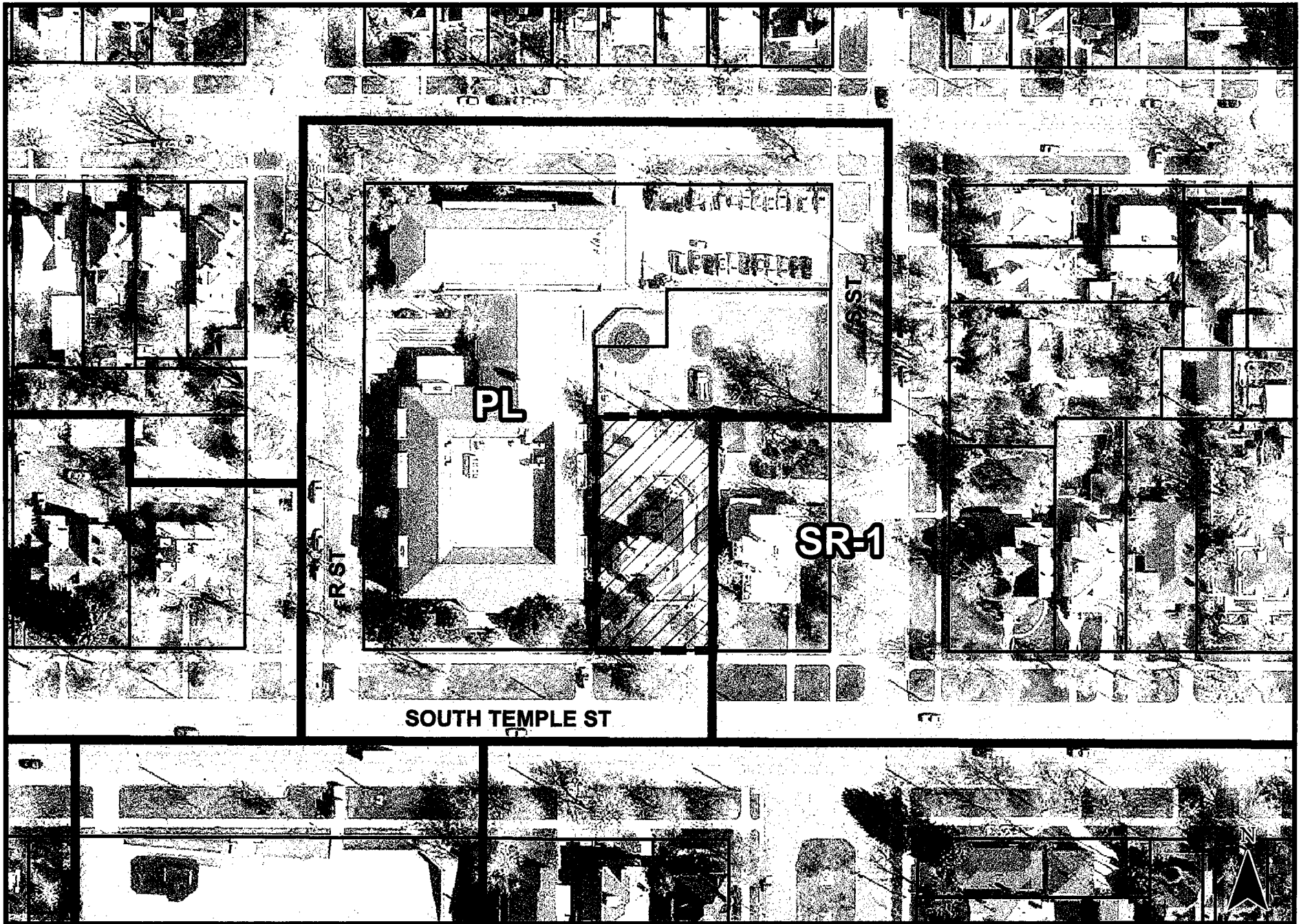
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested input from pertinent City Departments and/or Divisions: the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Incorrect Zone (PL to SR-1)

19# 1167 East South Temple St. (Avenues Community Master Plan)



19



Criteria for zoning map amendment staff report

Item: # 2 Incorrect zone
Address(s): 628 East Milton Avenue
Master Plan: Central
Community: Liberty Wells
Action: PL to R-1/5000
Council Dist: 5

The existing single-family residence was accidentally zoned PL, due to its proximity to Hawthorne Elementary School. The property will be rezoned consistent with adjacent residential neighborhood. The proposed zoning change is PL to R-1-5000.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The Central Community master plan identifies this property for single-family residential uses. The school was located within the residential neighborhood as a means of providing safe convenient access.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plans. The single-family residence was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The existing neighborhood is composed of single family residences. This parcel contains a single-family home that is harmonious with the other homes in the general vicinity.

Finding: The overall character of the surrounding area will not be altered, as the zoning adjustment merely recognizes the actual use of the parcel as a single-family residence.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The lot to the west is a single family residence and the land to the east and south is a public school (Hawthorne Elementary).

Finding: The adjusted zoning boundary will not adversely affect either of these adjacent properties, as the intended use as a single-family residence will remain.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is not located within any of the City's overlay zones.

Findings: The proposed amendment, as it relates to this site, will have no affect on any overlay zone within the City.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

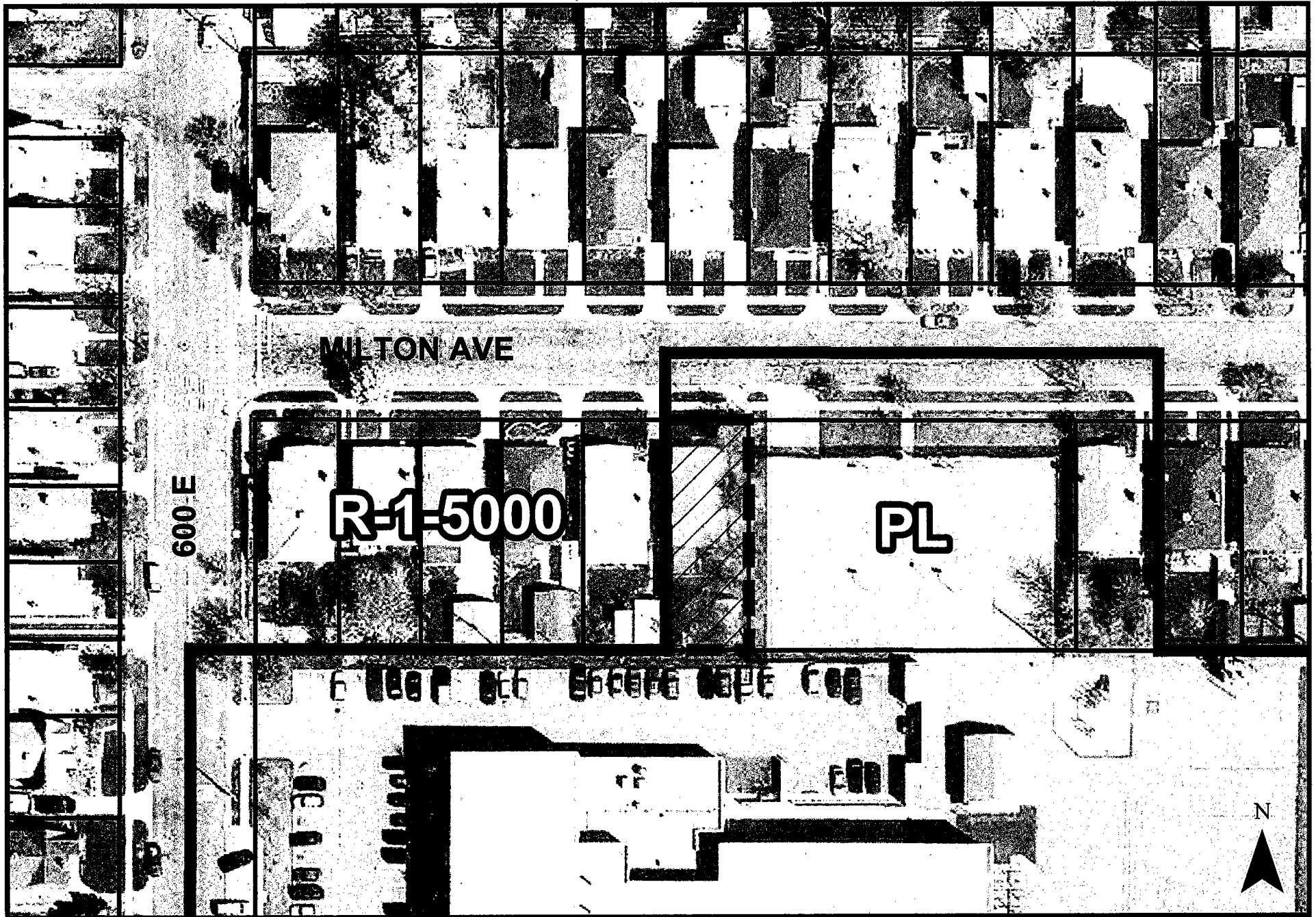
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

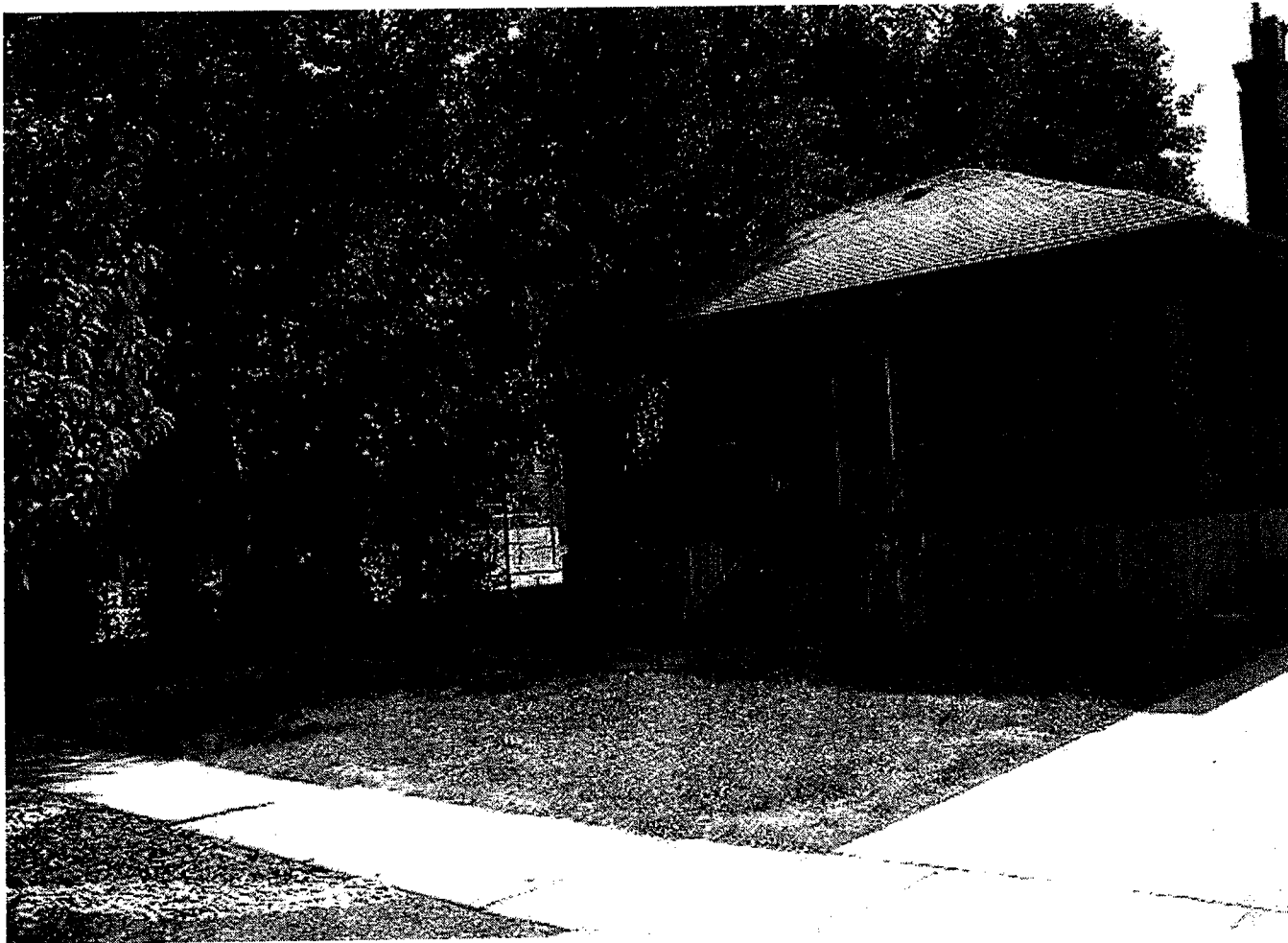
Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Incorrect Zone PL to R-1-5000

2#

628 East Milton Ave. (Central Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 3 Incorrect zone
Address(s): 652 East Milton Avenue
Master Plan: Central
Community: Liberty Wells
Action: PL to R-1/5000
Council Dist: 5

The existing single-family residence was accidentally zoned PL, due to its proximity to Hawthorne Elementary School. The property will be rezoned consistent with adjacent residential neighborhood. The proposed zoning change is PL to R-1-5000.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: This area of the Central Community master plan is identified as single-family residential. The school was located within the residential neighborhood as a means of providing safe convenient access.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plan. The single-family residence was found to be in compliance with the current master plans.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The existing neighborhood is composed of single family residences. This parcel contains a single-family home that is harmonious with the other homes in the general vicinity.

Finding: The overall character of the surrounding area will not be altered, as the zoning adjustment merely recognizes the actual use of the parcel as a single-family residence.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The lot to the east is a single family residence and the land to the west and south is a public school (Hawthorne Elementary).

Finding: The adjusted zoning boundary will not adversely affect either of these adjacent properties, as the existing use as a single-family residence will remain.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is not located within any of the City's overlay zones.

Findings: The proposed amendment, as it relates to this site, will have no affect on any overlay zone within the City.

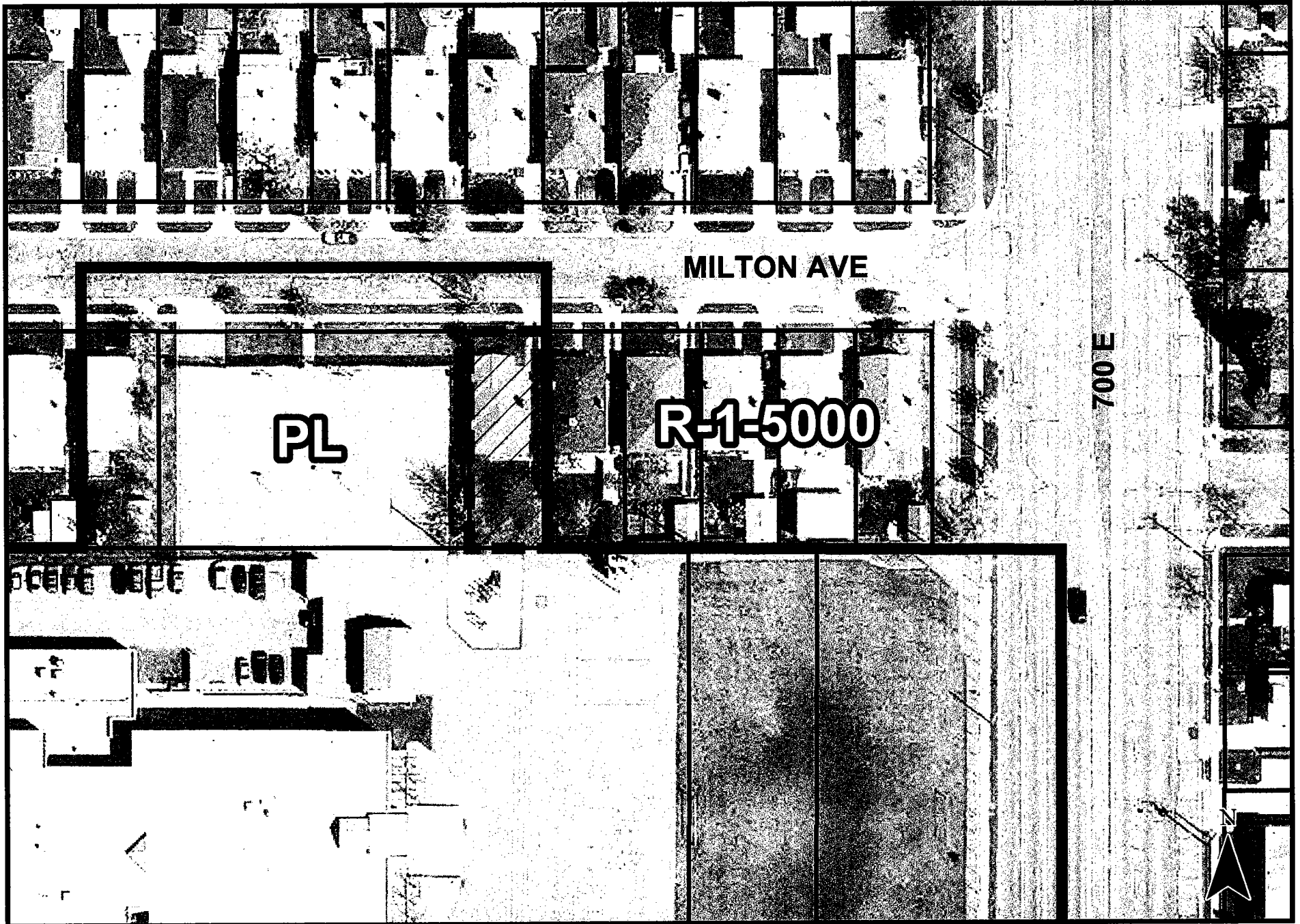
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

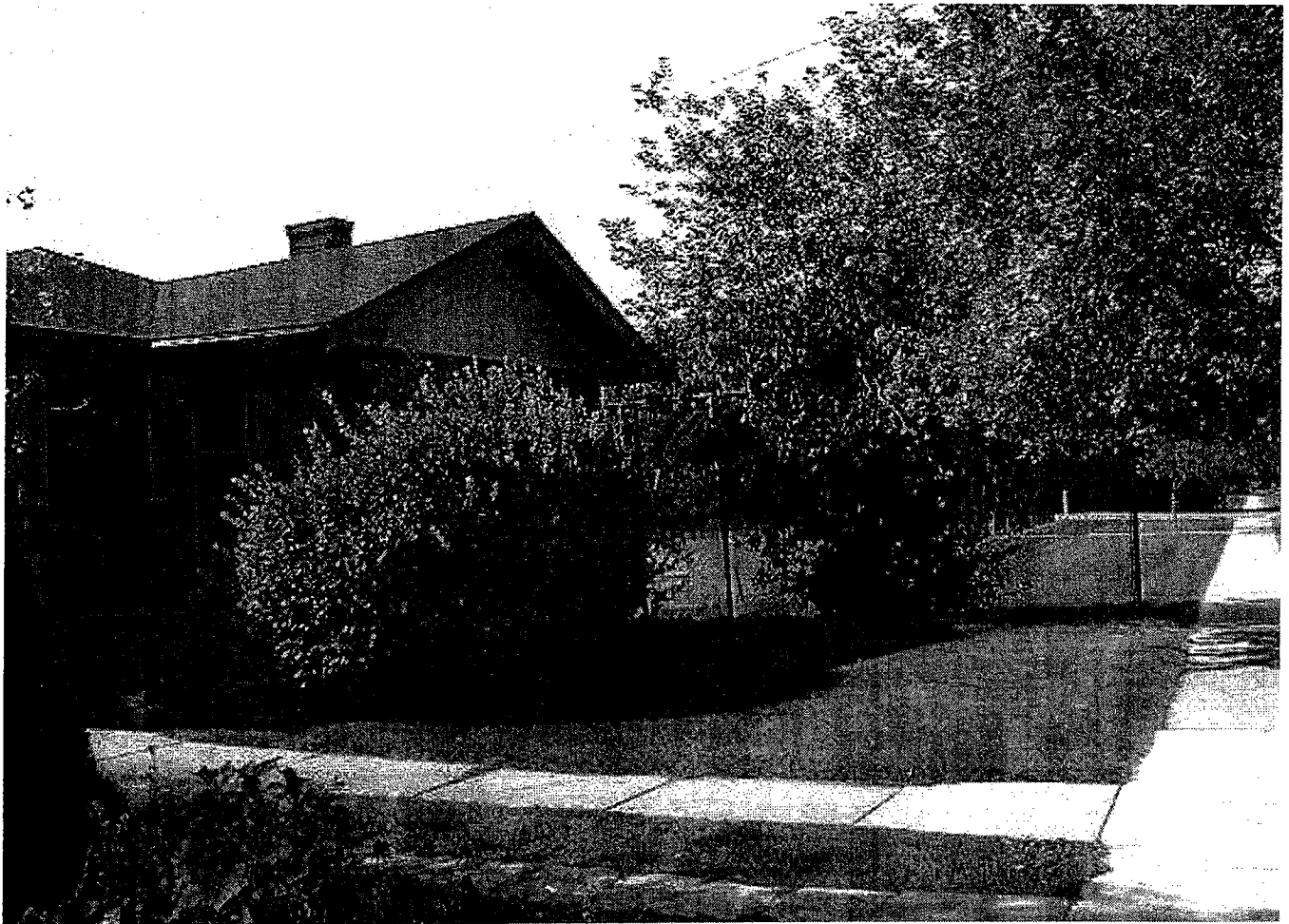
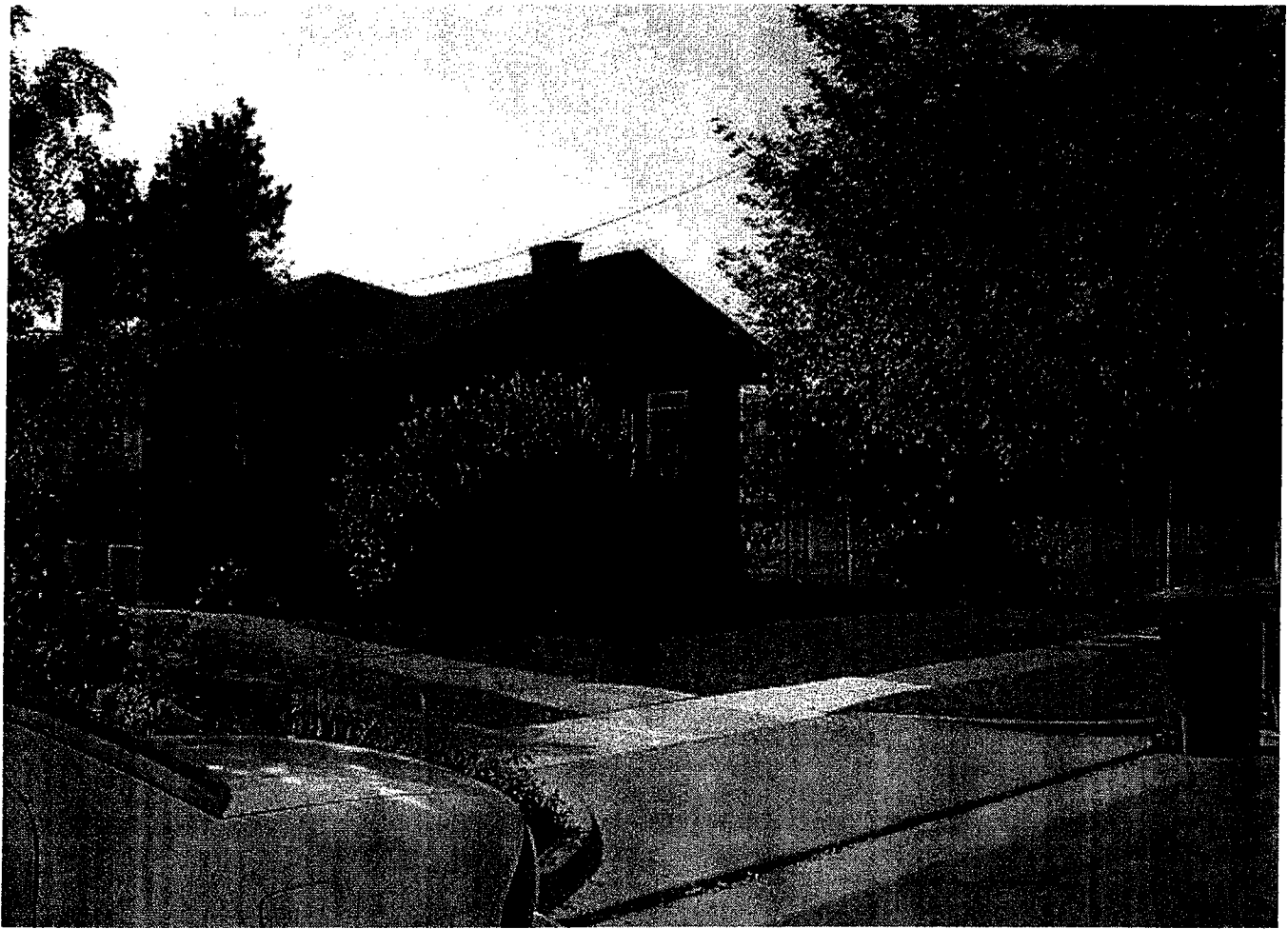
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Incorrect Zone PL to R-1-5000

3# 652 East Milton Ave. (Central Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 7 Split zoning
Address(s): 1254 West 500 North Street
Master Plan: Northwest
Community: State Fair Park
Action: R-1/7000 to CN
Council Dist: 1

A portion of the parking lot associated with the subject existing commercial property was zoned as residential. The proposed zoning change is R-1-7000 to CN. The property owner contacted staff by telephone, and is not opposed to the rezoning.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of the Northwest Master Plan is to maintain the neighborhood commercial uses in the area of the 500 North and 1200 West Streets intersection to provide services to the residential area.

Findings: There are no redevelopment projects or changes of use associated with this petition. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This area is primarily residential in use, with a cluster of modest commercial properties which provide services. Due to an error in drawing the zoning map, a portion on the north end of this commercial lot was included in the area designated residential.

Finding: Adjusting the zoning boundary to incorporate the whole of the market property into the commercial area will have no affect on the overall character of the surrounding area. The structure is not being altered, or changed with this petition. Therefore, the overall character of the neighborhood will not be affected.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The adjacent properties are single family residences to the north and west of this site, as well as across Oakley Street.

Finding: The use on this site is not being changed or altered with this petition. Therefore, none of these properties will be adversely affected by this decision.

The strip of commercial land in question will continue to be used as the market's parking lot.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the Airport Influence Zone "H" (an airport overlay zone), which has specific restrictions on the heights of structures (cannot exceed the maximum height of the underlying zone).

Findings: No change of use or development is proposed for the site at this time. Future development must comply with the overlay zoning standards.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

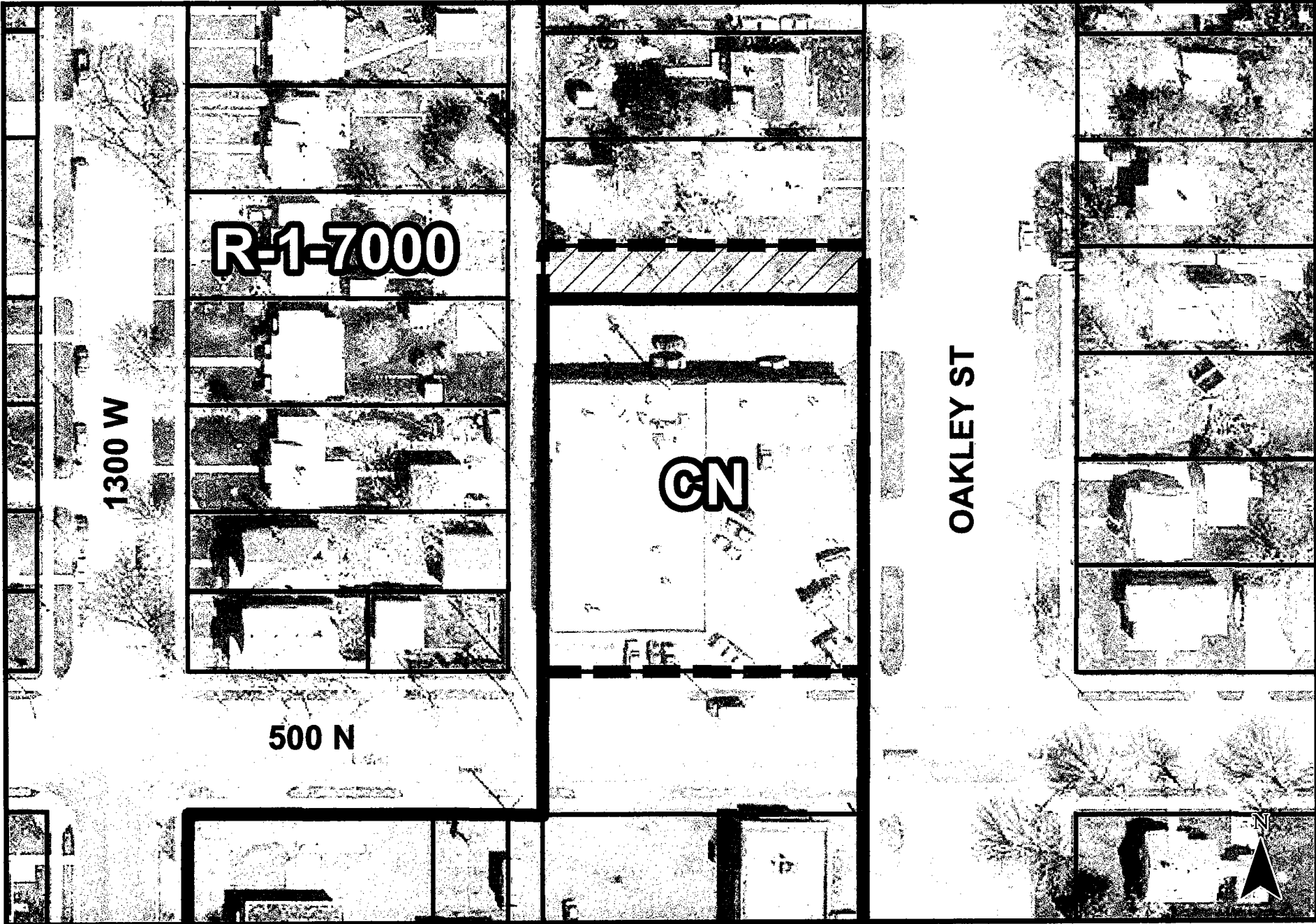
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

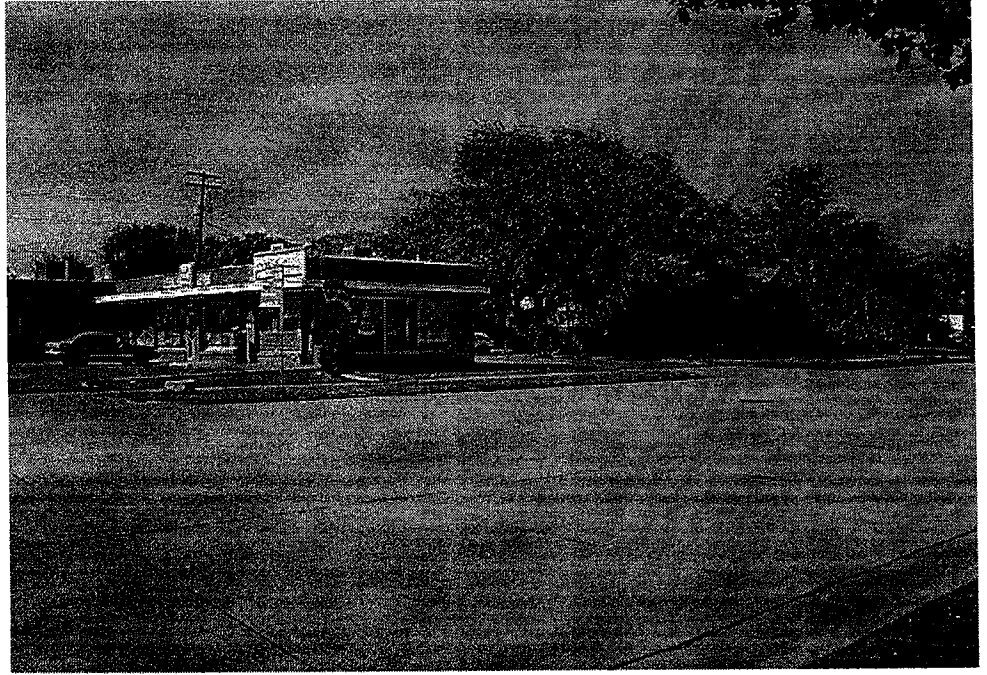
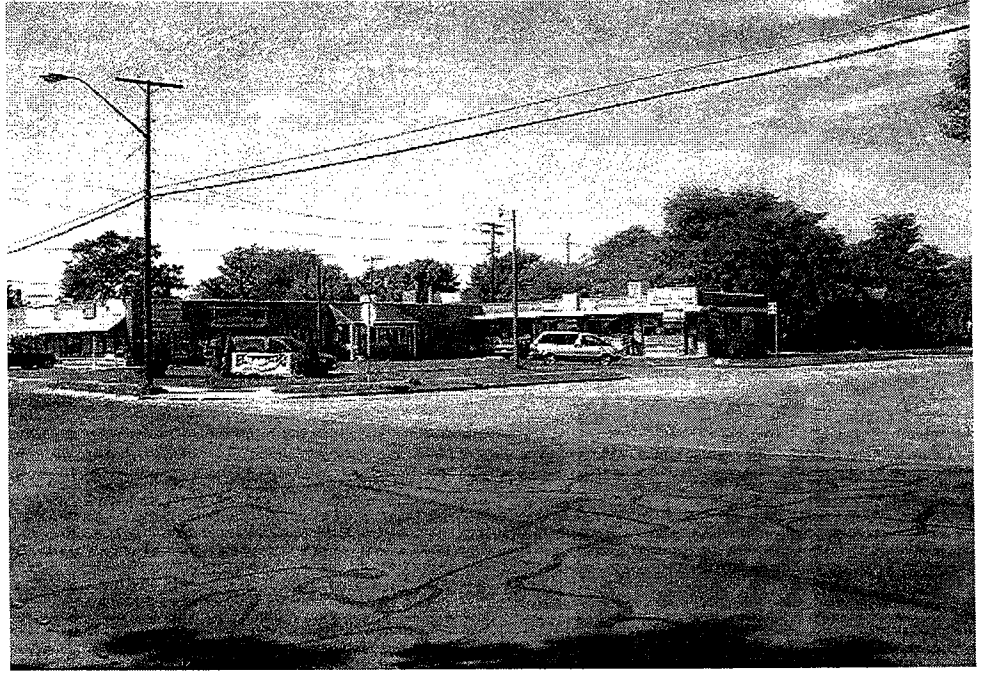
Split Zone R-1-7000 to CN

7#

1254 West 500 North (Northwest Community Master Plan)



7



Criteria for zoning map amendment staff report

Item: # 4 Split zoning
Address(s): 1266 West 400 South Street
Master Plan: West Salt Lake
Community: Poplar Grove
Action: CN to R-1/5000
Council Dist: 2

The existing single-family residential property is located west of the Handy Pantry Retail Store. The residence was dually zoned as CN and R-1/5000. The proposed zoning change is CN to R-1-5000. Staff did not receive any response from the property owner.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of the West Salt Lake master plan is to focus commercial uses along Concord Street in this particular area. This property does not have frontage along Concord Street and contains an existing residential structures.

Findings: There are no redevelopment projects or changes of use associated with this petition. The residential use was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This area is residential in nature with a cluster of commercial properties along Concord and 400 South Streets. Due to a zoning map error, the parcel in question had dual or split zoning. Two of the three lots that make up this parcel are zoned for this single family development.

Finding: Correcting the zoning map to place the whole of the property in the residential zone will have no effect on the character of the surrounding area. The overall character of the surrounding area will not be altered, as the zoning adjustment merely recognizes the actual use of the parcel as a single-family residence.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The properties adjacent to the subject site contain single family residences to the west along 400 South Street and a commercially zoned market to the east (Handy Pantry).

Finding: This adjustment will have no negative effects for either property. No change of use is anticipated.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the Airport Influence Zone “H” (an airport overlay zone), which has specific restrictions on the heights of structures, cannot exceed the underlying zoning regulations for height.

Findings: No change of use or development is proposed for the site at this time. Any new development will be required to comply with the overlay zone requirements.

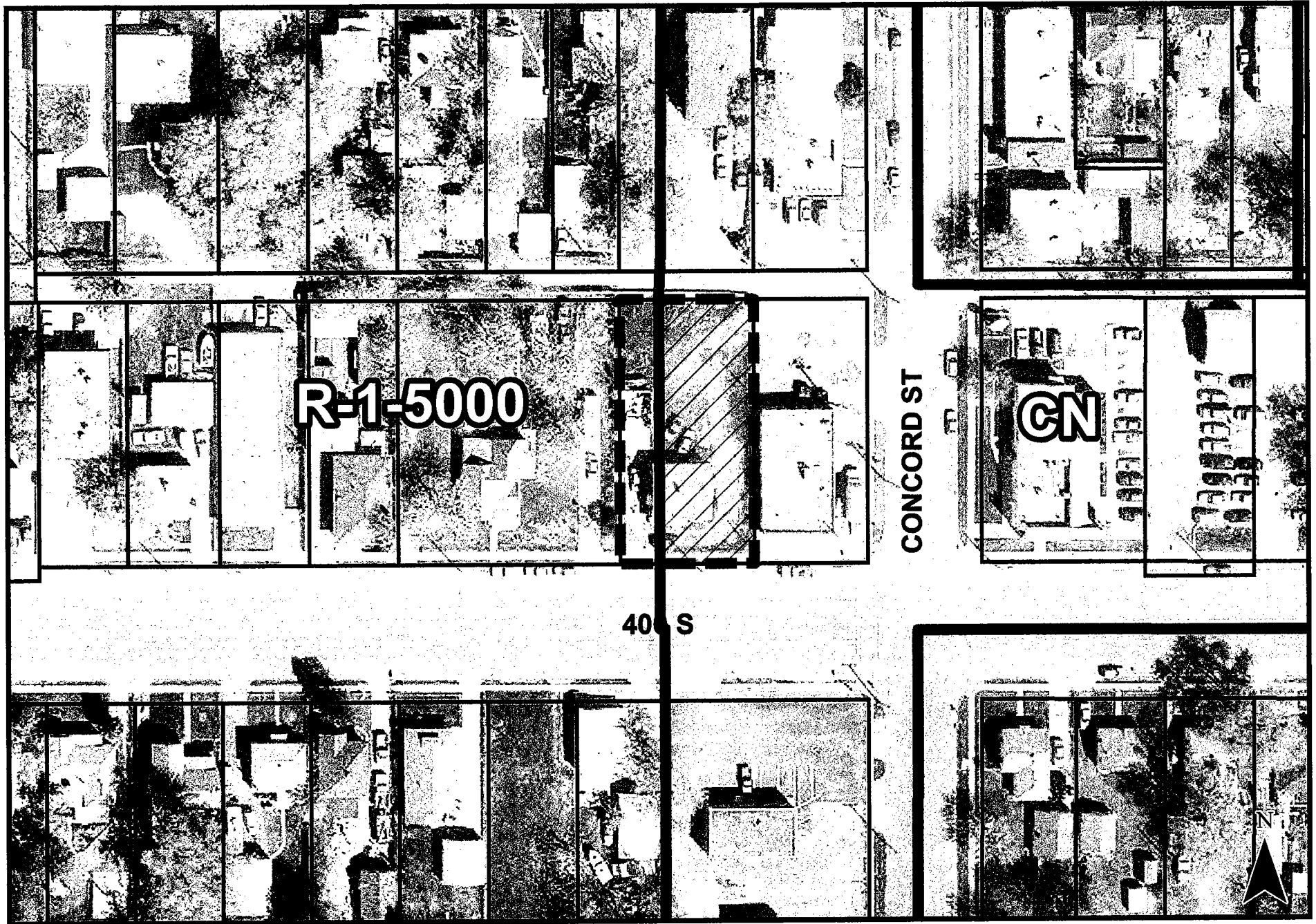
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

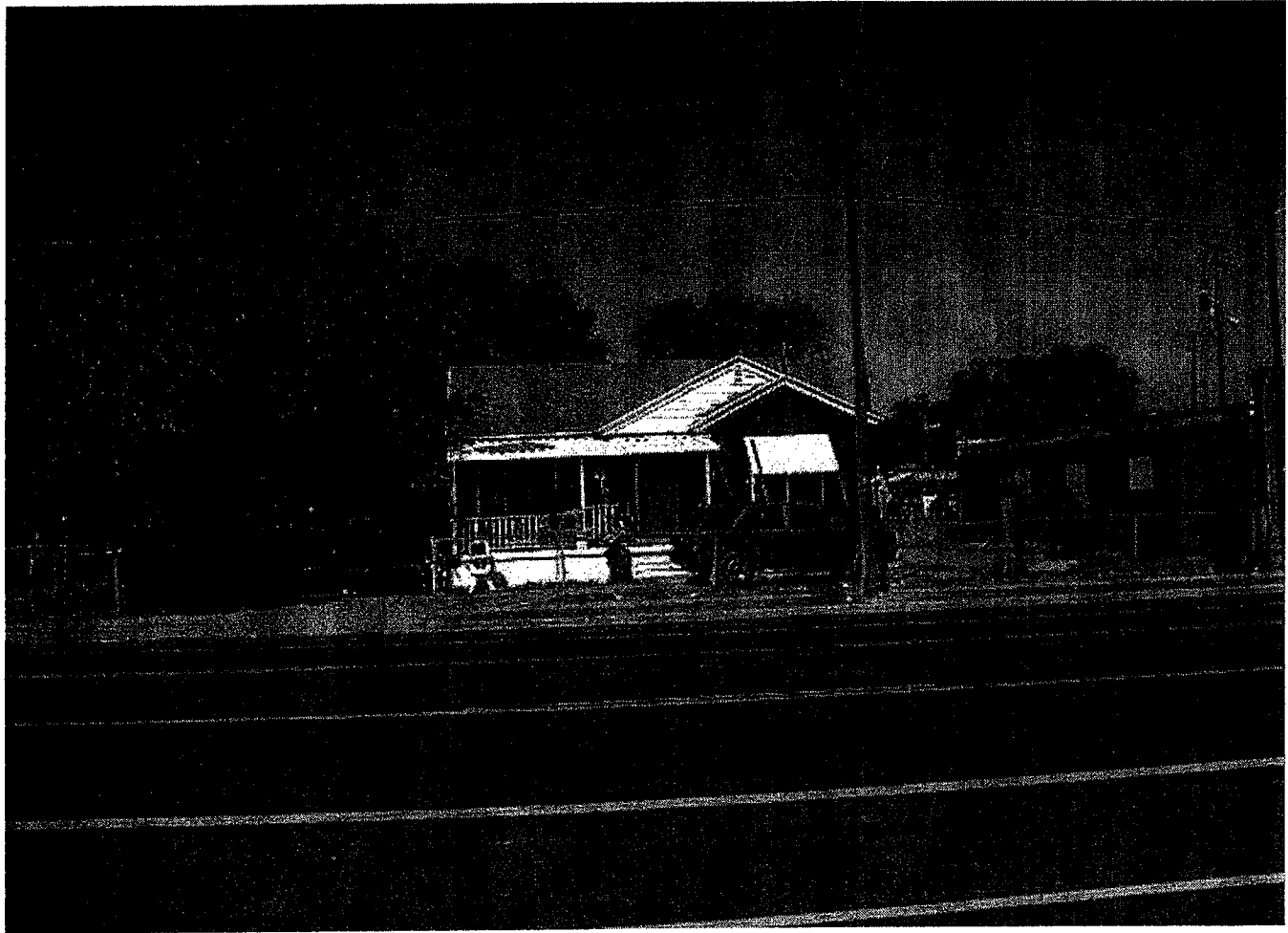
Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone CN to R-1-5000

4# 1266 West 400 South (West Salt Lake Community Master Plan)



7



Criteria for zoning map amendment staff report

Item: # 5 Split zoning
Address(s): 1214 West 400 South Street
Master Plan: West Salt Lake
Community: Poplar Grove
Action: CN to R-1/5000
Council Dist: 2

The subject property is an existing single-family residence, directly east of La Fontera restaurant's parking lot. The property is dually zoned CN and R-1/5,000. The proposed zoning change is CN to R-1-5000, which is consistent with the adjacent residential neighborhood, therefore, staff has recommended that the property be completely zoned as residential. However, the property owner has contacted staff by telephone and given comment at the open house that they wish to have the entire property zoned as commercial.

The residential zoning is more appropriate for this property because it is the existing use, the lot size is too small for a commercial use, and there is a lack of potential for parking

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of the West Salt Lake master plan is to focus commercial uses along Concord Street and portions of 400 South in this particular area. This property contains an existing single-family home.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plan. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The neighborhood is residential with a commercial zone to the west of the property in question. Due to a mapping error the commercial-residential boundary was placed down the middle of this residential lot.

Finding: Correcting the zoning map to place the whole of the property in the residential zone will have no effect on the character of the surrounding area. The overall character of the surrounding area will not be altered, as the zoning adjustment merely recognizes the actual use of the parcel as a single-family residence.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The lots to the east and south are single family residences, with land to the west zoned for commercial uses (La Fontera Restaurant).

Finding: This adjustment will have no negative effects for any of these properties. There will be no further encroachment into the residential area from the existing commercial. No change of use is anticipated.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the Airport Influence Zone “H” (an airport overlay zone), which has specific restrictions on the heights of structures (cannot exceed height regulations of the underlying zone).

Findings: No change of use or development is proposed for the site at this time. Any new development will be required to comply with the overlay zone requirements.

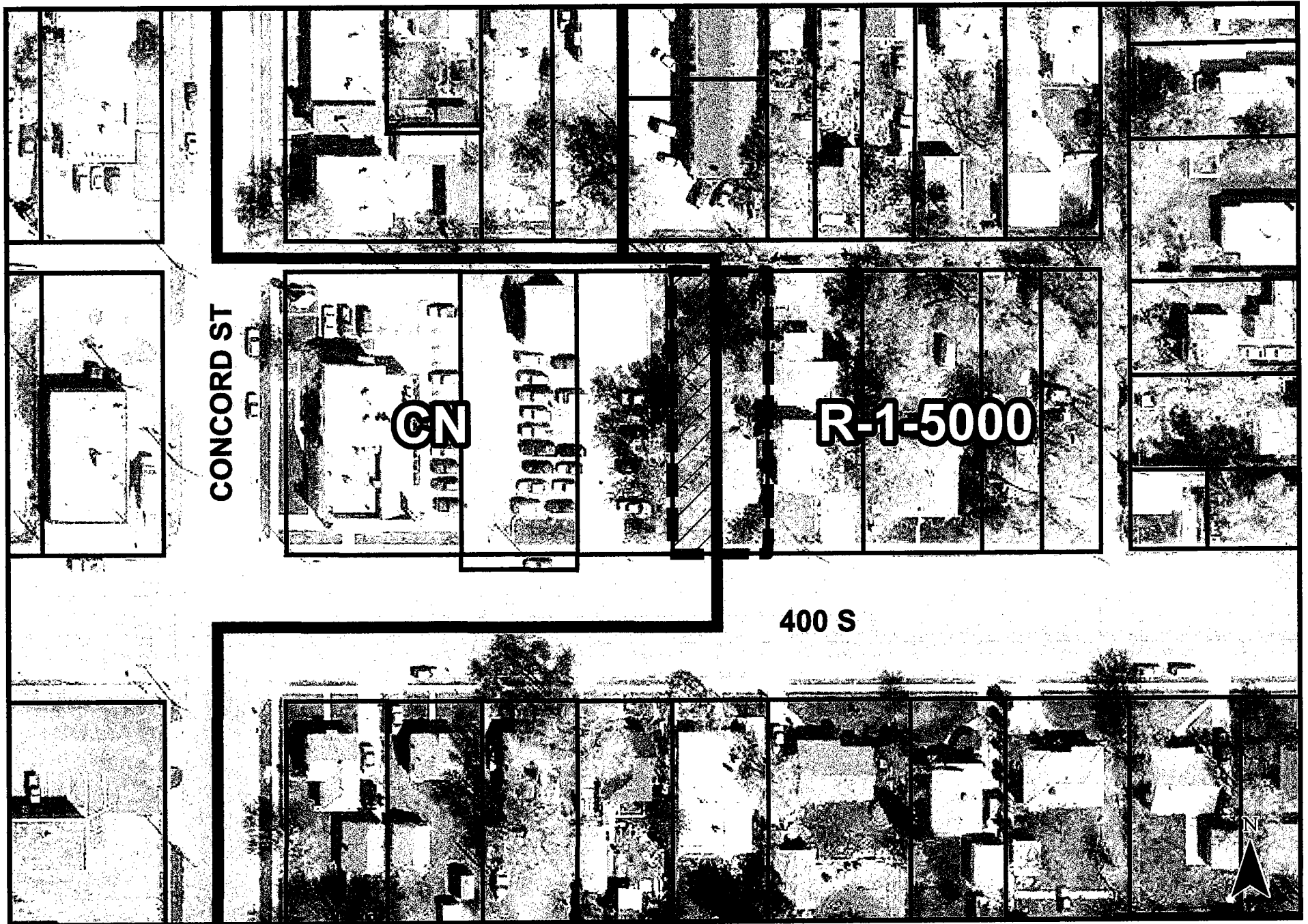
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

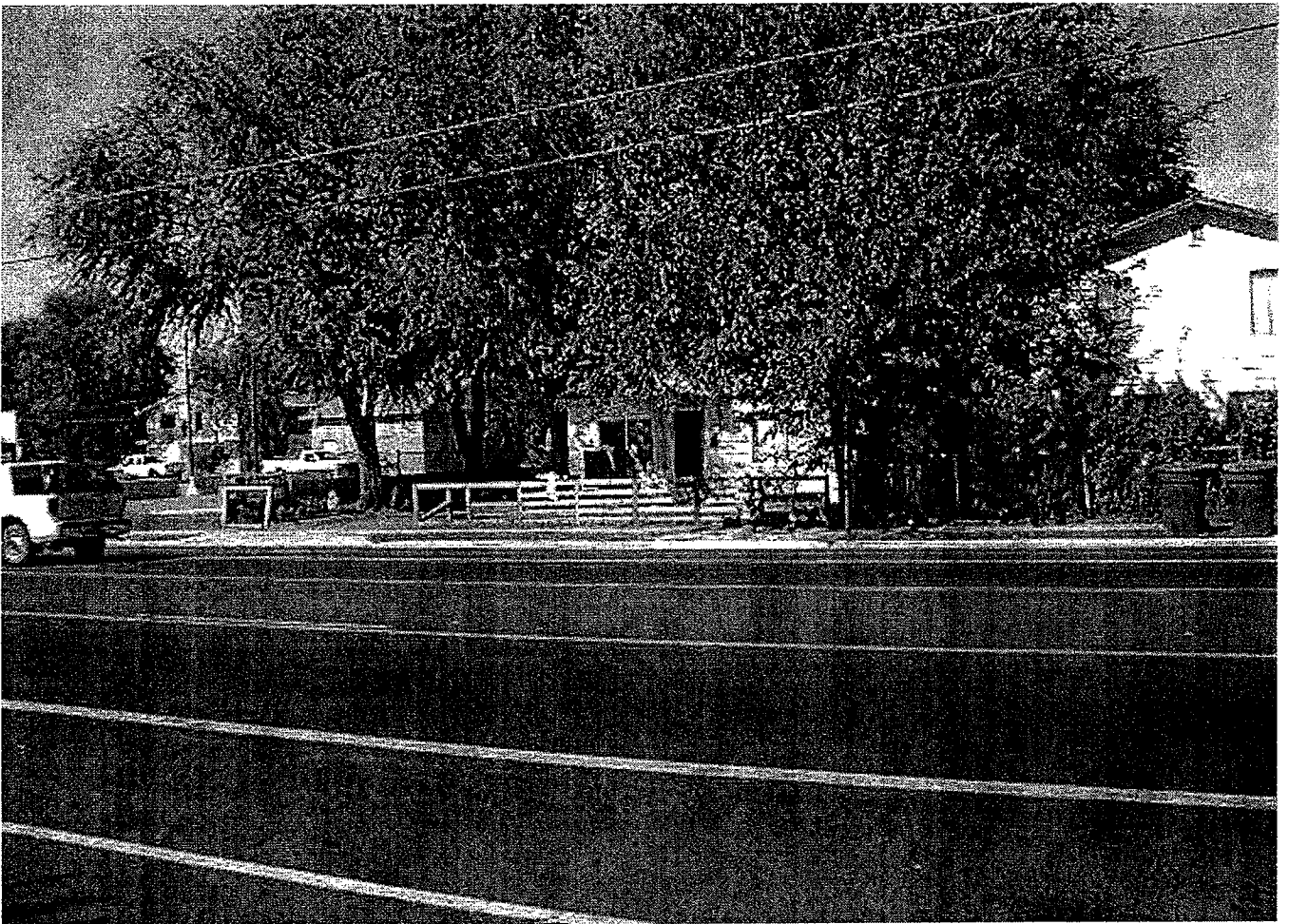
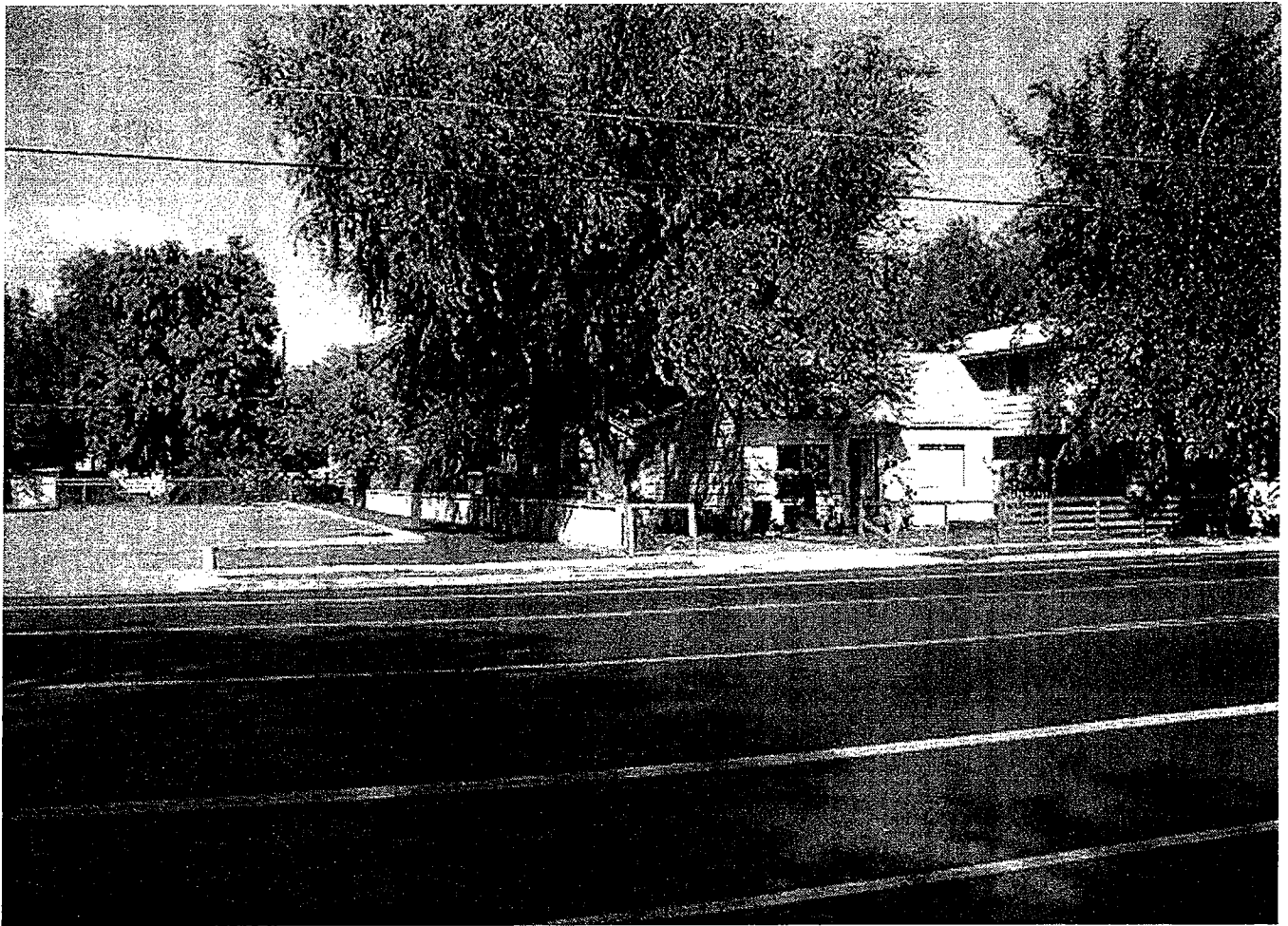
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone CN to R-1-5000

5# 1214 West 400 South (West Salt Lake Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 10 Split zoning
Address(s): 780 South 900 West Street
Master Plan: West Salt Lake
Community: Poplar Grove
Action: R-1/5000 to CB
Council Dist: 2

The portion of the subject property that contains the existing “7-Eleven” building was mislabeled as being in the residential zone. The proposed zoning change is R-1-5000 to CB. A representative on behalf of 7-Eleven, Inc. responded to staff in writing that they agreed with the zoning change, and that the entirety of the property should be commercial business.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The West Salt Lake Master Plan identifies this property as a commercial land use. This zoning correction was found to be in compliance with the current master plan, in that, community business land uses are desired as an anchor for the northwest corner of this major intersection.

Findings: There are no redevelopment projects or changes in use associated with this petition. This correction was found to be in compliance with the master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This area is made up of single-family residential and community businesses. Due to an error in drawing of the 1995 zoning map, part of the commercial lot where the 7-11 store sits was included into the residential area to the west of this parcel.

Finding: This adjustment to the zoning boundary will have no affect on the surrounding area. It just confirms the existing uses to the zoning.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The adjacent properties to the west and north of this parcel are residential. The remainder of this commercial site is to the east. A portion of commercial land, where the structure is located, was zoned residential consistent with zoning to the west.

Finding: There are no changes in current land use therefore there will be no new impacts to any of the adjacent properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is not located within any of the City's overlay zones.

Findings: The proposed amendment, as it relates to this site, will have no affect on any overlay zone within the City.

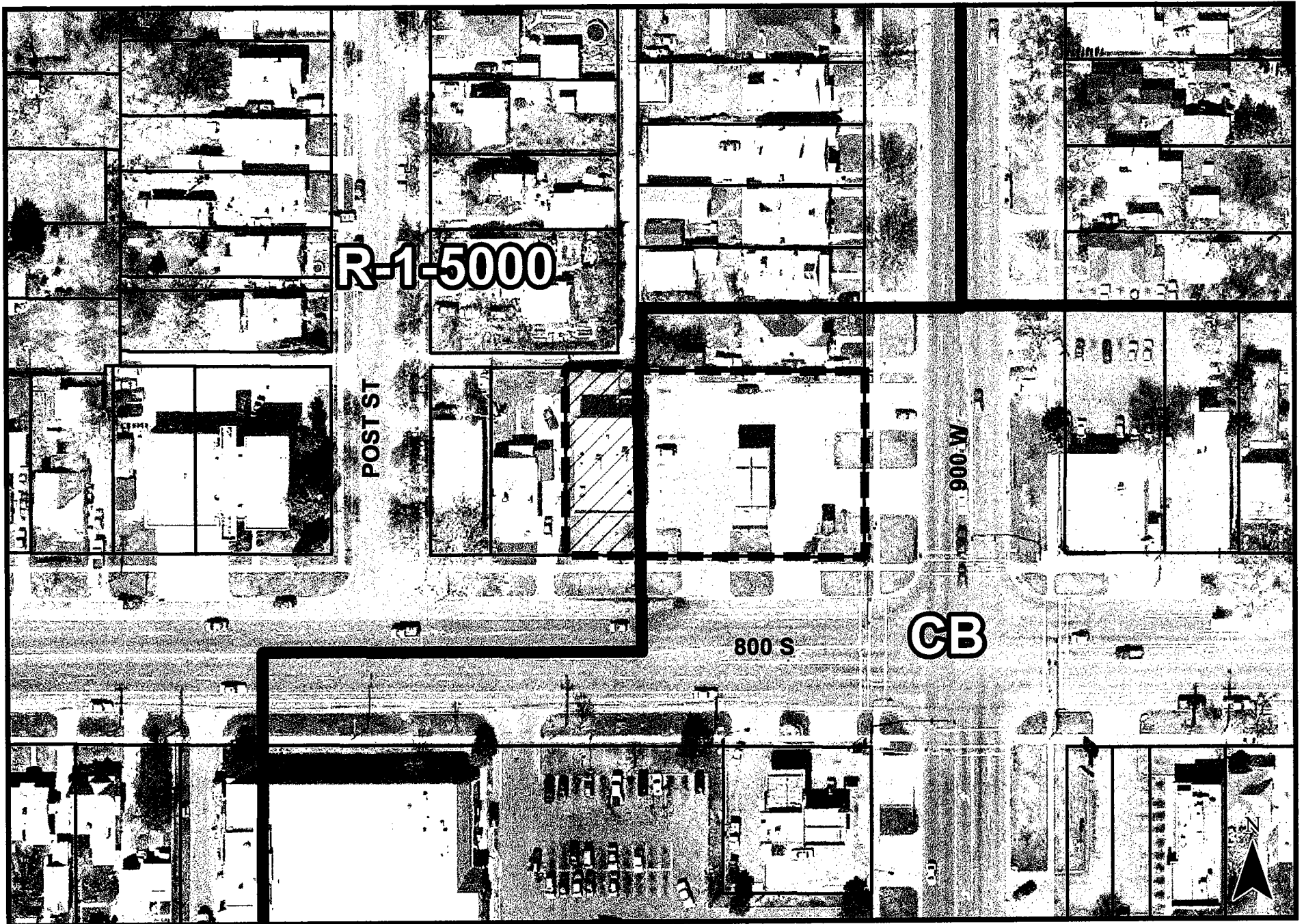
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

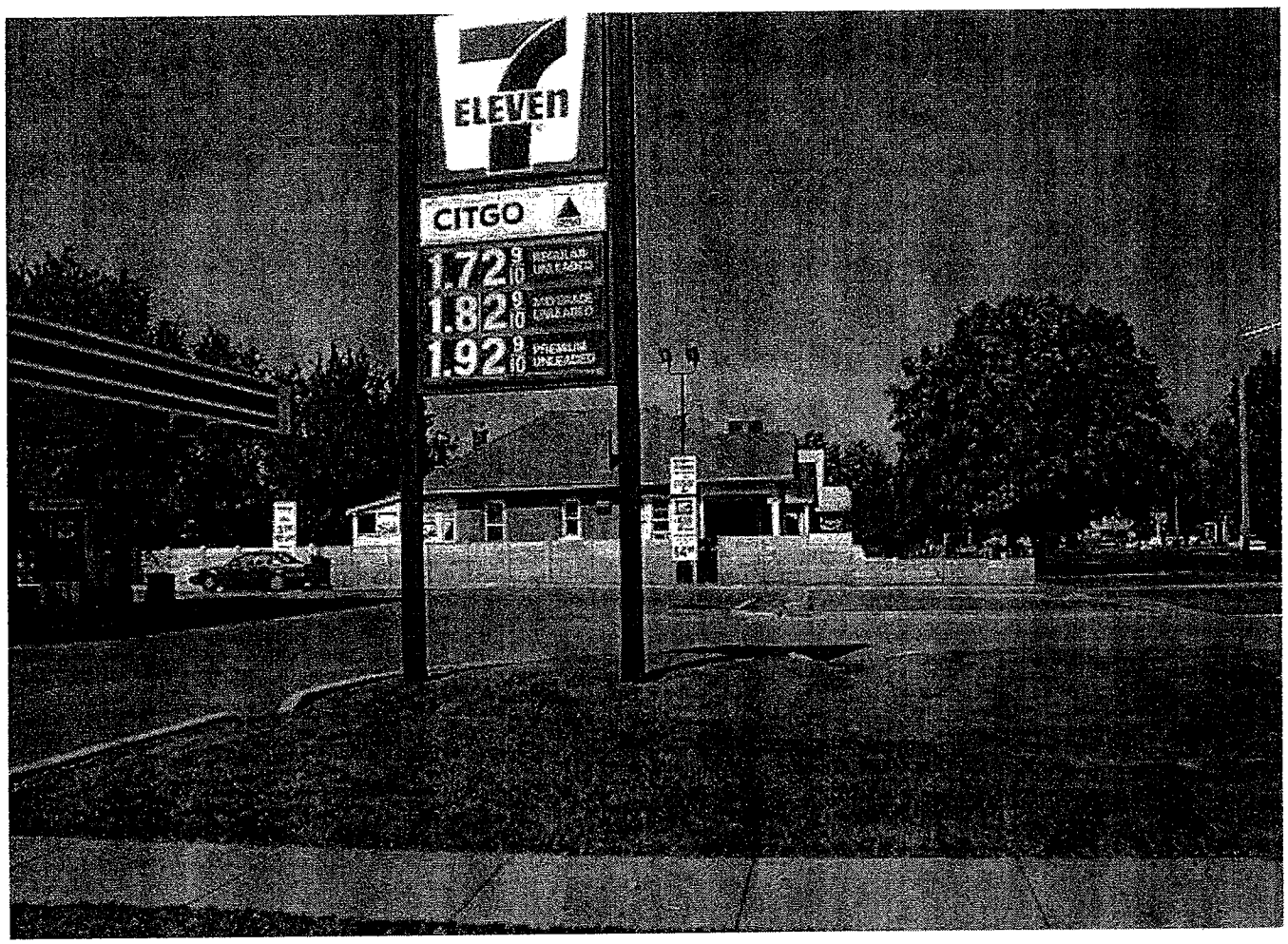
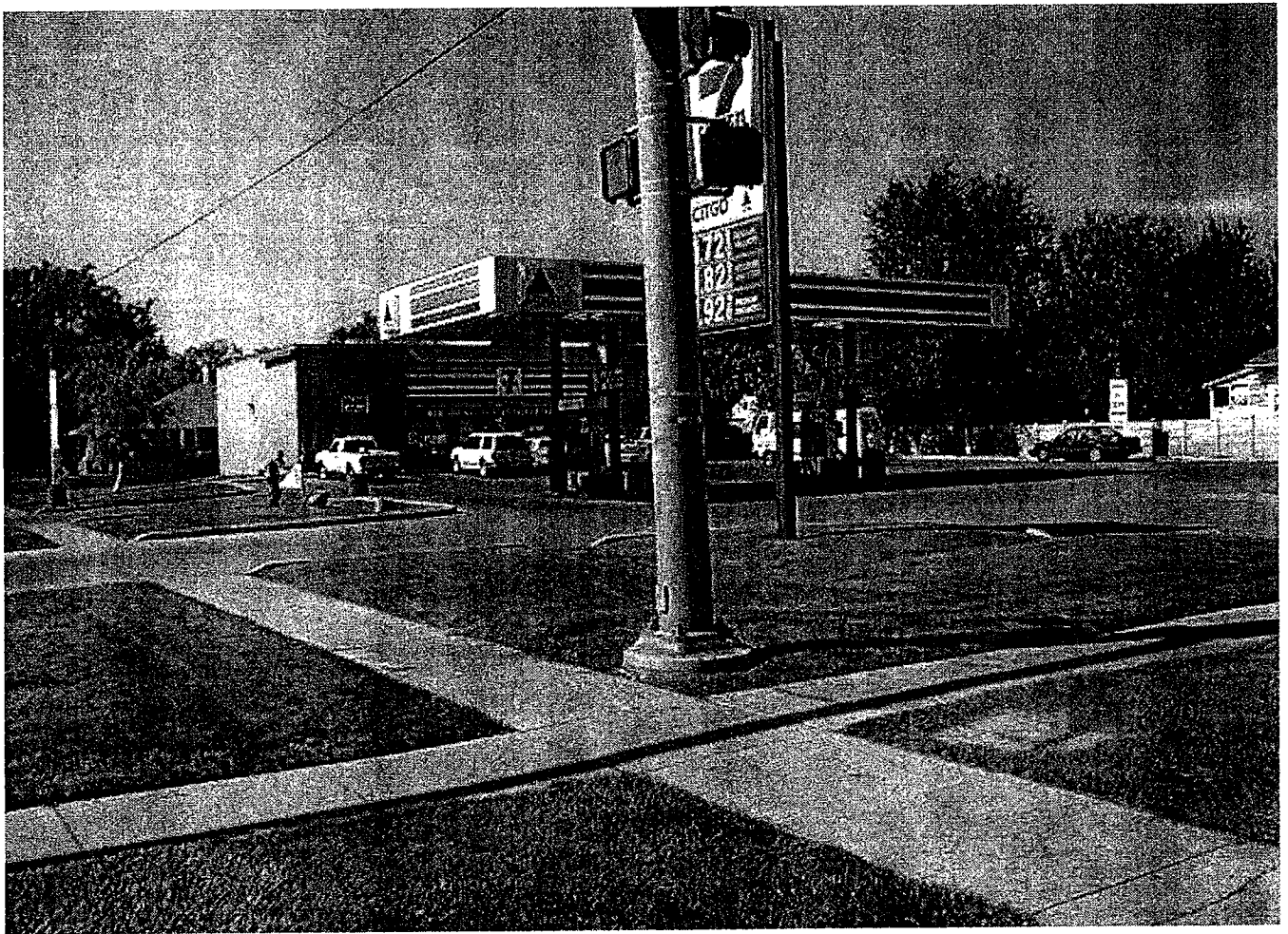
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone R-1-5000 to CB

10# 780 South 900 West (West Salt Lake Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 6 Split zoning
Address(s): 1179 South Navajo Street
Master Plan: West Salt Lake
Community: West Salt Lake (Glendale)
Action: R-1/5000 to CB
Council Dist: 2

The existing commercial (grocery store) property currently has CB and R-1/5000 zoning. The portion of the property zoned as residential also contains an easement for a major underground utility. The proposed zoning change is R-1/5000 to CB.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of the West Salt Lake master plan is to focus commercial uses along Glendale Drive in this particular area. The subject property is part of an existing store.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plan. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The neighborhood is residential with a commercial zone running along Glendale Drive. The commercial use consists of two parcels. The zoning boundary separating the residential zones and the commercial zone was erroneously drawn, extending the residential zone well inside the commercial lot. The existing boundary line also affects the commercial structure.

Finding: The overall character of the surrounding area will **not** be altered as the adjustment merely recognizes the actual use of the parcel as the existing commercially zoned shopping center. The residences to the north will not be affected in any way, as the change does not alter the property lines and there is no increase of the shopping center. This also correctly places the utility easement, under the northern parcel within the commercial zone.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: Except for the subject shopping center site, the existing neighborhood is single family residential. The uses have existed simultaneously for many years.

Finding: The adjusted zoning boundary will not adversely affect the adjacent residential properties as the existing commercial use will remain the same. This adjustment will have no negative effects for either property. No change of use is anticipated

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is not located within any of the City's overlay zones.

Findings: The proposed amendment, as it relates to this site, will have no affect on any overlay zone within the City.

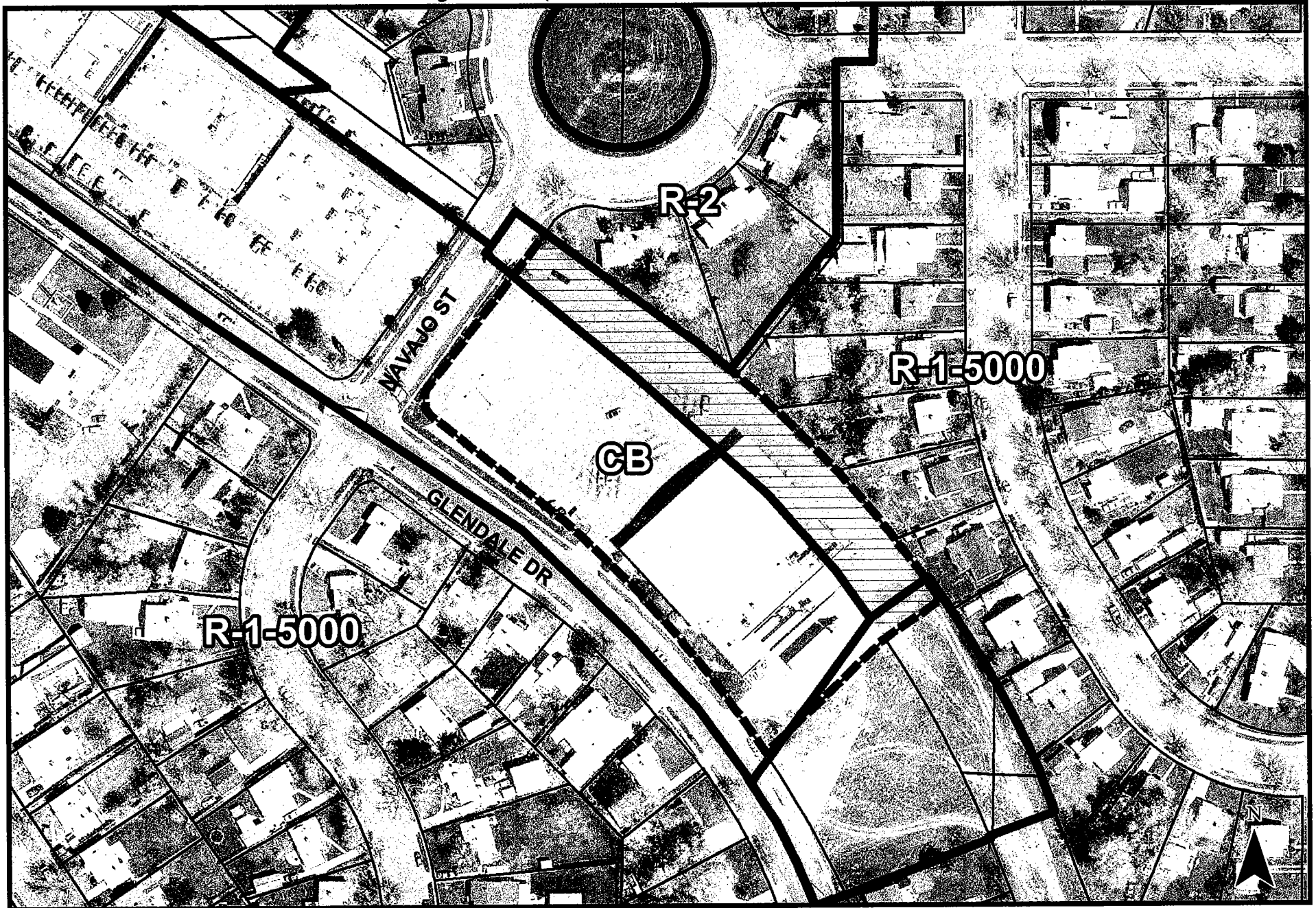
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

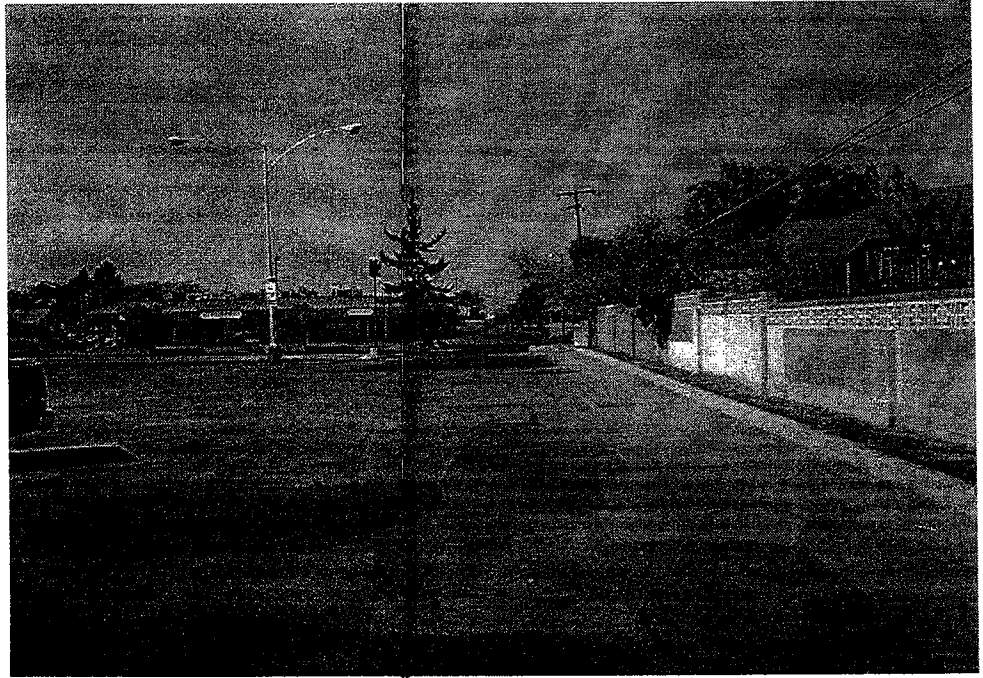
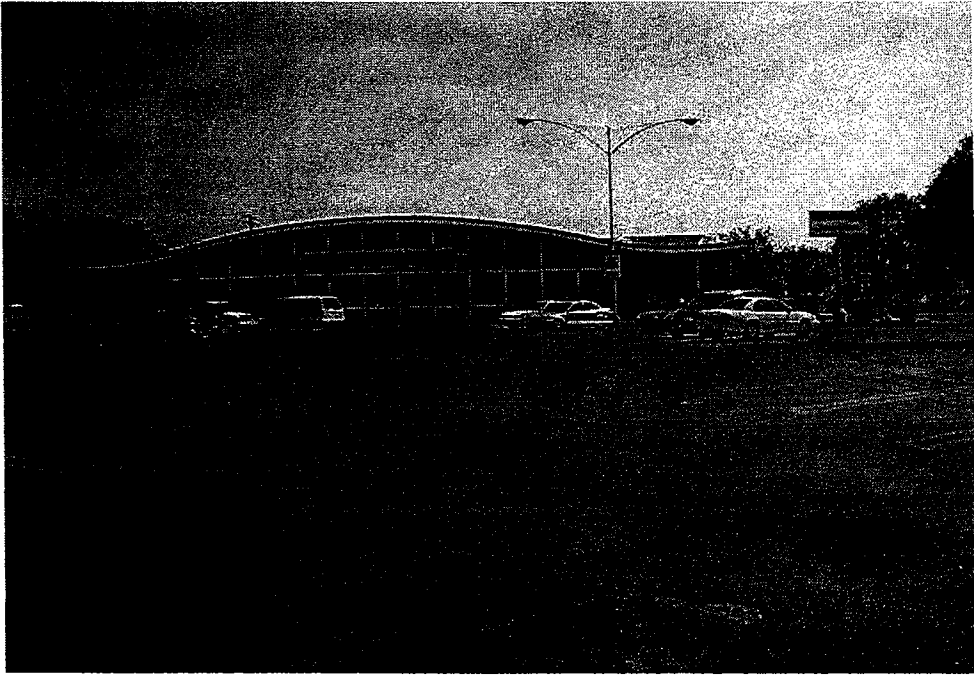
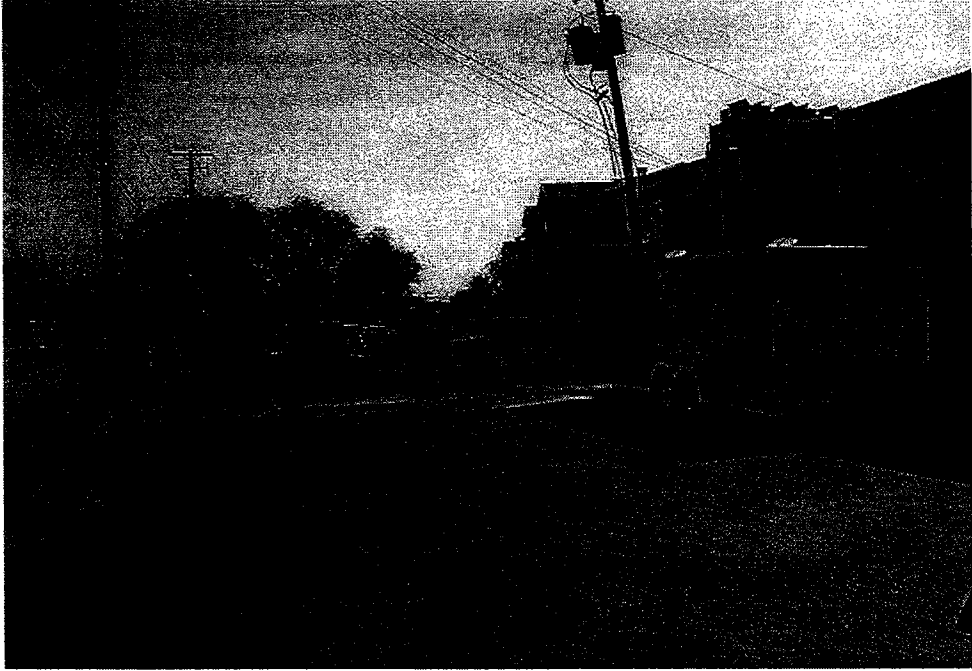
Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone R-1-5000 to CB

6# 1179 South Navajo St. (West Salt Lake Community Master Plan)



6



Criteria for zoning map amendment staff report

Item: # 8 Split zone
Address(s): 551 East 400 South Street
Master Plan: Central
Community: Central City
Action: RMF 35 to CC
Council Dist: 4

A portion of the existing KFC/A&W restaurant parking lot was zoned RMF-35. The proposed zoning change is RMF-35 to CC, which is consistent with the overall concept for the northeast corner of the 400 South/600 East intersection. The property owners contacted staff by telephone, and responded that they are not opposed to the rezoning.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of the Central Community Master Plan is to focus commercial activity along the 400 South street corridor.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plan. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The length of the 400 South Street corridor is made up of a variety of retail shops, with some residential areas mixed in. The zoning boundary erroneously included the rear portion of the parking lot of this commercial property (KFC) in a residential zone, which is the typical zone to the north of the parcel.

Finding: Adjusting the zoning boundary to incorporate the whole of the commercial property will not alter the character of the surrounding area. This change merely corrects an error in mapping. The overall character of the surrounding area will not be altered, as the zoning adjustment merely recognizes the actual use of the parcel. There is no development or change in usage associated with this petition.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The adjacent parcels include; commercial lots to the south, east and west, with medium density residential to the north.

Finding: This adjustment will in no way encroach upon the apartment building, as the strip in question is already developed as part of the commercial lot. This adjustment will have no negative effects for either property. No change of use is anticipated, therefore there will be no new impacts to adjacent properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the following overlay districts:
Central City Historic Preservation Overlay District and Groundwater Source Protection Overlay District - Secondary Recharge Area.

Findings: The proposed amendment, as it relates to this site, will have no affect on any overlay zone within the City. No change of use is proposed or development planned for the site at this time. Any new development must meet the criteria of the Zoning Ordinance relating to the Historic Preservation Overlay and the Groundwater Source Protection Overlay. Any change in use must meet the Groundwater Source Protection Overlay.

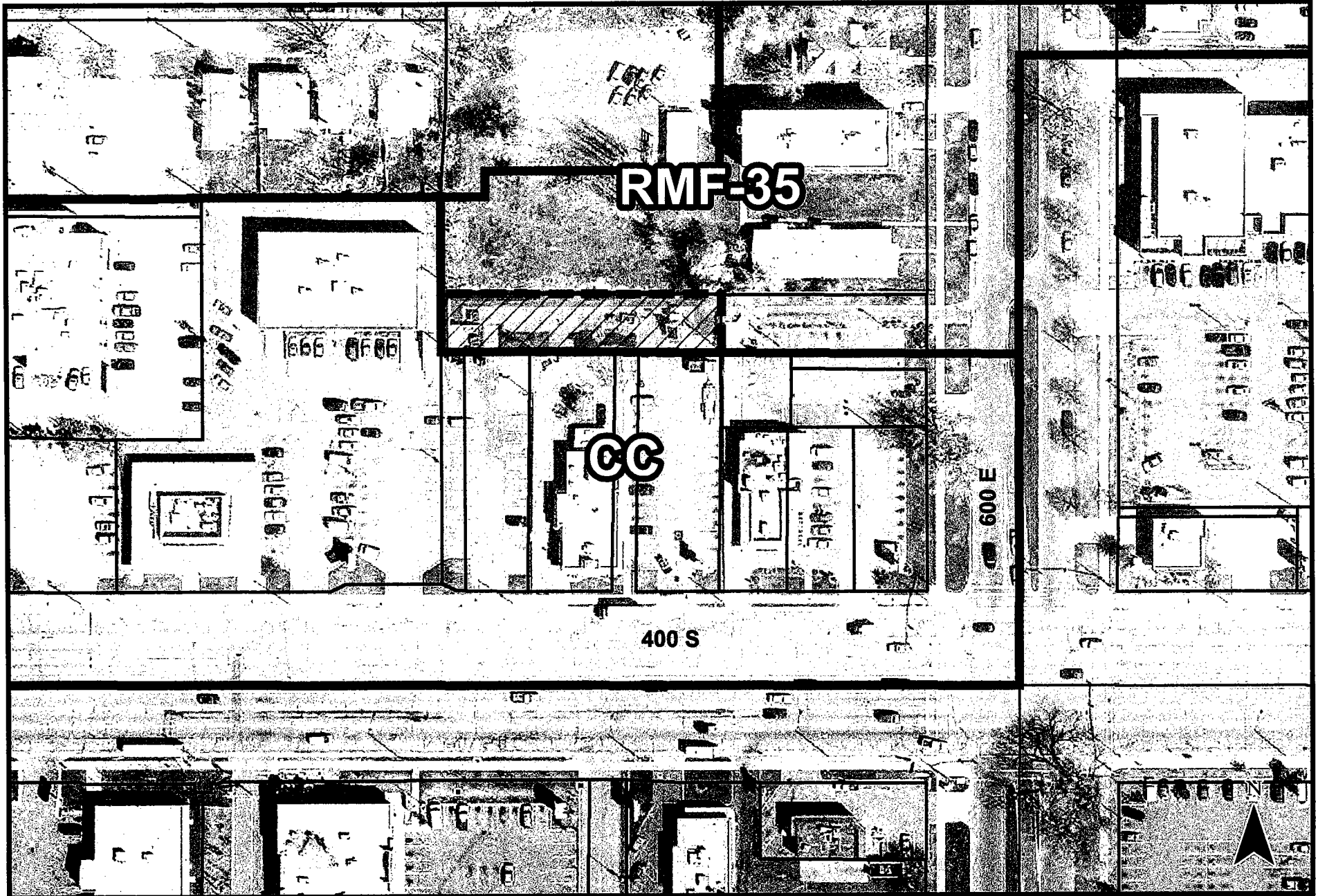
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

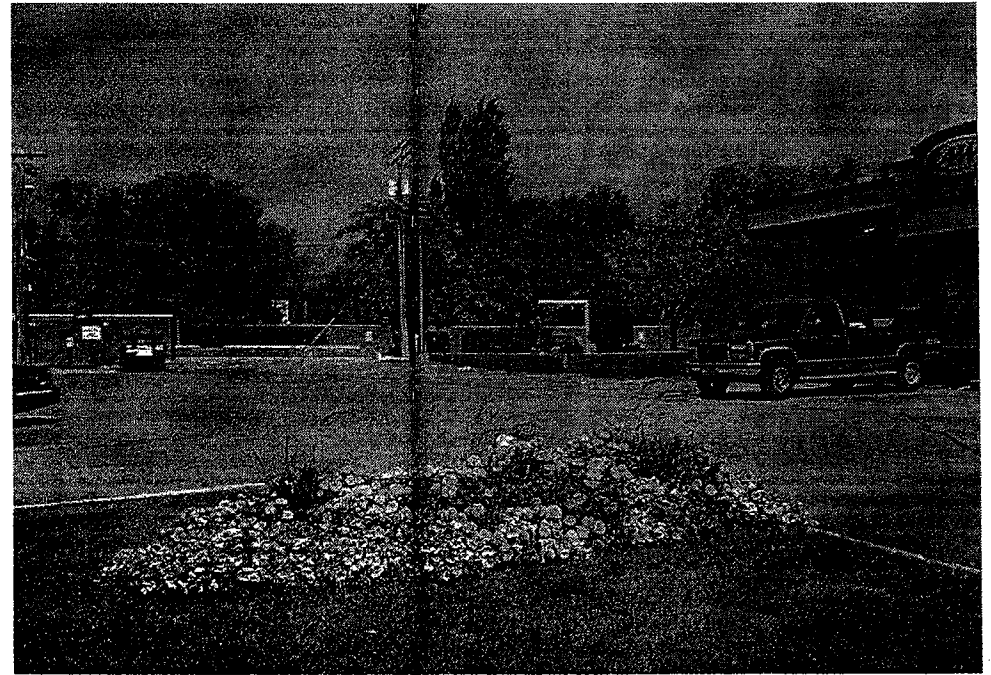
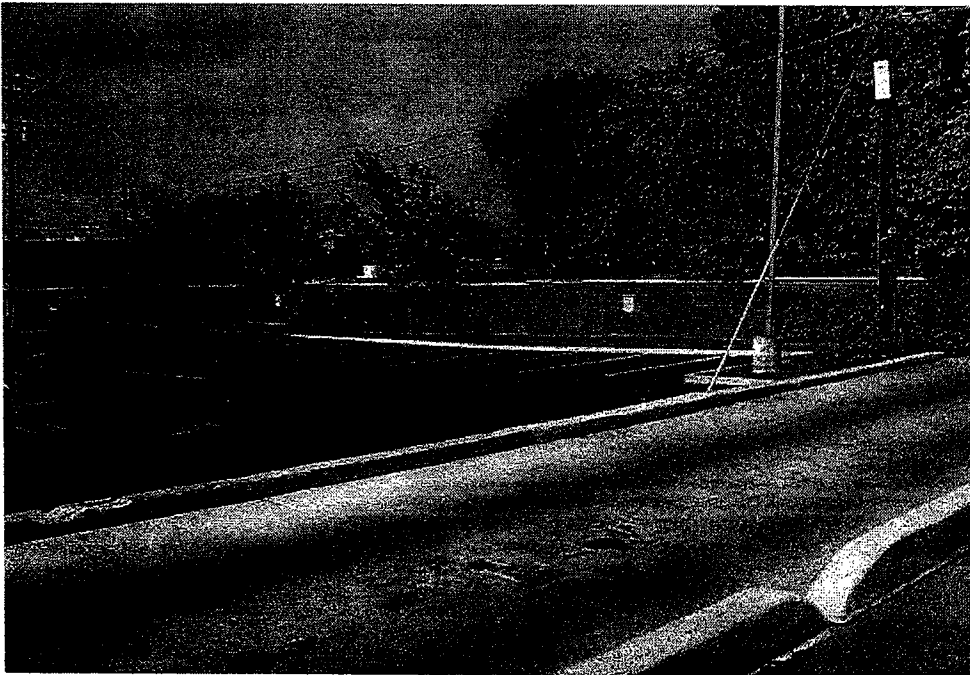
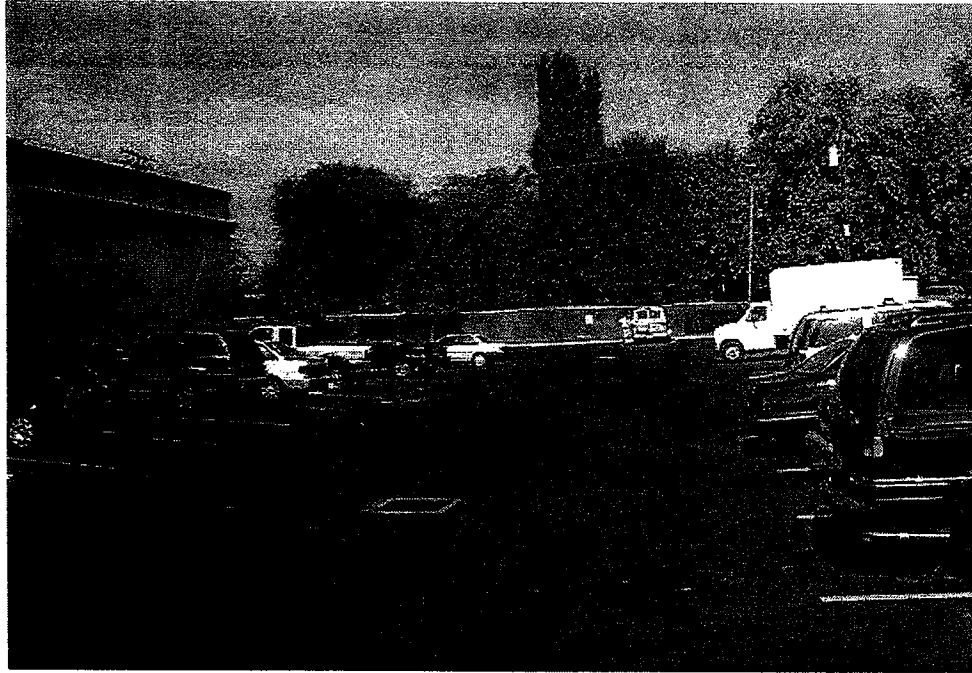
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: ~~The rezoning of the subject properties will not increase the demand for~~ services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone RMF-35 to CC

8# 551 East 400 South (Central Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 9 Split zone
Address(s): 326 South 600 East Street
Master Plan: Central
Community: Central City
Action: RMF 35 to CC
Council Dist: 4

A portion of the existing Burger King Restaurant parking lot was zoned RMF-35. The proposed zoning change is RMF-35 to CC, which is consistent with the overall concept for the northeast corner of the 400 South/600 East intersection. The property owners contacted staff by telephone responding that they have no issues, and are not opposed to the rezoning.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of the Central Community Master Plan is to focus commercial activity along the 400 South Street corridor. The parking lot in this item is associated with one of the 400 South businesses.

Findings: There are no redevelopment projects or changes of use associated with this petition. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The zoning boundary erroneously included a slice of commercial property (Burger King) into the medium density residential zone to the north of the parcel in question.

Finding: Adjusting the zoning boundary to incorporate the whole of the commercial property will not alter the character of the surrounding area as this change merely corrects an error in mapping rather than a change in actual use. There is no development plan or change in use associated with this petition.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The adjacent parcels include other commercial lots to the south and west, with a medium density residential property to the north. The residential zoning boundary will be pushed north to align it with the property and use boundaries.

Finding: This adjustment will not impact the apartment building as the strip in question is already developed as part of the commercial lot. There are no changes in current use therefore there will be no new impacts to adjacent properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the *Central City Historic Preservation Overlay District* and the *Groundwater Source Protection Overlay District - Secondary Recharge Area*.

Findings: The proposed amendment, as it relates to this site, will have no affect on any overlay zone within the City. No change of use is proposed or development planned for the site at this time. Any new development must comply with the overlay zone requirements. Any change in use must comply with the Groundwater Source Protection Overlay Zone.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

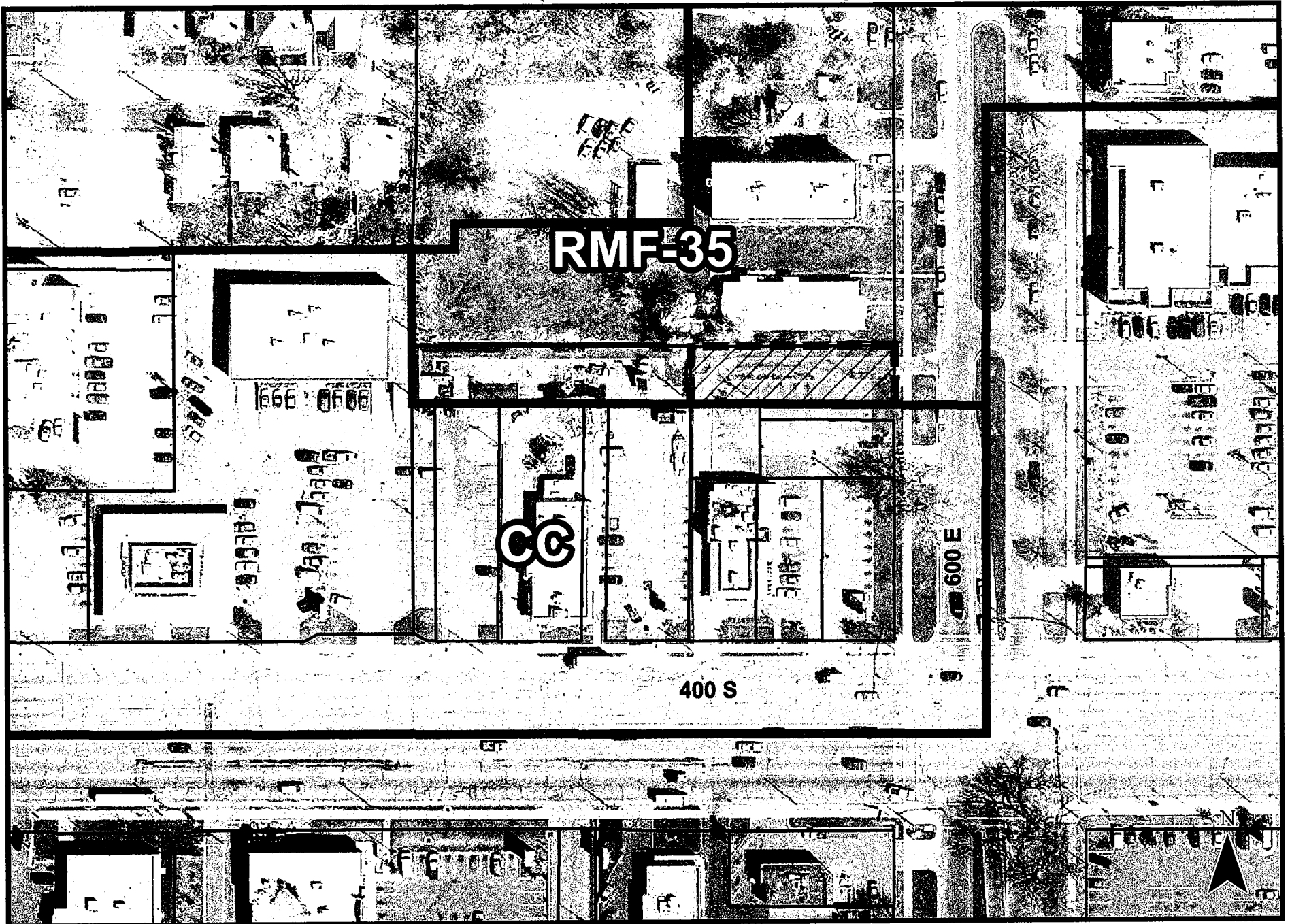
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

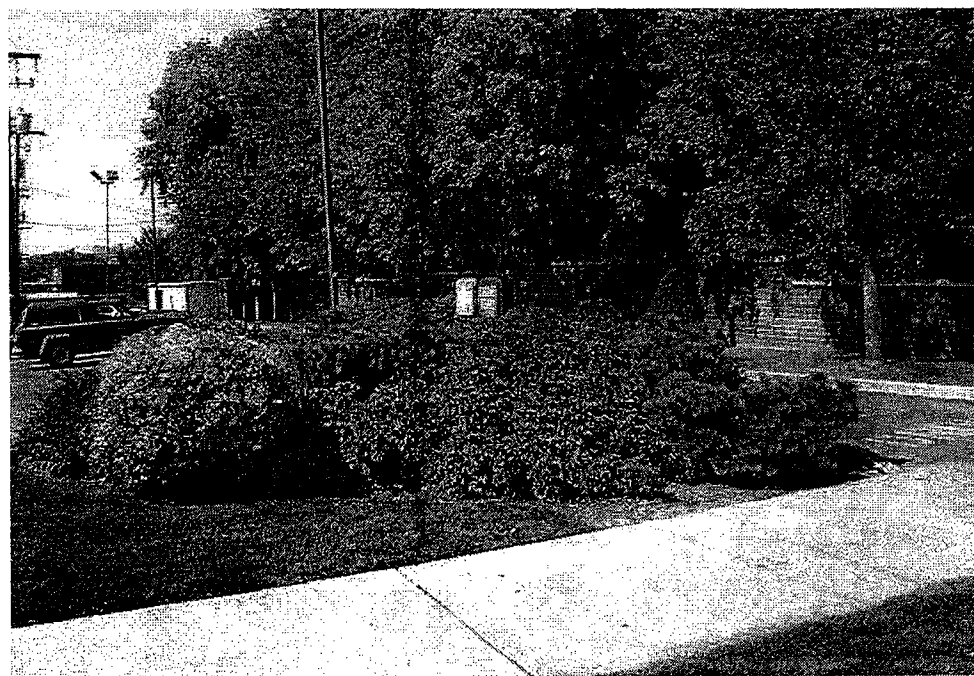
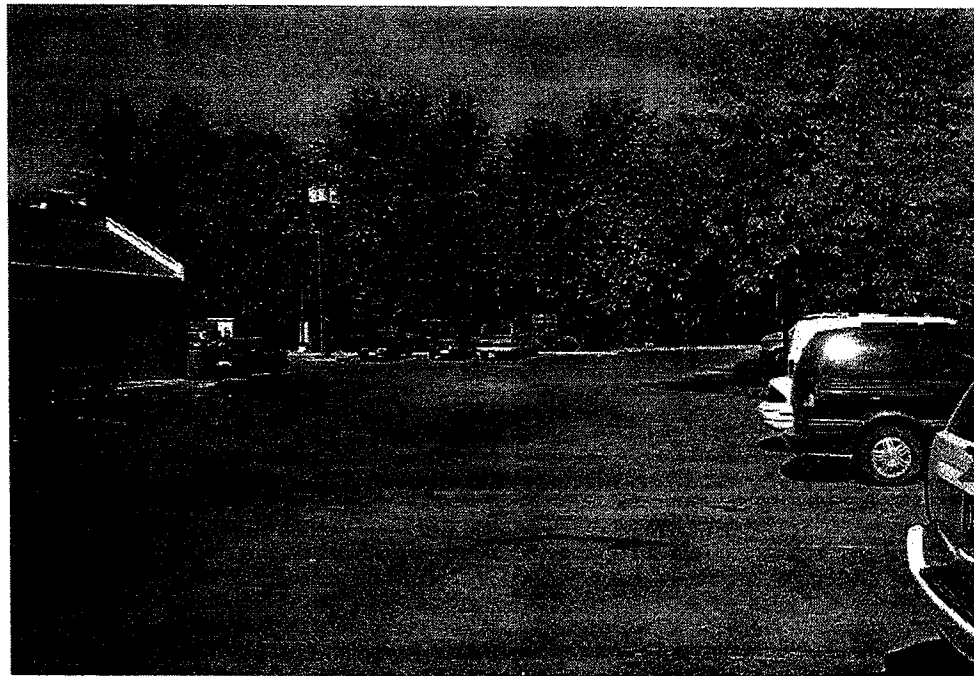
Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone RMF-35 to CC

9#

362 South 600 East (Central Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 16 Split zone
Address(s): 427 East Cottage Avenue
Master Plan: Central
Community: Central City
Action: RMF-35 to OS
Council Dist: 4

A parcel of the existing/developed Richmond Park was wrongly zoned as residential instead of open space property. The proposed zoning change is RMF-35 to OS. The Public Services Director responded to staff in writing and stated that rezoning the property was to open space was appropriate.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: This zoning correction was found to be consistent with the Central Community Master Plan (and the Future Land Use Map), in that, all properties associated with the park need to be zoned as Open Space.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plan. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This area is primarily residential and is adjacent to a developed park, Richmond Park. Due to an error in drawing up the zoning boundaries, one of the park parcels was zoned as part of the residential area instead of open space.

Finding: Adjusting the residential/open space zoning boundary to incorporate the whole of the park land into the open space zone will not alter the character of the surrounding area.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: Single-family homes are located to the west, south and north of the subject park parcel. Park property is located east and north of the subject property.

Finding: Richmond Park is an existing developed park. The adjustment of the zoning boundary incorporates this part of the park into the open space zone,

consistent with the rest of the park. Therefore, the adjacent properties will not be subject to any new impacts.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the *Groundwater Source Protection Overlay District - Secondary Recharge Area*.

Findings: No change of use or development is proposed for the site at this time. Any new development will require compliance with the applicable overlay zone.

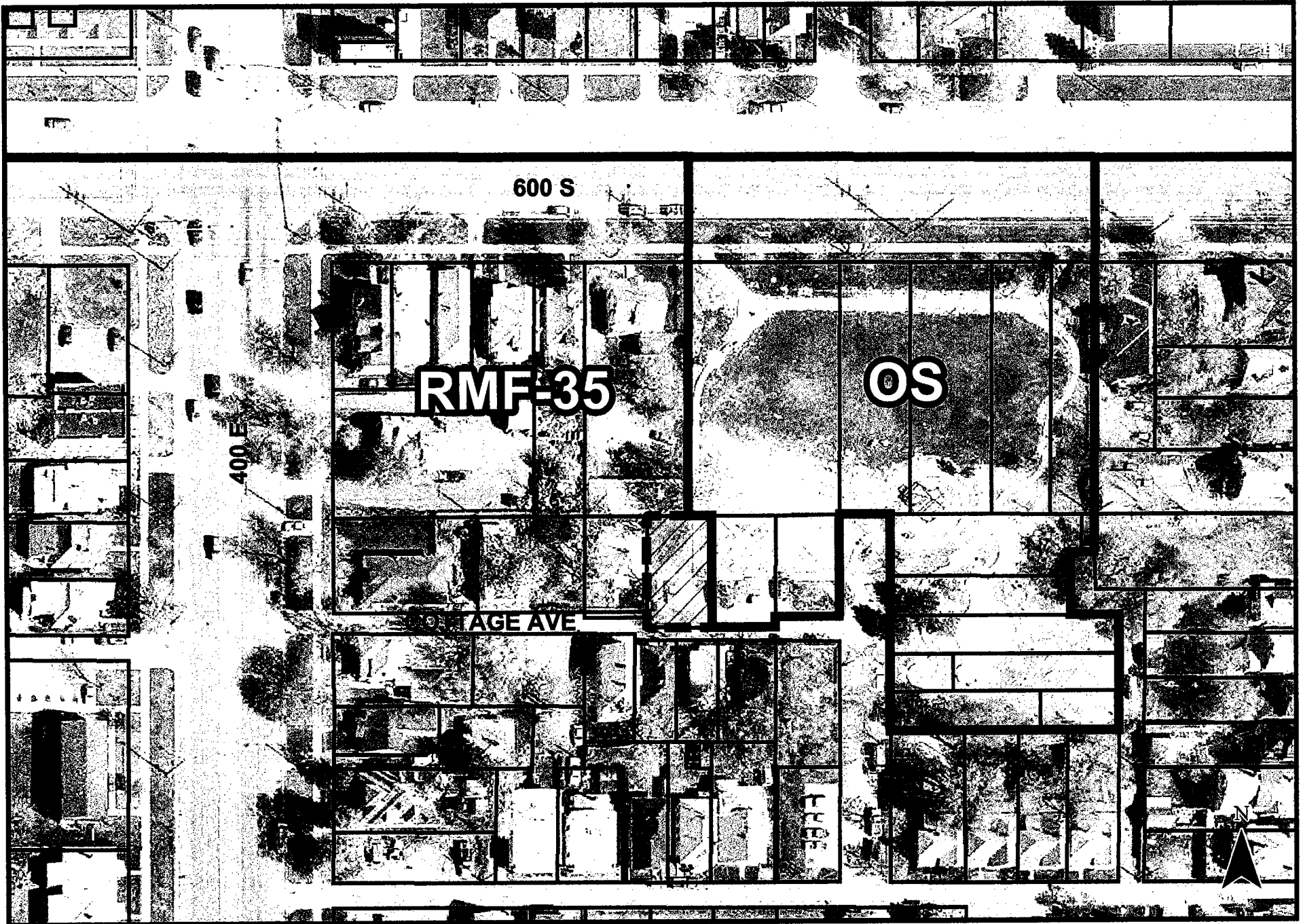
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

16#

Split Zone RMF-35 to OS 427 East Cottage Ave. (Central Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 13 Split zone
Address(s): 963 East 500 South Street
Master Plan: Central
Community: East Central
Action: RMF-35 to CN
Council Dist: 4

The subject parcel contains the drive access to the Anniversary Inn, a commercial bed and breakfast facility that was accidentally zoned as residential. The rezoning will combine all of the property under the same zone. The proposed zoning change is RMF-35 to CN.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: This zoning correction was found to be consistent with the Central Community Master Plan, in that, non-residential and mixed uses for this block are focused along 1000 East Street. The subject site is also a Landmark site on the Salt Lake City Register of Cultural Resources.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The area contains residential uses to the west of the existing commercial property (a bed and breakfast). Due to an error in the zoning map, the parcel, which is the access way for the bed & breakfast site, was shown inside the residential zoning district.

Finding: The commercial zoning is consistent with the current use of the site. There is no change in use or expansion associated with this petition.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The property is bordered to the north, south and west by a combination of single and multi-family residences, to the east by roadways.

Finding: There is no change in use therefore the adjacent properties will not be subject to any new impacts.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the following overlay districts:
Groundwater Source Protection Overlay District - Secondary Recharge Area.
The subject site is a Landmark site.

Findings: No change of use or development is proposed for the site at this time. Any future development will require compliance with any applicable overlay zone.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

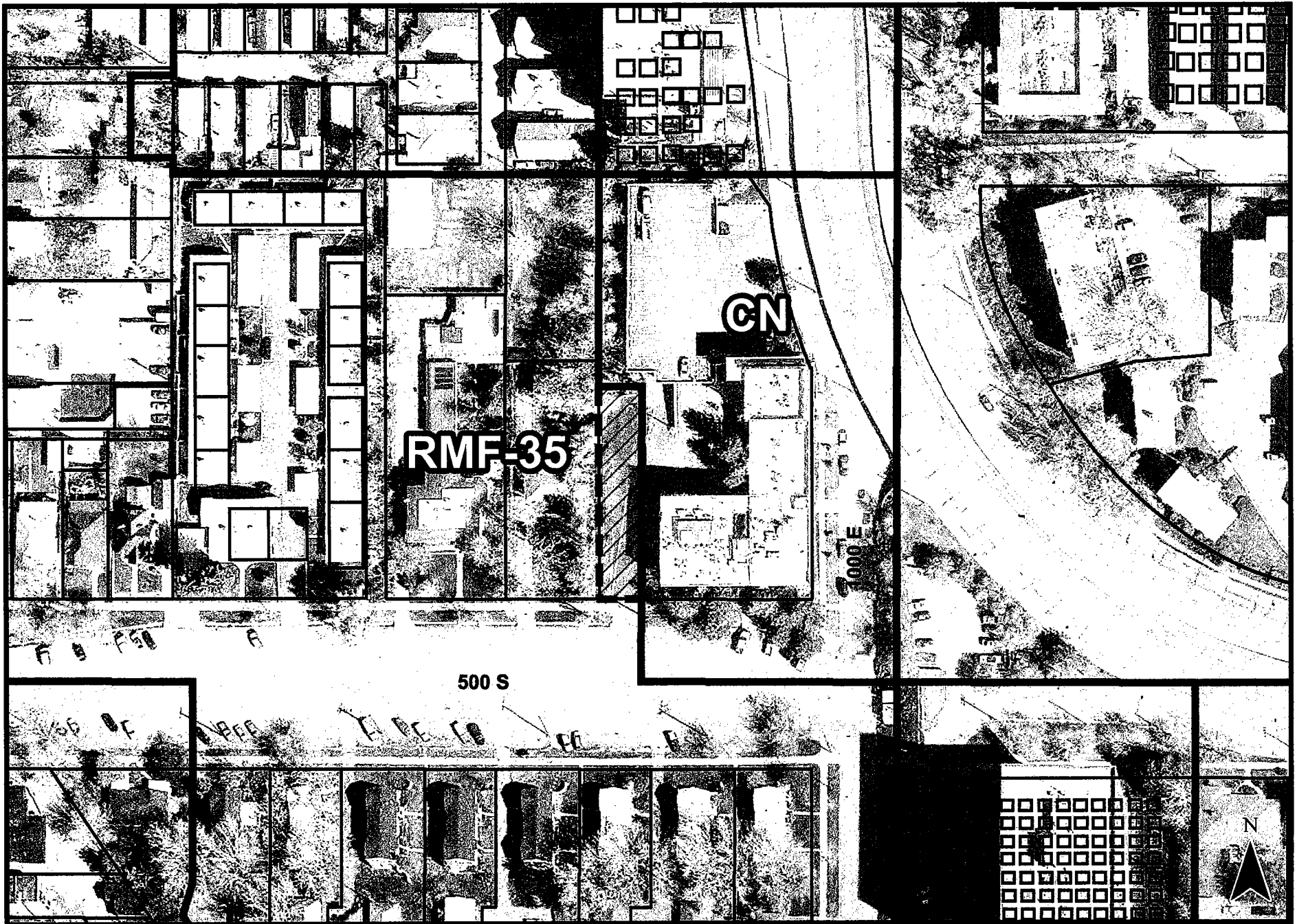
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

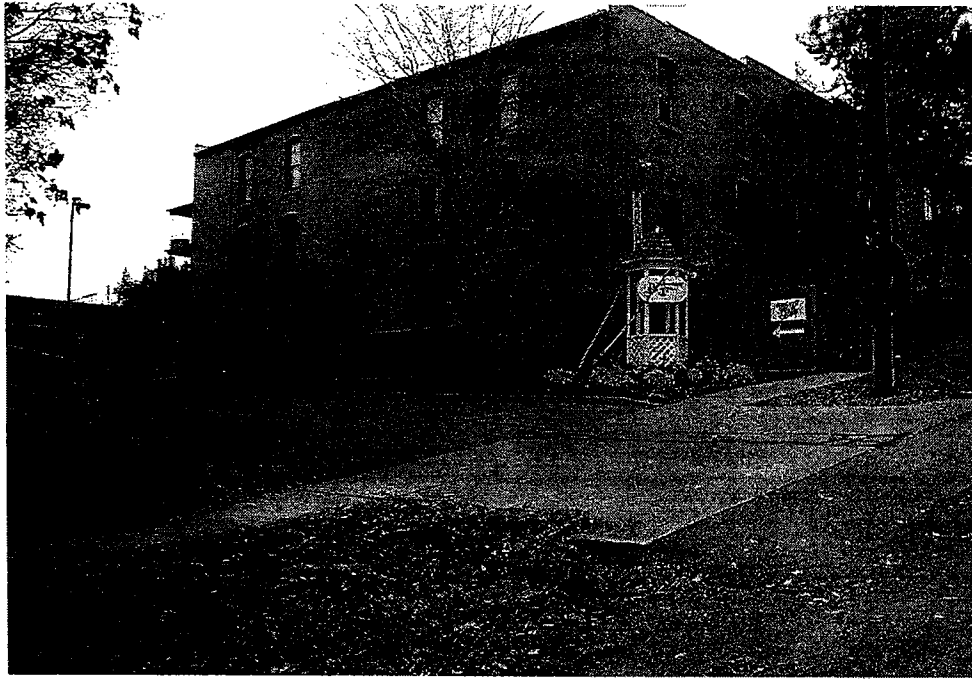
Split Zone RMF-35 to CN

13#

963 East 500 South (Central Community Master Plan)



13



Criteria for zoning map amendment staff report

Item: # 14 Split zone
Address(s): 448 South 900 East Street
Master Plan: Central
Community: East Central
Action: RMF-35 to PL
Council Dist: 4

The two subject parcels are associated with the Bennion Elementary School. The parcels contain a portion of the developed outdoor facilities, and are zoned residential. The proposed zoning change is RMF-35 to PL, which will combine all of the school property as public lands. An attorney, on behalf of the Salt Lake School District, responded in writing to state that they believe the property should remain residential in order to maintain the purchased value, and they are opposed to the rezoning.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: This zoning correction was found to be in compliance with the Central Community Master Plan, in that, all properties associated with the school need to be zoned as Public Lands.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plans. The correction was found to be in compliance with their current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The parcel in question is part of the playground belonging to the Bennion Elementary School. It is located at the southern end of the school grounds, directly adjacent to existing single-family residential homes to the south. Due to an error in the zoning map, a portion of the school property was included in the residential zoning district.

Finding: Altering the zoning boundary to incorporate the whole of the school grounds into the public lands area will not affect the overall character of the surrounding neighborhood.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The properties adjacent to the parcel in question are commercial property to the east and school property to the north, with private residences to the

south and school property to the west. The school grounds are not being expanded or changed as a result of this petition.

Finding: The adjustment of the zoning boundary will have no adverse effects on the adjacent properties. Therefore, the adjacent properties will not be subject to any new impacts are.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the *Groundwater Source Protection Overlay District - Secondary Recharge Area*.

Findings: No change of use or development is proposed for the site at this time. Any future development will require compliance with any applicable overlay regulations.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

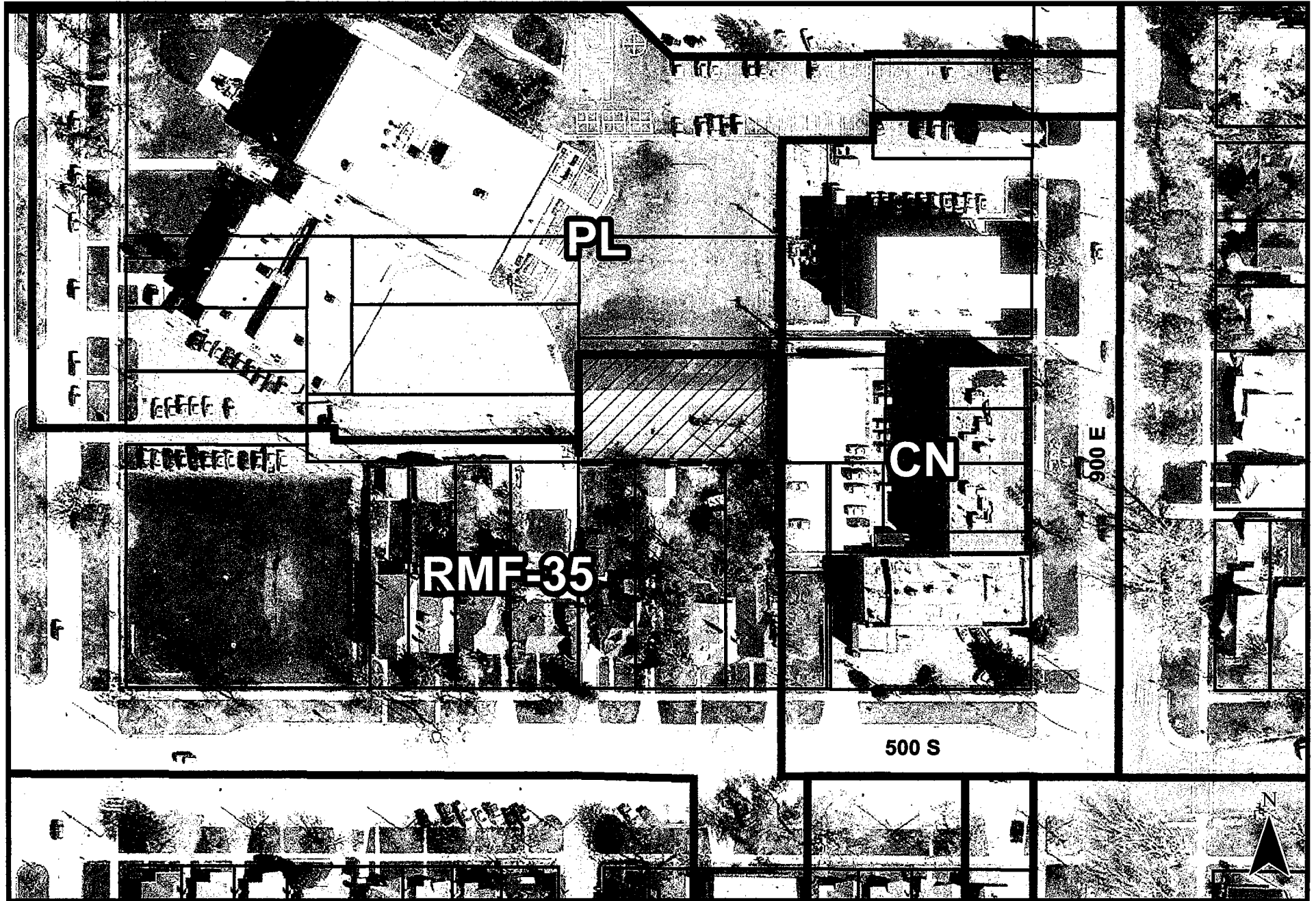
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

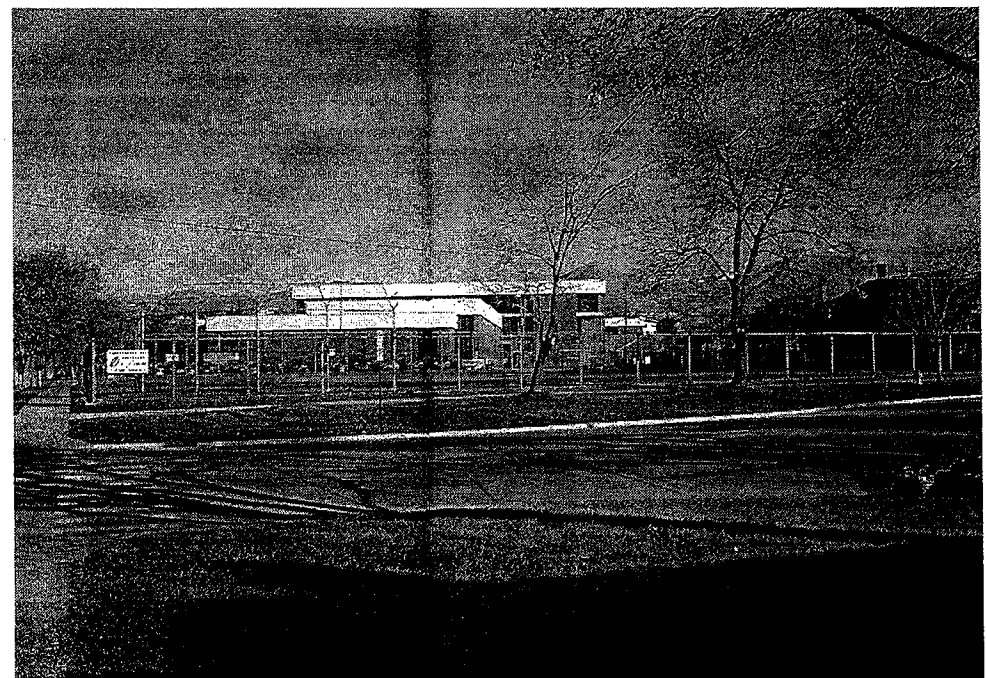
Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone RMF-35 to PL

14#

448 South 900 East (Central Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 1 Split zoning
Address(s): 1640 South West Temple
Master Plan: Central
Community: People's Freeway
Action: RMF-35 to CB
Council Dist: 5

The subject property is a multi-family residence with two zoning classifications. The proposed zoning change is RMF -35 to CB, which is consistent with the other adjacent multi-family residential properties within the commercial business zoning district. The community council responded in writing, stating that some community members were concerned that their property values would go down, if the rezoning were approved. However, the property owner was supportive of rezoning the site to commercial business.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of this area in the Central Community Master Plan is to have commercial uses along 1700 South Street, an arterial road.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plan. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The area is a mix of residential with some commercial development especially along 1700 South Street. Due to an error in drawing the zoning map, the property examined here was split between the residential and commercial zone. Rezoning the entire property to commercial allows the depth required for commercial uses, which is consistent with the future land use policy of commercial uses along 1700 South Street. The subject property includes a **residential structure which is not being altered, nor is the use being changed** with this petition. Single-family and duplex uses are allowed in the commercial zones.

Finding: Incorporating the whole of the property will result in no ill effects on the surrounding neighborhood. Its use as a duplex will remain. Changing the property in its entirety to commercial is consistent with the City's master plan, whose long term development goal is to transition the properties along 1700 South Street in this area to commercial use over time.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The adjacent properties to the north are private residences, which are currently zoned RMF-35. The properties east and south of this site are commercially zoned as CB, with a combination of residential and commercial properties to the west.

Finding: This adjustment will have no detrimental effects on the neighboring residences. While technically commercial, the property will continue to be used as residential for the foreseeable future.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is not located within any of the City's overlay zones.

Findings: The proposed amendment, as it relates to this site, will have no effect on any overlay zone within the City.

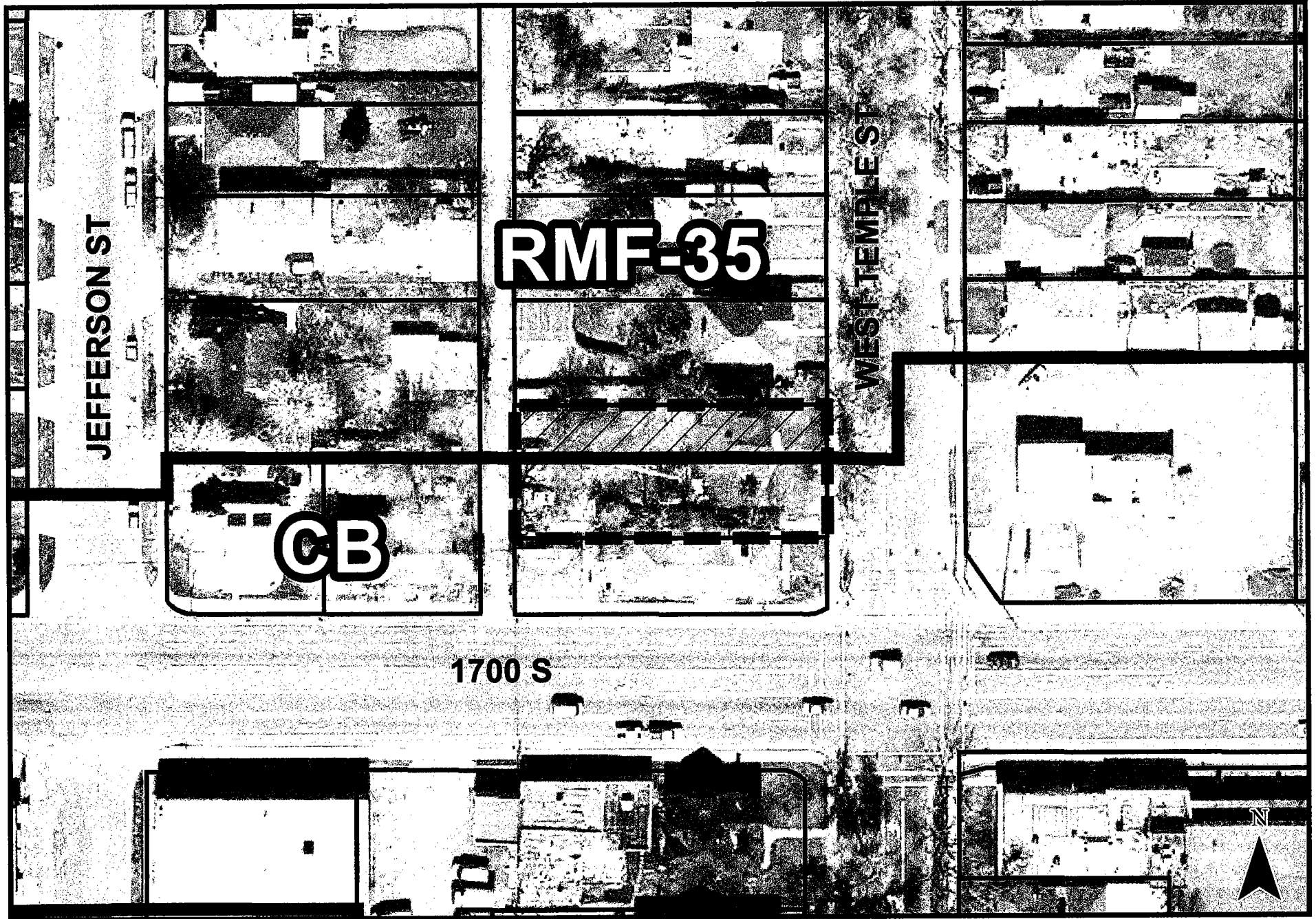
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

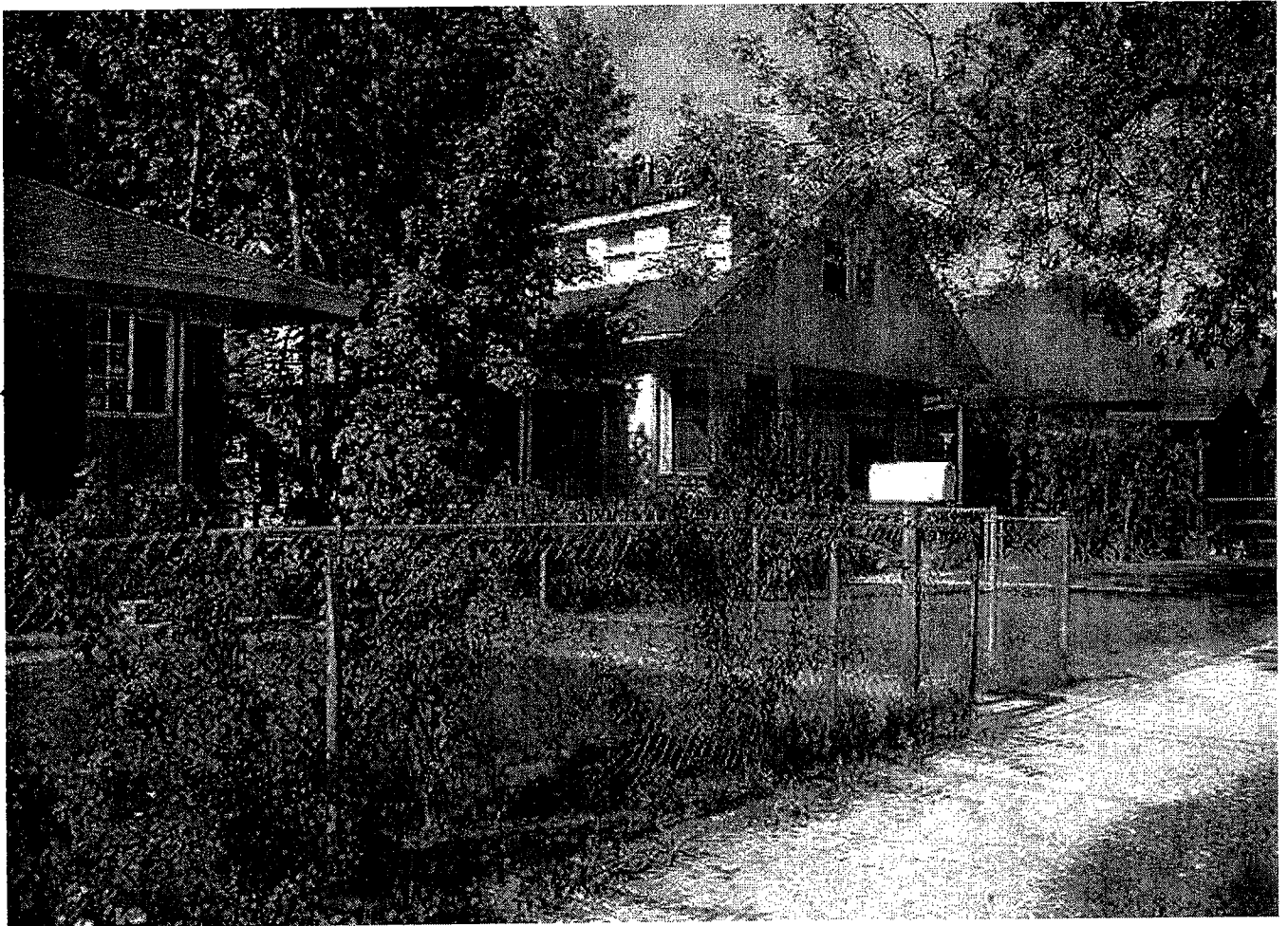
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone RMF-35 to CB

I# 1640 South West Temple St (Central Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 20 Split zoning
Address(s): 1530 South Main Street
Master Plan: Central
Community: People's Freeway
Action: RMF-35 to CC
Council Dist: 5

One of the parcels associated with the existing Colonial Village Motel was accidentally identified as RMF-35, while the remainder of the property is appropriately zoned as commercial. There are structures and parking located on the subject parcel. The proposed zoning change is RMF-35 to CC.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of the Central Community Master Plan's Future Land Use Plan is to keep all of the properties associated with or containing commercial uses located in the commercial corridor zoning district. However, some of the subject commercial use extends west. The property in its entirety should be in the same zone.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plan. The site was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This area is a mixture of residential, commercial and institutional uses. Due to an error in the zoning map boundary a parcel belonging to the motel, a commercial use, was included in the RMF-35 residential zone to the north.

Finding: Reconfiguring the commercial boundary to incorporate the entire motel property to commercial will not affect the overall character of the surrounding area. There is no change of use associated with this petition.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The adjacent property to the north is an existing multi-family residential use. There is a church to the west and other commercial properties to the east and south.

Finding: There is no change in the use or development associated with this petition. Therefore, the adjacent properties will not be subject to impacts from this rezoning.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is not located within any of the City's overlay zones.

Findings: The criteria is not applicable.

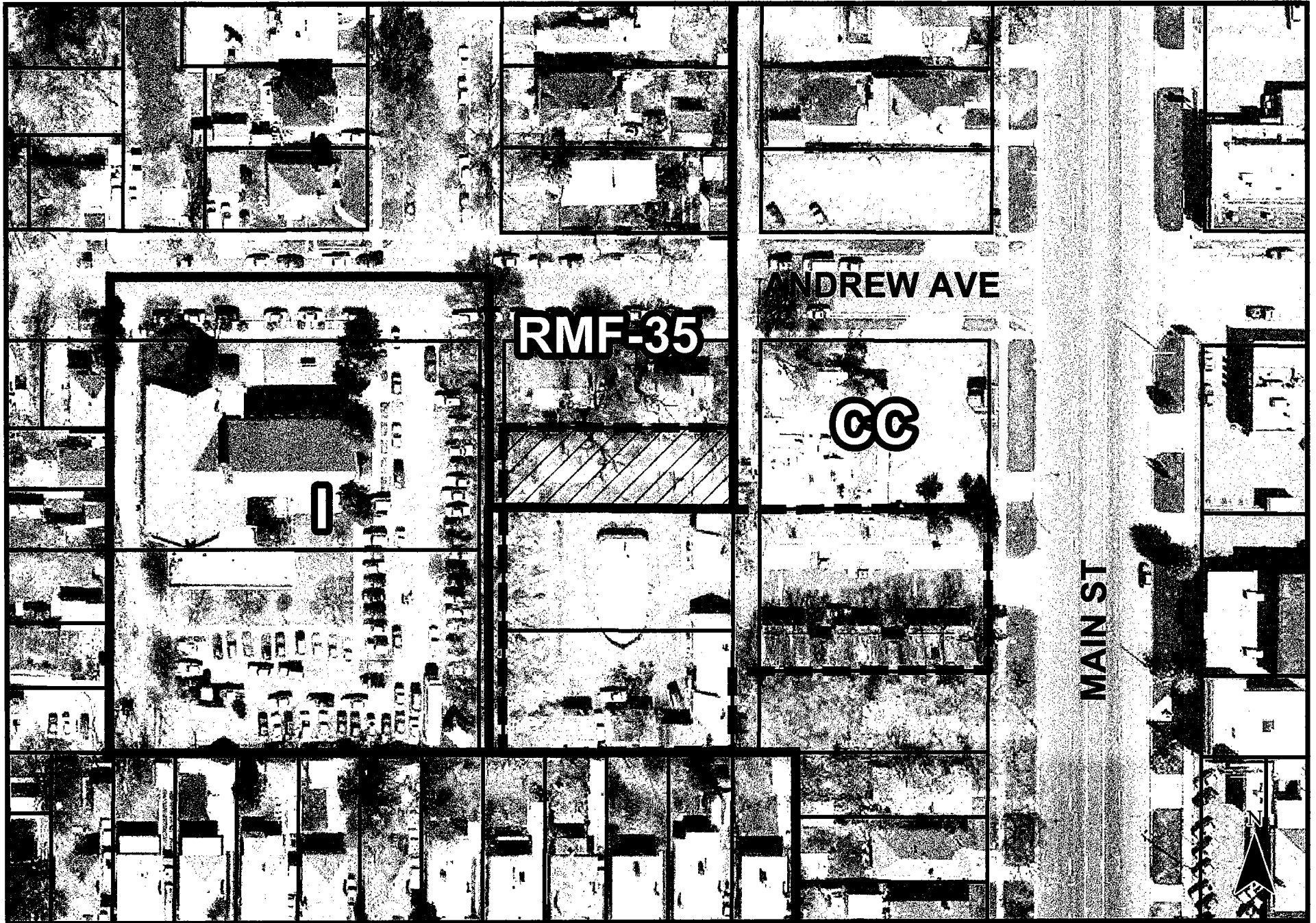
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

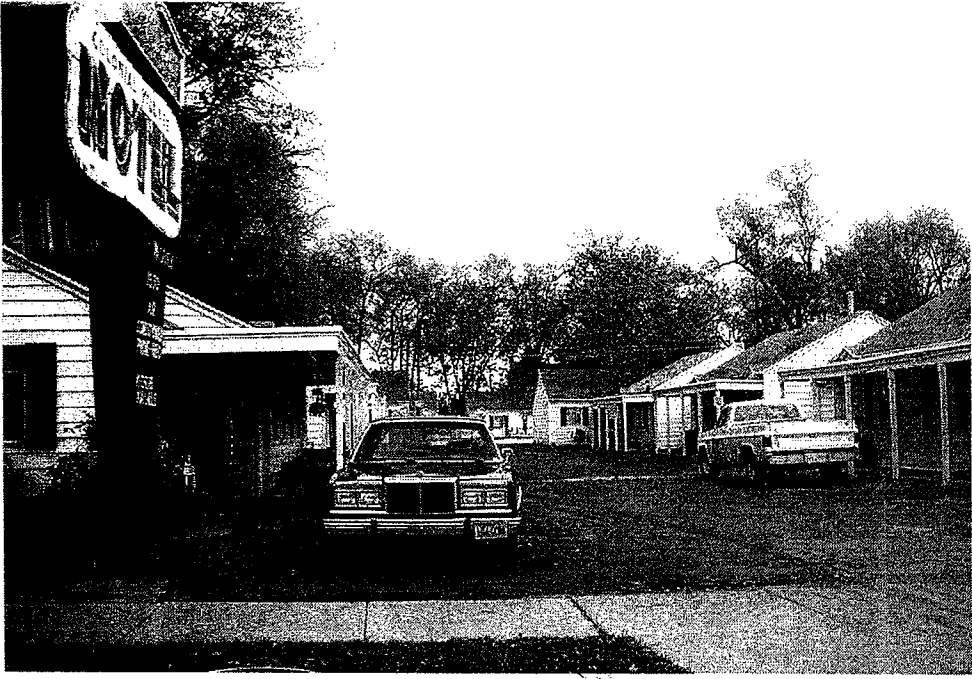
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone RMF-35 to CC

20# 1530 South Main St. (Central Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 12 Split zone
Address(s): 1399 (1413) South 700 East Street
Master Plan: Central
Community: East Central
Action: R-1/5000 to CN
Council Dist: 5

The parking lot of the existing commercial office building property was mislabeled as a residential zone. The proposed zoning change is R-1/5000 to CN. Originally, the property owner was concerned that the rezoning would create new off-street parking requirements. Staff notified the property owner that additional parking stalls would not be required, nor would modifications as part of this rezoning. Under this circumstance the owner is not opposed to the rezoning.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of the Central Community Master Plan is to retain the commercial activity along 700 East Street in this area. The parking lot in this case is associated with the business parcel directly south of it.

Findings: There are no redevelopment projects or changes of use associated with this petition. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This area is composed primarily of private residences with a commercial node along 700 East Street in this area. Due to an error in the zoning map the parking lot for the office building was included in the area zoned as residential. The office building is zoned commercial.

Finding: This amendment will adjust the commercial zoning boundary to incorporate the existing parking lot into the Neighborhood Commercial zone. There is no change or expansion of use with this petition.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The properties adjacent to this parcel are private residences to the north, east and west. To the south is the office for which this parking lot serves.

Finding: There is no change in use, therefore the adjacent properties will not be subject to any new impacts due to the zoning boundary adjustment.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is not located within any of the City's overlay zones.

Findings: The proposed amendment, as it relates to this site, will have no effect on any overlay zone within the City.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

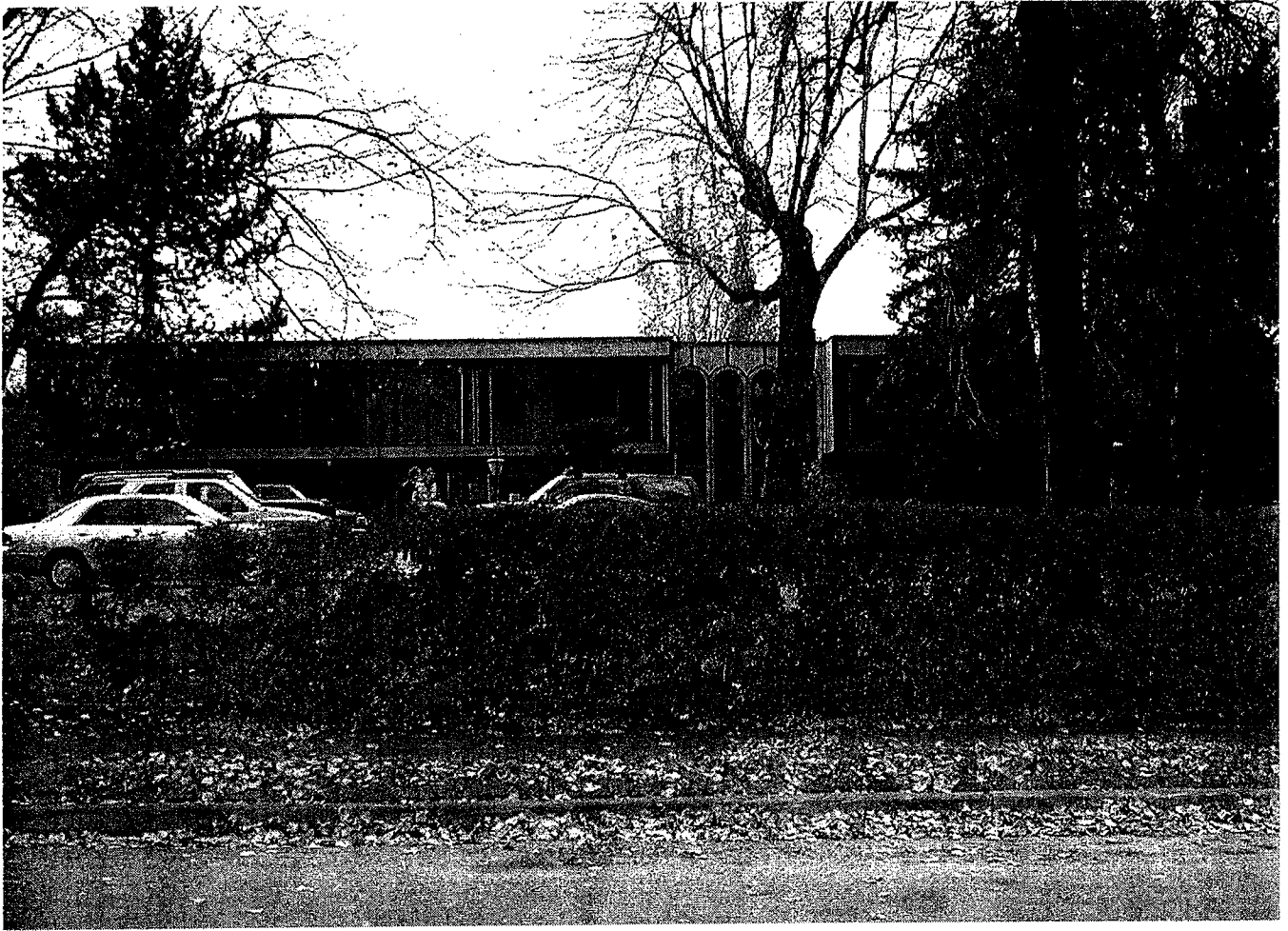
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone R-1-5000 to CN

12# 1413 (1399) South 700 East (Central Community Master Plan)





Criteria for zoning map amendment staff report

Item: # 22 Split zoning
Address(s): 1486 South 1100 East Street
Master Plan: Central
Community: East Central
Action: R-1/5000 to RB
Council Dist: 5

The existing office building property zoning was bisected with R-1/5000 and RB zones. The parking lot and access for the business use are zoned differently. The proposed zoning change is R-1/5000 to RB, to make the entire site zoning compatible.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of the Central Community Master Plan is to focus residential business uses along the 1100 East Street corridor, to provide services to the residential area.

Findings: There are no redevelopment projects or changes in use associated with this petition. This correction does not preclude future change in the master plan. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This is a residential area with a mix of commercial and residential uses along 1100 East Street. The subject property provides access and parking for the commercial use to the east. Due to an error in the zoning map boundary, a portion on this property was included in the residential zoning to the west.

Finding: Adjusting the zoning boundary to incorporate the entire property into the commercial area will not affect the overall character of the surrounding area. The structure is not being altered, or changed with this petition. Therefore, the overall character of the neighborhood will not be affected.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The properties adjacent to the subject site are commercial to the north and east with single-family residences to the west and south.

Finding: The use on this site is not being changed or altered with this petition. Therefore, none of these properties will be adversely affected by this decision.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the *Groundwater Source Protection Overlay District - Secondary Recharge Area*.

Findings: No change of use or development is proposed for the site at this time. Any future development will have to comply with any applicable overlay zone.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

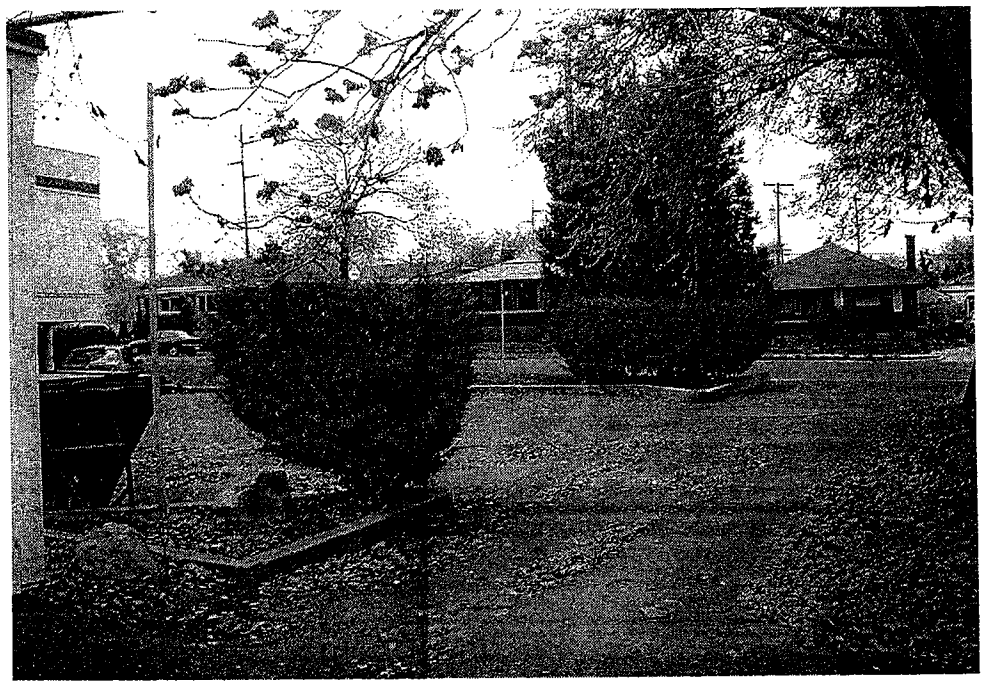
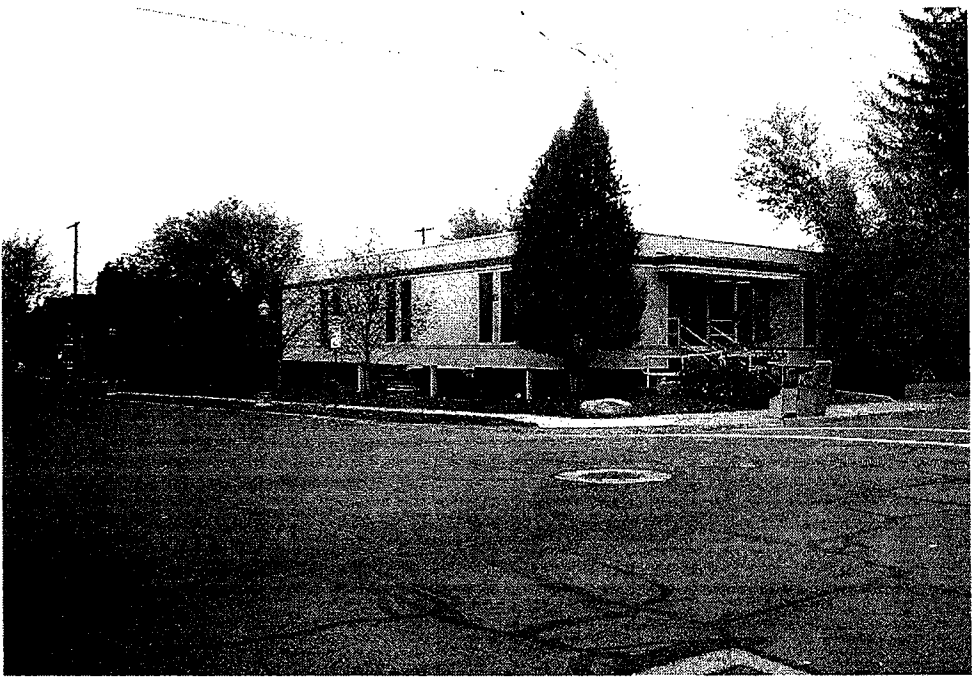
Split Zone R-1-5000 to RB

22#

1486 South 1100 East (Central Community Master Plan)



22



Criteria for zoning map amendment staff report

Item: # 23 Split zoning
Address(s): 1480 South 1100 East Street
Master Plan: Central
Community: East Central
Action: R-1/5000 to RB
Council Dist: 5

Pacific Malibu property is bisected by R-1-5000 and RB zones. The vehicular access to this existing commercial use, the Green Pine Apartments building, was accidentally zoned as residential. The proposed zoning change is R-1/5000 to RB.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of the Central Community Master Plan was to focus a mix of residential and commercial uses along the 1100 East Street corridor, to provide services to the residential area.

Findings: There are no redevelopment projects or changes in use associated with this petition. This correction does not preclude future change in the master plan. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This is a residential area with a mix of commercial and residential uses along 1100 East Street. The subject property is access to an apartment building. Due to an error in the zoning map boundary, this property was included in the low density residential area to the west.

Finding: Adjusting the zoning boundary to incorporate the entire property into the commercial area will not affect the overall character of the surrounding area.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The properties adjacent to the subject site are commercial to the north, east and south, with single-family residences to the west.

Finding: The use on this site is not being changed or altered with this petition. Therefore, none of these properties will be adversely affected by this decision.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the *Groundwater Source Protection Overlay District - Secondary Recharge Area*.

Findings: No change of use or development is proposed for the site at this time. Any future development will have to comply with any applicable overlay zone.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

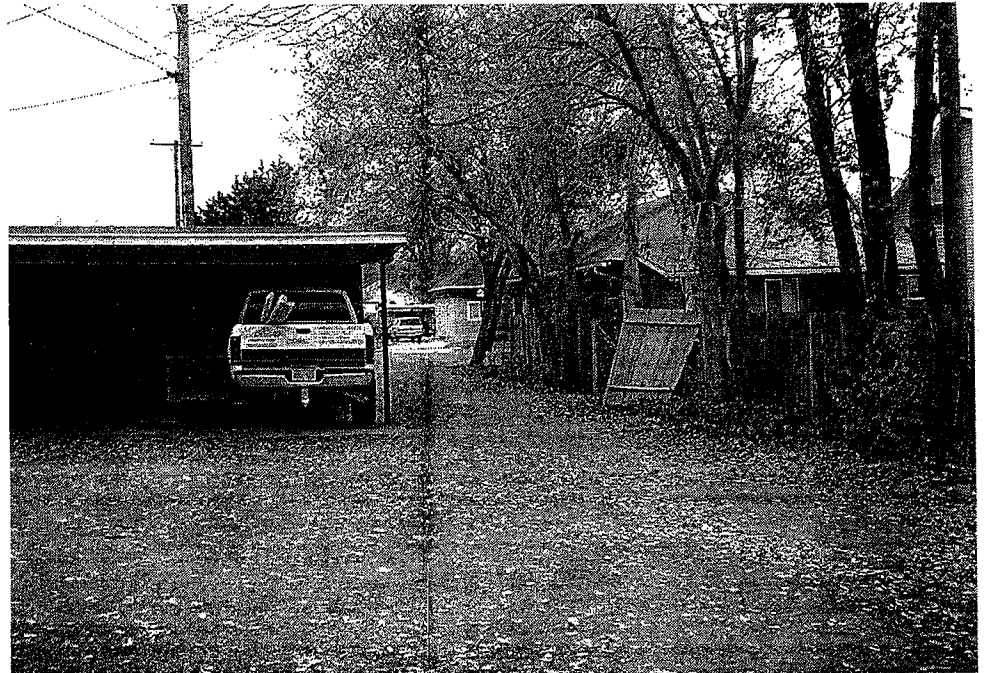
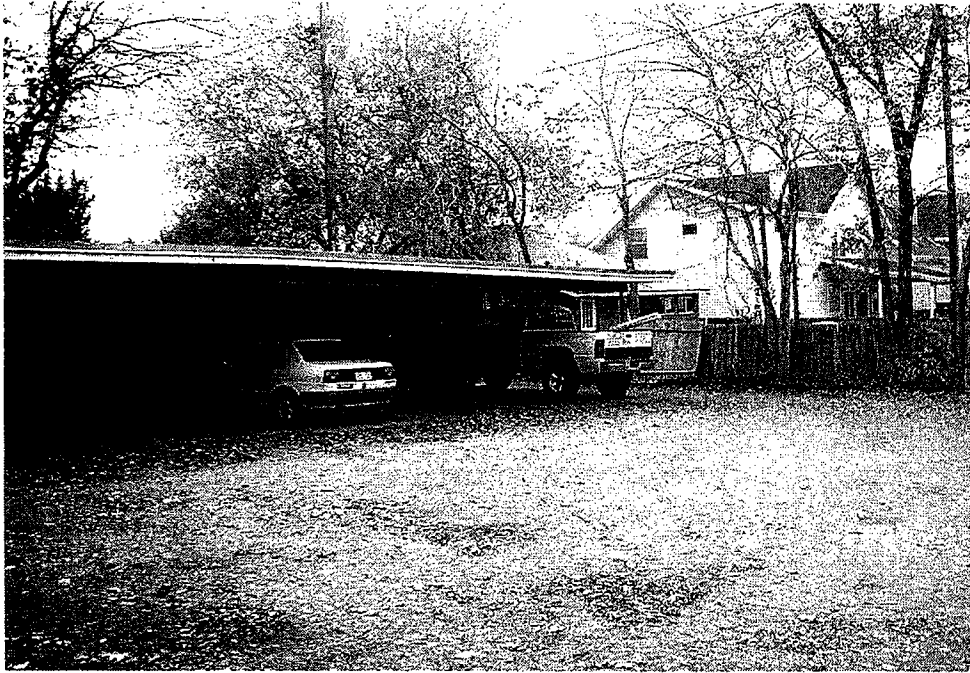
Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone R-1-5000 to RB

23# 1480 South 1100 East (Central Community Master Plan)



23



Criteria for zoning map amendment staff report

Item: # 15 Split zoning
Address(s): 2738 South 2000 East Street
Master Plan: Sugar House
Community: Sugar House
Action: RMF-35 to CB
Council Dist: 7

One parcel of the existing commercial subject property was bisected by commercial and residential zoning. The parcel contains the parking lot of the commercial structure. The proposed zoning change is RMF-35 to CB. The property was sold prior to the original notification, so the new property owner was also notified. The new owner did not respond to staff.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The goal of the Sugar House Master Plan's Future Land Use map is to locate mixed (commercial and residential) uses in the area of the 2000 East and 2700 South intersection, in order to provide services to the residential area.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plan. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The area is primarily residential, with commercial support businesses located at the intersection. The parcel in question is a part of one of these commercial properties. Due to an error in drawing the zoning boundary lines, a portion of the parking lot for this property was shown as part of the area zoned residential to the south.

Finding: This correction will not alter the overall character of the surrounding area. There are no changes to the property associated with this petition.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The adjacent property, to the south of the parcel in question, is an apartment building. To the west are existing single-family homes. Commercial uses are located north and east of the subject property.

Finding: The use on this site is not being changed or altered with this petition. Therefore, none of these properties will be adversely affected by this correction. The parking lot will continue to be used for the commercially zoned business.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the *Groundwater Source Protection Overlay District - Secondary Recharge Area*.

Findings: No change of use or development is proposed for the site at this time. Any new development must comply with any applicable overlay zone regulations

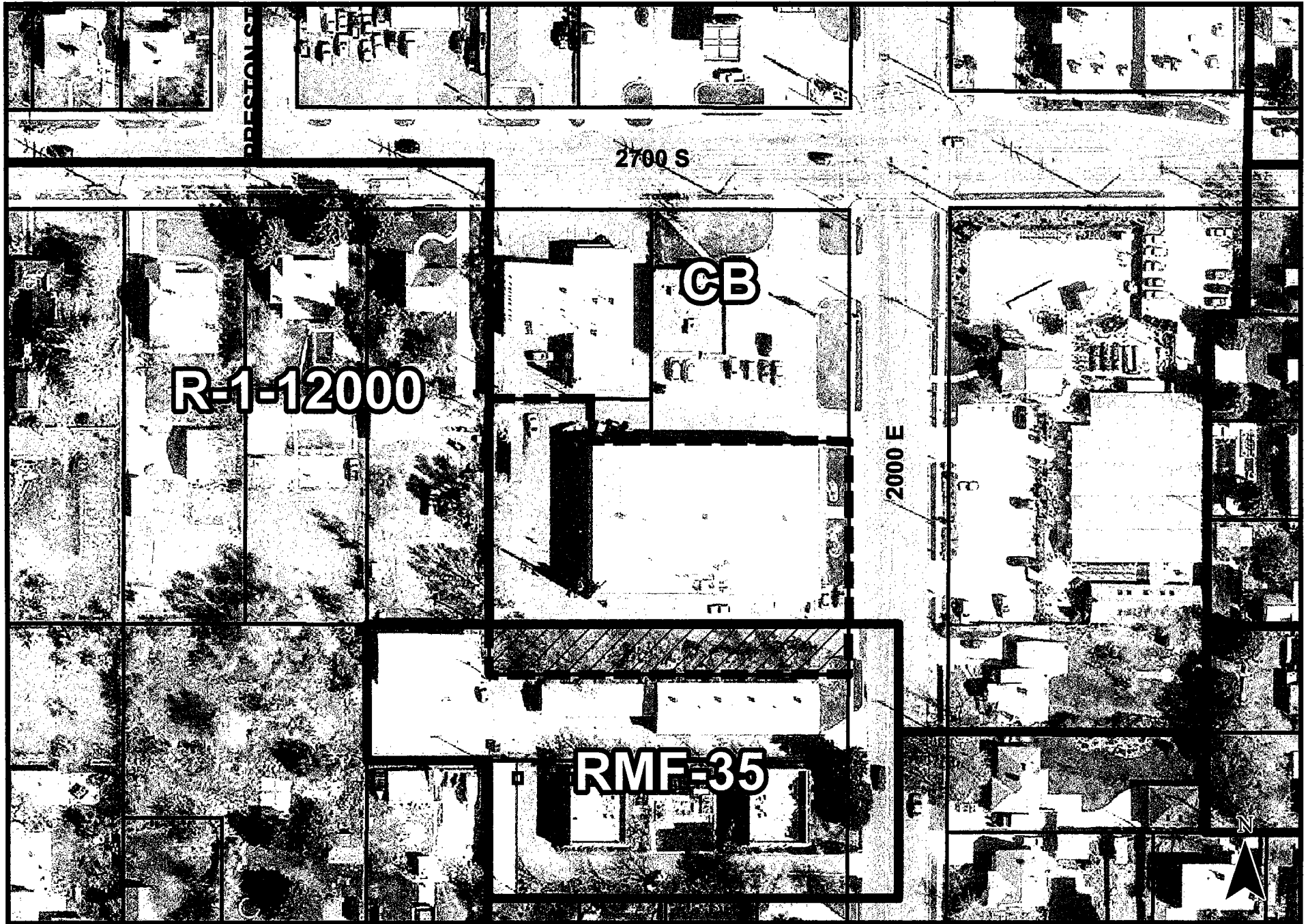
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

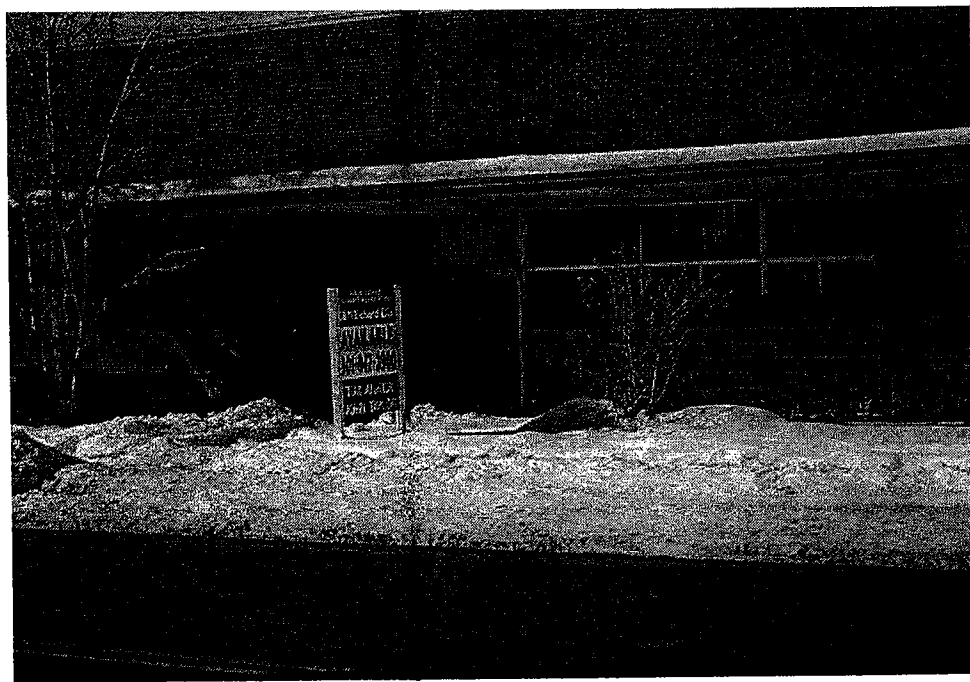
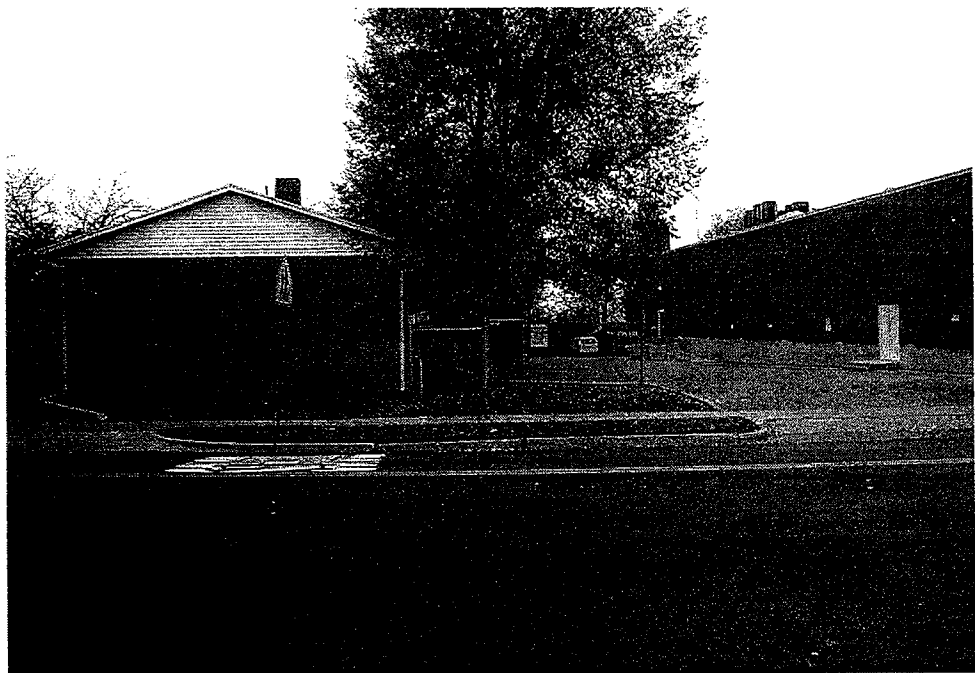
Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone (RMF-35 to CB)

15# 2738 South 2000 East (Sugar House Community Master Plan)



15



Criteria for zoning map amendment staff report

Item: # 21 Split zoning
Address(s): 2200 South Texas Street
Master Plan: Sugar House
Community: Sugar House
Action: PL to R-1/7000
Council Dist: 7

The subject property is a private single-family residence which is located adjacent to Fire Station # 13. The zone of the residential site was accidentally split, due to its proximity to the fire station. The proposed zoning change is PL to R-1-7000.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: This area of the Sugar House Master Plan focuses on single-family residential uses. The fire house was located adjacent to the residential neighborhood as a means of providing public safety.

Findings: There are no redevelopment projects or changes of use associated with this petition. This correction does not preclude future change in the master plan. The correction was found to be in compliance with the current master plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This area is primarily residential with supportive commercial activity to the north. The property is adjacent to a City fire station. Due to an error in the zoning map boundary, this private residence was partially included in the public lands zone consistent with the fire house to the north.

Finding: Reconfiguring the zoning boundary to include all of the lots associated with the private residence will not affect the overall character of the surrounding neighborhood. The existing residential use is not changing, nor is there any development associated with this petition.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The adjacent property to the north contains a municipal fire station. Single-family residences are located on the east, south and west.

Finding: This change will not create any new impacts for the adjacent properties. The use as a single-family residence will remain.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: This site is located within the *Groundwater Source Protection Overlay District - Secondary Recharge Area*.

Findings: No change of use or development is proposed for the site at this time. Any future development will have to comply with any applicable overlay zone.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Split Zone PL to R-1-7000

21# 2200 South Texas St. (Sugar House Community Master Plan)



12

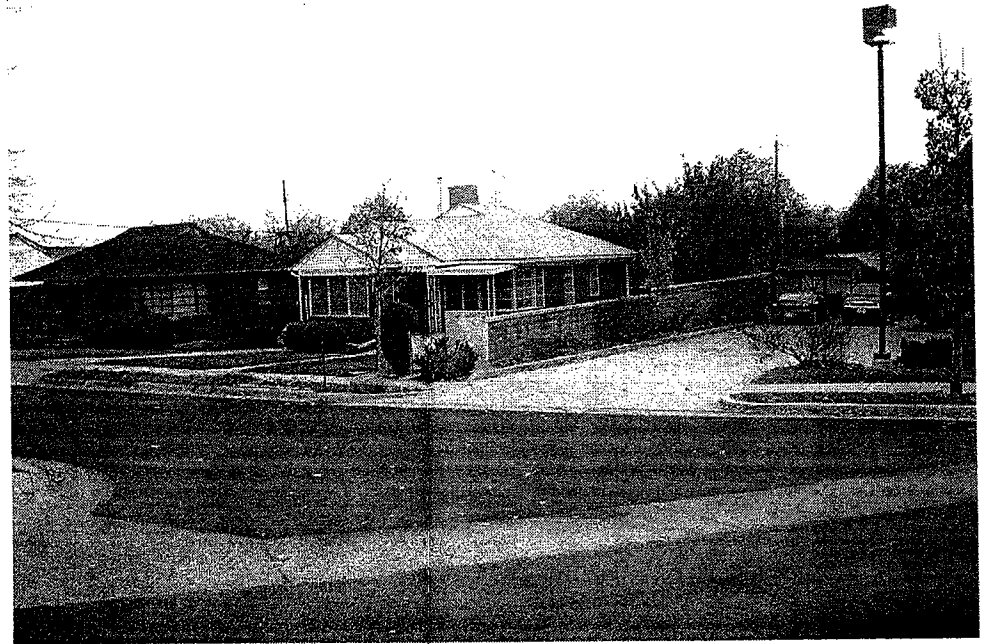
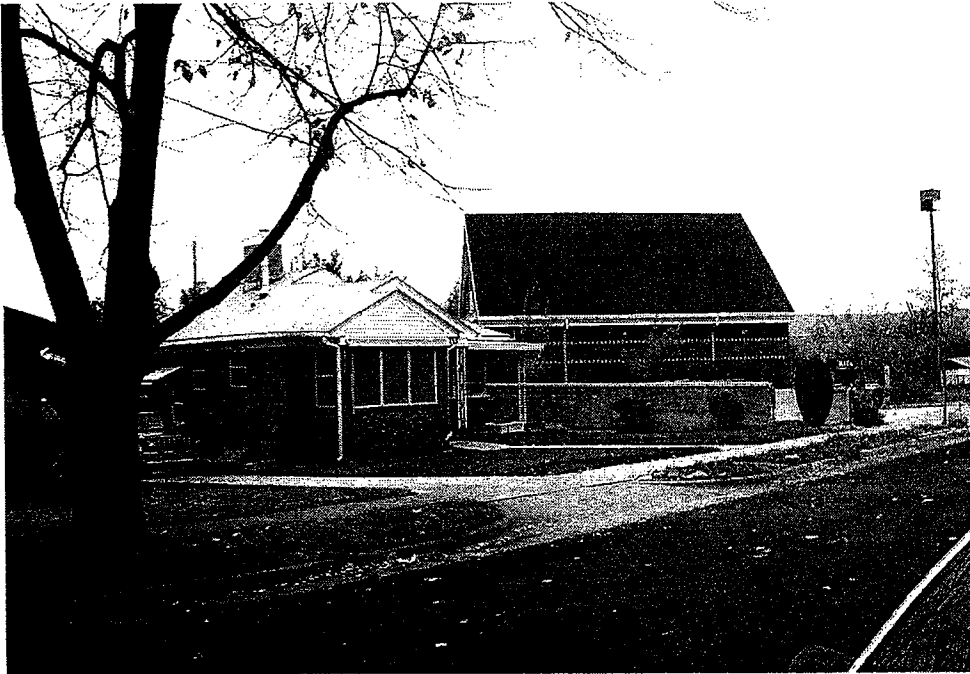
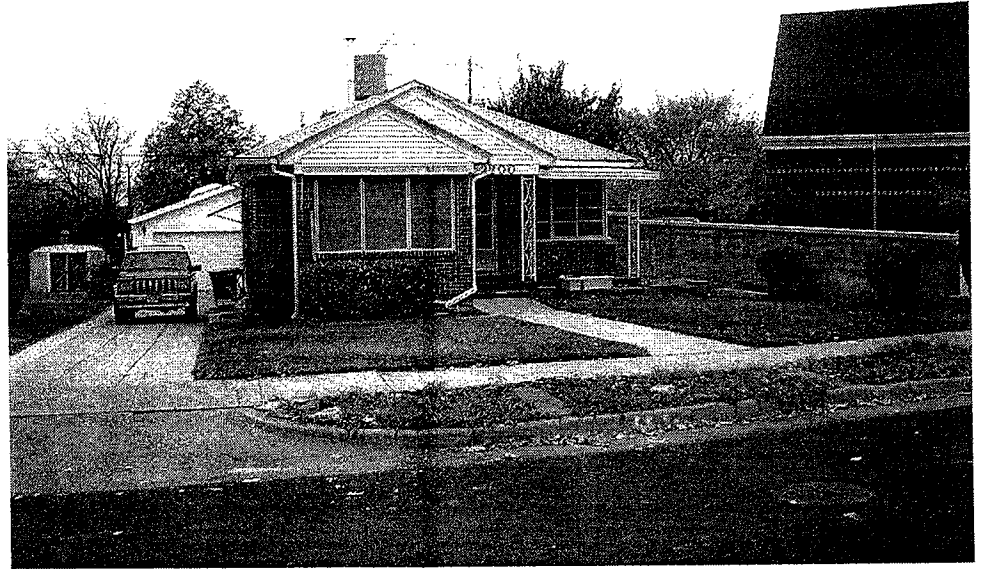


Exhibit 3

Comments from City Departments.

From: Walsh, Barry
Sent: Tuesday, March 23, 2004 2:39 PM
To: Lewis, Marilyn
Subject: Pet 400-02-43 Map Adjustment

Categories: Program/Policy
March 23, 2004

Marilynn Lewis

Re: Petition 400-02-43 Fine tuning – Zoning Map Amendments (Phase I)

Transportation reviews of the 23 subject sites submitted indicate:

No impact to the public right of way or transportation system per the zoning line adjustment is indicated. We interpreted the adjustments to better suite the existing uses of each site with no significant change in traffic generation.

Sincerely

Barry Walsh
SLC Trans.

ROCKY J. FLUHART
CHIEF ADMINISTRATIVE OFFICER

SALT LAKE CITY CORPORATION
DEPARTMENT OF MANAGEMENT SERVICES
PURCHASING, CONTRACTS AND PROPERTY MANAGEMENT DIVISION

ROBB C. ANDERSON
MAYOR

INTEROFFICE MEMORANDUM
Property Management
Room 225

9 April 2004

TO: Marilyn Lewis
Planning

FROM : Linda Cordova *LC*
Property Manager

RE: Petition 400-02-43, Fine Tuning – Zoning Map Amendments (Phase I)

Property Management has no objection to this petition request.

451 SOUTH STATE STREET, ROOM 225, SALT LAKE CITY, UTAH 84111

TELEPHONE: 801-535-7133 FAX: 801-535-6190

WWW.CI.SLC.UT.US/PURCHASING.HTML



From: Rokhva, Parviz

Sent: Wednesday, March 31, 2004 9:45 AM

To: Lewis, Marilyn

Cc: Graham, Rick; Rokhva, Parviz

Subject: Petition 400-02-43

Hi Marilyn ,

In regards to Petition 400-02-43 , Fine Tuning -- Zoning Map Amendments (Phase I) we have reviewed the proposed changes and at this time we have no comments .

Thanks Parviz

From: Larson, Bradley
Sent: Wednesday, March 24, 2004 10:23 AM
To: Lewis, Marilyn
Subject: Petition 400-02-43 / Fine Tuning - Zoning Map Amendments (Phase I)
Marilynn,

The Fire Department has no objections to the above named petition.

Please feel free to contact me should you have any questions.

Thank you.

Brad Larson
Deputy Fire Marshal

From: Isbell, Randy
Sent: Wednesday, March 31, 2004 2:44 PM
To: Lewis, Marilyn
Cc: Spangenberg, Craig
Subject: Pet. 400-02-43, 400-04-07

Categories: Program/Policy
Marilyn,

Craig and I looked over the zoning petitions and from an enforcement standpoint have no comments or concerns.

If we can answer any specific questions with regards to enforcement please don't hesitate to contact one of us.

Thanks,

Randy

From: Stewart, Brad
Sent: Friday, April 16, 2004 10:46 AM
To: Lewis, Marilyn
Cc: Garcia, Peggy; Cowles, Vicki
Subject: Petition 400-02-43 Fine Tuning Zoning Map Amendments (Phase I)

Categories: Program/Policy
Marilyn,

Salt Lake City Public Utilities has no objection to the zoning corrections shown in the attachments to the above-mentioned petition.

Brad

From: McCandless, Allen
Sent: Friday, April 02, 2004 2:40 PM
To: Lewis, Marilyn
Cc: Domino, Steve; Pack, Russ; Berg, Randy
Subject: Petition 400-02-43 - Fine Tuning - Zoning Map Amendments (Phase I)
Marilynn,

Thank you for sending the 23 zoning map amendments (Phase I). I reviewed each site and none were near the airport except for site #18 located at 15 South 2400 West. From the map this zoning will be corrected from open space to cc commercial zoning. This site is currently developed.

We do not have concerns with correcting the zoning line from open space to commercial zoning classification. The commercial use is compatible with airport operations.

-Allen McCandless, Planning Manager

Police, AO

From: Orgill, Alicia
Sent: Wednesday, March 24, 2004 1:43 PM
To: Johnson, Linda; Smith, JR
Cc: Lewis, Marilyn
Subject: Petition 400-02-43 Fine tuning -Zoning Map Amendments Phase I

Categories: Program/Policy

Linda, JR.

Would you please look at this CPTED Request from planning, and find your City Council Districts Zoning Map and make comments to be forwarded to Marilyn, Linda could you also help Kim with the District Two locations. Thanks

Police, A02

From: Orgill, Alicia
Sent: Tuesday, April 06, 2004 8:51 AM
To: Lewis, Marilyn
Subject: Patition 400-02-43, fine tuning -zoning

Re:

21 Split Zoning PL to R-1-7000 and # 15 Split Zone RMF-35 to CB

I have no opposition to the proposed Zoning for both of this address and adequate services will be provided.

Police,LJ

From: Johnson, Linda
Sent: Wednesday, March 24, 2004 4:26 PM
To: Lewis, Marilyn
Subject: Petition 400-02-43, Fine Tuning - Zoning Map Amendments (Phase 1)

Categories: Program/Policy

Marilyn,

I have reviewed the material you sent regarding the above petition. The parcels that are in my areas are #7 and #17. I appreciate you taking the time to clarify and explain what these changes would mean to the communities that are affected. As there are no changes in the use of these sites, or any specific proposals for use at this time, there is really no impact on police services that I can see. From the information you gave me, it sounds like it would be a positive step in bringing the parcels into line with the appropriate zoning. I would be happy to review any specific plans in the future.

Thanks,

Linda Johnson
Council Districts #1 & #3

Police, JR S

From: Smith, JR

Sent: Tuesday, March 30, 2004 9:41 AM

To: Lewis, Marilyn

Subject: Re: Petition 400-02-43 Fine tuning - Zoning map amendments

Categories: Program/Policy

Marilyn,

I do not have any specific recommendations or concerns to zoning amendments based upon no specific site proposals.

J.R. Smith

C.A.T. Dist 4/5

Exhibit 4
Letters to the Property Owners
and their Written Responses

1

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

September 25, 2003

David M. and Betty L. Stewart
879 N. Little Valley Road
Salt Lake City, UT 84103

Dear Mr. and Mrs. Stewart,

It has come to Salt Lake City's attention that your property, located at 1640 South West Temple, has a split-zoning boundary. The southern half is zoned community business CB. The northern half is zoned residential multi-family RMF-35. The dwelling was built upon two lots with separate legal descriptions. Even though the ownership of both lots is the same, legally the structure has a lot line down the center. Normally this would not be an issue for any development (thousands of homes in central Salt Lake City are in the same circumstance). However, because the zoning boundary is drawn down the center of the property it would be better for all parties to rectify the situation.


Prior to 1995 both of the lots under your structure were zoned for business B-3. In 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time, the zoning boundary was mapped at the center lot line of the unit, rather than on either side.

There are basically two options to resolve this problem:

- Rezone the entire property to residential RMF-35; this would assist you in refinancing and other building issues. Staff recommends the property be rezoned with this designation.
- Rezone the entire property to community business CB; this may give you more options in the future, but may hamper short-term financing and other building issues if you intend to continue its use as a residential structure.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Oct. 3, 2003 to express any concerns you may have about this amendment. If you have any questions you may contact me at (801)535-6188, or Doug Dansie at 535-6182. I apologize for any inconvenience this may have caused you.

Sincerely,

Cheri Coffey
Planning Program Supervisor



D. MICHAEL STEWART
879 Little Valley Road
Salt Lake City, UT 84103
Telephone: 801-533-8848

OCT. 2, 1983

SHERI COFFEY EA
MR DOUG DAUSIE

RE: MY PROPERTY AT 1640 SOUTH LOISTEEMPLE AND SPLIT
ZONING I WISH THAT IT BE ZONED COMMUNITY
BUSINESS (CB) PRESERVING MORE OPTIONS IN THE
FUTURE,

THIS QUESTION HAS BEEN POSED BY STAFF SEVERAL
TIMES IN RECENT YEARS. I CONTINUE TO DESIRE
THE CB DESIGNATION. THANK YOU FOR REQUESTING
MY PREFERENCE AGAIN, ONE MORE TIME.

SINCERELY

D. Stewart

2

September 25, 2003

Kris Rogers
628 E. Milton Ave
Salt Lake City, UT

Dear Mr./Ms. Rogers,

It has come to Salt Lake City's attention that your property, located at 628 E. Milton Ave, is zoned as PL-Public Lands. This zoning is usually given to properties that are owned by a governmental entity such as a school district or the city. The residence has existed on this property for several decades. However, during the 1995 zoning rewrite project your property was inadvertently given a PL-Public lands zoning designation, probably due to its adjacency to Hawthorne Elementary. This letter is to inform you of the situation and to invite relevant feedback.

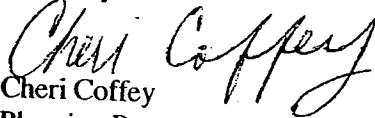
Prior to 1995 the parcel was zoned R-2, similar to most single family residences in the city. In 1995 the entire City zoning ordinance was rewritten, remapped and placed upon a computer based system that matches zoning boundaries to lot lines. Your property was attached to the southern neighbor zoning designation, public lands PL, instead of the single family zoning district Residential R-1-5000. The other homes on Milton Ave are currently zoned R-1-5000.

The Salt Lake City Planning Staff is recommending the property be rezoned single family Residential R-1-5000. This would assign the proper zoning designation to the property and eliminate future concerns over the existing land use.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Oct. 3, 2003, to express any concerns you may have with this amendment so that we may resolve this problem. If you have any questions please contact me at (801)535-6188, or Everett Joyce at 535-7930. I apologize for any inconvenience this may have caused.

Sincerely,


Cheri Coffey
Planning Program Supervisor

3

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

September 25, 2003

Heidi K. Nielsen
652 E. Milton Ave
Salt Lake City, UT 84105

Dear Ms. Nielsen

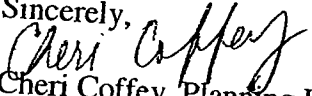
It has come to Salt Lake City's attention that your property, located at 652 E. Milton Ave, is zoned PL-Public Lands, a zone that is usually given to properties owned by government entities such as a school district or city. The residence on the property has existed for several decades. However, during the 1995 zoning rewrite project your property was inadvertently given a PL-Public Lands zoning designation. This letter is to inform you of the situation and to invite relevant feedback.

Prior to 1995 the parcel was zoned R-2, similar to most of the single family residential in the city. In 1995 the entire City zoning ordinance was rewritten, remapped and placed upon a computer based system that matches zoning boundaries to lot lines. Your property was attached to the southern neighbor zoning designation, Public Lands PL, instead of the single family residential R-1-5000. The other homes on Milton Ave are currently zoned R-1-5000.

The Salt Lake City Planning Staff is recommending your property be rezoned single family residential R-1-5000. This would assign the proper zoning designation to the property and eliminate future concerns over the existing land use.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Oct. 3, 2003, to express any concerns you may have with this amendment so that we may resolve this problem. If you have any questions please call me at (801)535-6188, or Everett Joyce at 535-7930. I apologize for any inconvenience this may have caused.

Sincerely,

Cheri Coffey, Planning Program Supervisor

4

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

September 25, 2003

Juan C. and Renee Mucino
1266 W. 400 S.
Salt Lake City, UT 84104

Dear Mr. and Mrs. Mucino,

It has come to Salt Lake City's attention that your property, located at 1266 W. 400 S., has a split zoning boundary. The western third is zoned single family residential R-1-5000, while the remaining two thirds are zoned neighborhood commercial CN. The building was built upon three lots with separate legal descriptions. Even though the ownership of the three lots is the same, legally the structure has two lot lines dividing the lot into three parcels. Many buildings in Salt Lake City are built on properties composed of multiple lots. However, the three lots composing your property should have a single zoning designation in order to avoid confusion and problems in the future. Difficulties that can arise if the problem is not resolved can include refinancing and the types of uses that are permitted on the property.

In 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. Somehow the zoning boundary through your property was overlooked.


There are basically two options to resolve this problem:

- Rezone the entire property to single family residential R-1-5000; this would bring the current building into compliance. This is the course of action recommended by the Planning Staff.
- Rezone the entire property to neighborhood commercial CN; this may provide for future commercial options, but would bring the current residence into non-compliance.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Oct.3, 2003, to express your concerns as we try to resolve this problem. If you have any questions please contact me at (801)535-6188, or Marilyn Lewis at 535-6409. I apologize for any inconvenience this may have caused.

Sincerely,


Cheri Coffey
Planning Program Supervisor



#5

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

September 25, 2003

Nathan Coulter
P.O. Box 828
Sandy, UT 84091

Dear Mr. Coulter,

It has come to Salt Lake City's attention that your property, located at 1214 W. 400 S., has a split-zoning boundary. The western half of your property is zoned neighborhood commercial CN, but the eastern half is zoned single-family residential R-1-5000. The dwelling was built upon two lots with separate legal descriptions. Even though the ownership of both lots is the same, legally the structure has a lot line down the center. This situation is not uncommon. However, because the zoning boundary is drawn down the center of the property it would be better if the property had just one zoning classification. If the situation is not resolved it can lead to future problems with refinancing or issues about how you can use the property.

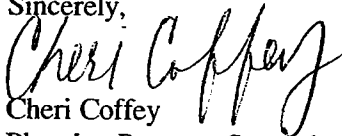
Prior to 1995 both of the lots under your dwelling were zoned for multi-family residential use. In 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer system that matches zoning boundaries to lot lines. At that time, the zoning boundary was mapped at the center of your property, rather than on the property line.

The Planning Staff is recommending that your property be rezoned single family residential R-1-5000. This would bring your current residence into compliance. All of the properties east of your home are currently zoned R-1-5000.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please submit a written response to my office by Oct. 3, 2003, to express any concerns you may have with this amendment. If you have any questions please call me at (801)535-6188 or Marilyn Lewis at 535-6409. I apologize for any inconvenience this problem may have caused.

Sincerely,



Cheri Coffey
Planning Program Supervisor

#6

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

September 25, 2003

CLS Investments, LLC
2480 Elaine Dr.
Bountiful, UT 84010

To whom it may concern,

It has come to Salt Lake City's attention that your property, located at 1179 S Navajo St., has a split-zoning boundary. The majority of the property is zoned commercial business CB. However, the northern portion is zoned single family residential R-1-5000. The building was built upon two lots with separate legal boundaries. Even though the ownership of both lots is the same, legally the property has a lot line through the parcel. This situation is not uncommon. However, it is not advised to have one property be divided into separate zoning boundaries.


Prior to 1995 your entire property was zoned commercial. In 1995 the City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time the zoning boundary was accidentally designated through the middle of your property, rather than on your property boundary. This was probably done because of the utility corridor that is located on the northern boundary of your property.

In order to resolve this problem, Salt Lake City Planning Staff is recommending your entire property be zoned commercial business CB. This would resolve the issue and eliminate future financing or land use problems related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send me a written response by Oct. 3, 2003, to make known any concerns you have about this proposed amendment. If you have any questions please call me at (801)535-6188, or Marilyn Lewis at 535-6409. I apologize for any inconvenience this problem may have caused.

Sincerely,


Cheri Coffey
Planning Program Supervisor

#7

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

September 25, 2003

Kim Hoa and Tram Nguyen
1110 W. Garn Way
Salt Lake City, UT 84104

Dear Mr. Nguyen,

It has come to Salt Lake City's attention that your property, located at 1254 W. 500 N., has a split-zoning boundary. Your property is legally divided into eight separate lots, although they all have the same owner. Many properties in Salt Lake City are also divided into multiple lots. However, your property has a zoning boundary running between two lots. The southern seven lots have a neighborhood commercial CN zoning designation, while the northern lot has a single family residential R-1-7000 designation.

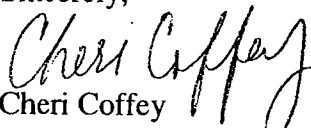
Prior to 1995 all eight of your lots had a commercial zoning designation. In 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer-based system that matches zoning boundaries with lot lines. At that time the zoning boundary was accidentally drawn through your property, rather than on the northern property line.

In order to resolve this problem, Salt Lake City Planning Staff is recommending that the entire property be zoned neighborhood commercial CN. This would eliminate future financing or land use issues related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Oct. 3, 2003, to make known any concerns regarding this amendment. If you have any question please call me at (801)535-6188. I apologize for any inconvenience this may have caused.

Sincerely,


Cheri Coffey
Planning Program Supervisor

718

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

ROSS C. ANDERSON
MAYOR

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

September 25, 2003

Daisy Properties
5544 S. Green St.
Murray, UT 84123

To Whom It May Concern:

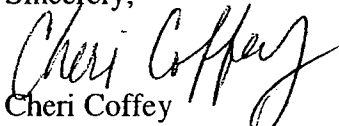
It has come to Salt Lake City's attention that your property, located at 551 E. 400 S. is zoned multifamily residential RMF-35. Prior to 1995 the property was zoned commercial. However, in 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time, your property's zoning designation was erroneously included with your northern neighbors rather than your property to the south.

In order to solve this problem, the Planning Staff is recommending a rezone for your property. Because the property is part of the existing parking lot, staff recommends it be rezoned Commercial Corridor CC. This will bring the property into a consistent zone along with the parking lot to the south. This will also eliminate future concerns about financing and land use issues related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Oct. 3, 2003, to inform us of any concerns you may have with this amendment. If you have any questions, please call me at (801)535-6188 or Everett Joyce at 535-7930. I apologize for any inconvenience that may have been caused by this error.

Sincerely,



Cheri Coffey
Planning Program Supervisor

9

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

September 25, 2003

HP Boys Inc.
2280 S. Main St.
South Salt Lake City, UT 84115

To Whom It May Concern:

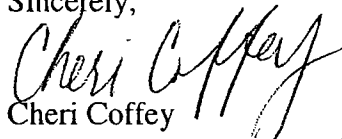
It has come to Salt Lake City's attention that your property, located at 362 S. 600 E. is zoned multifamily residential RMF-35. Prior to 1995 the property was zoned commercial. However, in 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time, your property's zoning designation was erroneously included with your northern neighbors rather than the property to the south.

In order to solve this problem, the Planning Staff is recommending a rezone for your property. Because the property is part of the existing parking lot, staff recommends it be rezoned Commercial Corridor CC. This will bring the property into a consistent zone with the parking lot to the south. This will also eliminate future concerns about financing and land use issues related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Oct. 3, 2003, to inform us of any concerns you may have with this amendment. If you have any questions, please call me at (801)535-6188 or Everett Joyce at 535-7930. I apologize for any inconvenience that may have been caused by this error.

Sincerely,


Cheri Coffey
Planning Program Supervisor

#10

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

September 25, 2003

Southland Corporation
P.O. Box 711
Dallas, TX 75221

To Whom It May Concern:

It has come to Salt Lake City's attention that your property, located at 780 S. 900 W., has a split-zoning boundary. The eastern portion is zoned community business CB, while the western portion is zoned single family residential R-1-5000. The structures were built upon two lots with separate legal descriptions. Even though the ownership of both lots is the same, legally the property has a lot line down the center. Many properties in Salt Lake City are composed of multiple lots. However, the property should not be divided into separate zoning districts.


Prior to 1995 both of the lots on your property were zoned for community business. However, in 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time, the western portion of your property was mistakenly designated as single family residential R-1-5000.

In order to resolve this problem the Planning Staff is recommending a zoning change for the western portion of your property. The recommendation is to have the entire property zoned to Community Business CB. This amendment would make the western portion consistent with the eastern portion of your property. This would also eliminate future concerns about refinancing or land use issues related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Oct. 3, 2003, to express any concerns you may have about this amendment. If you have any questions please call me at (801)535-6188 or Marilyn Lewis at 535-6409. I apologize for any inconvenience you may have been caused as a result of this problem.

Sincerely,


Cheri Coffey
Planning Program Supervisor



October 1, 2003

Salt Lake City Corporation
Planning and Zoning-Cheri Coffey
451 South State Street
Room 406
Salt Lake City, UT 84111

Re: 7-Eleven, Inc. Location No. 27875
780 S. 900 West
Salt Lake City, UT

Dear Ms. Coffey:

Thank you for your letter dated September 25, 2003 regarding the error made when the City converted its zoning records in 1995.

On behalf of 7-Eleven, Inc., formerly The Southland Corporation, I agree with your recommendation to have the zoning changed as described in your letter. If anything further is required of 7-Eleven, please advise.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Marijan Smith', written over the typed name.

Marijan Smith
Real Estate Services

MS/gh

cc: Steve McGowan

#11

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

September 25, 2003

Sandra B. Terkelson
P.O. Box 4242
Horseshoe Bay, TX 78657

Dear Ms. Terkelson,

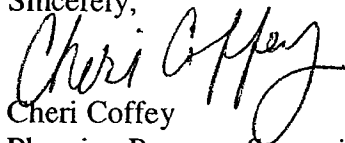
It has come to Salt Lake City's attention that your property, located at 762 S. 900 W., has a mistaken zoning designation. Your lot is currently zoned community business CB. Prior to 1995 your property was zoned single family residential. However, in 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time, your property was mistakenly included in your southern neighbor's zoning district of community business.

In order to resolve this problem, the Planning Staff is recommending that your property be rezoned. The proposed zone designation is R-1-5000. This would make your zone consistent with the rest of the properties north of your home on 900 W. This amendment would also eliminate any future concerns with refinancing or land use issues related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Oct. 3, 2003, to express any concerns you may have about this amendment. If you have any questions please call me at (801)535-6188 or Marilyn Lewis at 535-6409. I apologize for any inconvenience you may have been caused.

Sincerely,


Cheri Coffey
Planning Program Supervisor

12

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

December 11, 2003

Mr. William E. Buchanan
INTRADE Investment, Ltd.
1399 South 700 East Street
Salt Lake City, Utah 84105

Dear Mr. Buchanan,

I greatly appreciate your response to our notification that the parking lot located at 1399 S 700 East is incorrectly zoned. The rezoning of the parking lot property to CN, which will be consistent with the rest of your property, will not establish a new off-street parking requirement for your existing business. Additional parking stalls would not be required, nor would modifications as part of this zoning change.

Please let me know if you have any other concerns or questions. Again, thank you for your response.

Sincerely,



Marilynn Lewis,
Principal Planner

Cc: Louis Zunguze, Planning Director
Cheri Coffey, Planning Supervisor
Larry Butcher, Zoning Administrator

INTRADE *Ltd.*
Exporting Technology Since 1958

1399 SOUTH SEVENTH EAST STREET • SALT LAKE CITY, UTAH 84105 USA • (801) 487-0871

intrade@samuelpar.com

FAX: (801) 466-8602

December 4, 2003

Marilynn Lewis
Principal Planner
Salt Lake City Corporation
Planning and Zoning Division
451 So. State St., Room 406
Salt Lake City, UT 84111

Dear Ms. Lewis;

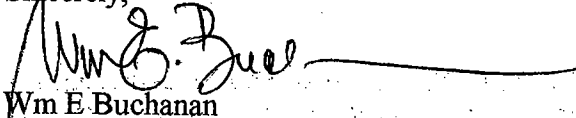
This will acknowledge your letter to us dated November 24, 2003, relating to a Zoning situation at 1399 So. 700 East.

On June 21, 1967, the Salt Lake City Zoning Commission granted Intrade a variance allowing a parking lot to be constructed in what was then a residential R-4 Zoning. This is the southeast corner of Harrison Avenue and 700 East Street. I am aware that new zoning rules may require a greater number of parking stalls than when I originally applied for the variance and constructed the office buildings.

Your recommendation that the parcel in question be rezoned to CN Neighborhood Commercial does make sense to me provided there are no unknown penalties or impediments attached. For example, should the new zoning require a greater number of parking places now v/s the prescribed code requirements of 1967, this would constitute an undue hardship, since we could not provide that land.

There may be other factors of which I am not aware. I am assuming the rezoning would be favorable to the property owner in this case. I would appreciate your comments to these concerns. I am generally in agreement with your proposal, and look forward to your reply.

Sincerely,


Wm E Buchanan

#12

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

November 24, 2003

Intrade Investment Co.
1399 S. 700 East
Salt Lake City, UT 84105

To Whom It May Concern:

It has come to Salt Lake City's attention that your property, located at 1399 S. 700 East has one parcel with a mistaken zoning designation. Of the four parcels comprising your property, three are zoned CN Neighborhood Commercial, and one is zoned R-1-5000 Residential. Basically, the parcels occupied by the buildings are zoned commercial, but the parking lot is zoned residential. The city has a policy of zoning parking lots the same as their respective buildings. This zoning discrepancy has existed on your property for some time, but has only recently come to our attention. We would now like to rectify the situation.

Salt Lake City Planning Staff is recommending that the parcel occupied by the parking lot be rezoned CN Neighborhood Commercial. This would create a consistent zone among the four parcels comprising the property. This would also help eliminate future land use problems related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by December 8, 2003, to express any concerns you may have with this amendment. If you have any questions please contact me at (801)535-6409, or Cheri Coffey at 535-6188. Thank your for your cooperation in solving this problem.

Sincerely,

Marilynn Lewis
Principal Planner

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

November 24, 2003

Anniversary Inns of America LC
56 E. Exchange Place
Salt Lake City, UT 84111

To Whom It May Concern:

It has come to Salt Lake City's attention that your property, located at 963 E. 500 South, has one parcel with a mistaken zoning designation. The property occupied by The Anniversary Inn is divided into two parcels. The eastern, larger parcel is zoned CN Neighborhood Commercial, and the western, smaller parcel (comprising the driveway onto the property) is zoned RMF-35 Residential. Although this zoning discrepancy has existed for some time, it has only recently come to our attention and we would now like to rectify the situation.

Salt Lake City, Planning Staff is recommending that the parcel currently zoned RMF-35 be rezoned CN Neighborhood Commercial. This would create a consistent zone among parcels comprising The Anniversary Inn property and would help eliminate future problems that may arise regarding land use.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by December 8, 2003, to express any concerns you may have with this amendment. If you have any questions, please contact me at (801)535-6409, or Cheri Coffey at 535-6188. Thank your for your cooperation in solving this problem.

Sincerely,

Marilynn Lewis
Principal Planner



#14

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

December 1, 2003

Board of Education of Salt Lake City
440 E. 100 South
Salt Lake City, UT 84111

To Whom It May Concern:

Note: This letter is in addition to the letter sent on November 24, 2003.


It has come to Salt Lake City's attention that your property, located at 448 S. 900 East (Bennion Elementary) has **two** parcels with a mistaken zoning designation. Of the eleven parcels that comprise Bennion Elementary, nine are zoned PL Public Land, and two are zoned RMF-35 Residential. One of the parcels is occupied by part of the playground, and the other is comprised of the ball field on the corner of 800 E. and 500 South. Although this error has existed for some time, it has only recently come to our attention. We would now like to rectify the situation.

Salt Lake City Planning Staff is recommending that the parcels currently zoned RMF-35, be rezoned PL Public Lands. This would create a consistent zone of parcels occupied by Bennion Elementary. This will also help to eliminate future land use problems related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by December 18, 2003 to express any concerns you may have with this amendment. If you have any questions you may contact me at (801)535-6409, or Cheri Coffey at 535-6188. Thank your for your cooperation in solving this problem.

Sincerely,


Marilynn Lewis
Principal Planner

**Fabian
&
Clendenin**

A Professional Corporation



Attorneys at Law

215 South State, Twelfth Floor
Salt Lake City, UT 84111
Telephone: (801) 531-8900

P.O. Box 510210
Salt Lake City, UT 84151-0210

John E. S. Robson

Direct Dial: (801) 323-2217
Facsimile: (801) 596-2814
jrobson@fabianlaw.com

December 18, 2003

Marilynn Lewis
Principal Planner
Salt Lake City Corporation
481 South Street St., Room 406
Salt Lake City, UT 84111

RE: Property located at 448 South 900 East

Dear Ms. Lewis:

Salt Lake City School District has asked me to respond to your letter dated November 24, 2003 regarding the above-referenced property.

The District does not believe that the parcel has a mistaken zoning designation. When the District purchased the property it had its current or similar zoning and the District was required to pay market value based on that zoning. If the District finds it necessary in the future to dispose of that parcel of property, it owes a duty to its taxpayers to obtain the highest possible value for that property. The current zoning of that property is more valuable than if the property is rezoned as "public land".

Accordingly, the District requests that the current zoning be maintained. If you have any questions regarding this letter, please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. E. S. Robson', written over a horizontal line.

John E. S. Robson

JESR:skk

cc: McKell Withers

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

February 18, 2004

Mr. Albert Urquidi
2738 South 2000 East Street
Salt Lake City, UT 84109

Mr. Urquidi or To Whom It May Concern:

Salt Lake City Planning staff was recently made aware that this property was sold. We had tried to contact the previous own, but did not find them until a few days prior to the sale of the property. We need to notify you of the following information:

It has come to Salt Lake City's attention that your property, located at 2738 S. 2000 East is dissected by a zoning boundary. The northern portion of the property falls in the CB Community Business zone, and the southern portion falls in the RMF-35 zone. Prior to 1995 the entire property was zoned commercial. However, during the 1995 zoning rewrite project, the zoning boundary was inadvertently drawn through the middle of your property rather than on the property line. Now that this error has come to our attention, we would like to rectify the situation.

Salt Lake City Planning Staff is recommending that your entire property be zoned CB Community Business. This will create one consistent zone for your property and will help eliminate any future land use problems related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by March 04, 2004, to express any concerns you may have with this amendment. If you have any questions, please contact me at (801)535-6409, by email at Marilynn.lewis@slcgov.com or Cheri Coffey at 535-6188. I appreciate your cooperation in solving this problem.

Sincerely,


Marilynn Lewis
Principal Planner

#15
Changed
owners

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

November 24, 2003

True North Investments, LP
2738 S. 2000 E.
Salt Lake City, UT 84109

To Whom It May Concern:

It has come to Salt Lake City's attention that your property, located at 2738 S. 2000 East is dissected by a zoning boundary. The northern portion of the property falls in the CB Community Business zone, and the southern portion falls in the RMF-35 zone. Prior to 1995 the entire property was zoned commercial. However, during the 1995 zoning rewrite project, the zoning boundary was inadvertently drawn through the middle of your property rather than on the property line. Now that this error has come to our attention, we would like to rectify the situation.

Salt Lake City Planning Staff is recommending that your entire property be zoned CB Community Business. This will create one consistent zone for your property and will help eliminate any future land use problems related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Dec. 8, 2003, to express any concerns you may have with this amendment. If you have any questions, please contact me at (801)535-6409 or Cheri Coffey at 535-6188. I appreciate your cooperation in solving this problem.

Sincerely,

Marilynn Lewis
Principal Planner



SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

November 24, 2003

Rick Graham, Director
Salt Lake City Public Services Department
City and County Bldg. Rm. 148
Salt Lake City, UT 84111

Dear Rick,

It has come to the Planning Department's attention, that two parcels of Richmond Park, located at 427 E. Cottage Avenue, are improperly zoned. While the majority of the park is zoned OS Open Space, two parcels bordering Cottage Avenue are zoned RMF-35. Although this zoning discrepancy has existed for some time it has only recently come to Planning Staff's attention. We would now like to rectify the situation.

Planning Staff is recommending that the two parcels be rezoned OS Open Space to be consistent with the rest of the park. This will also help to eliminate future land use problems related to zoning on this property.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Dec. 8, 2003, to express any concerns you may have with this amendment. If you have any questions, please contact me at (801)535-6409 or Cheri Coffey 535-6188. I appreciate your cooperation in solving this problem.

Sincerely,

Marilynn Lewis
Principal Planner

RICHARD GRAHAM
PUBLIC SERVICES DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF PUBLIC SERVICES

ROSS C. "ROCKY" ANDERSON
MAYOR

December 1, 2003

Marilynn Lewis
Planning and Zoning Division
451 South State Street, Room 406
Salt Lake City, UT 84111

Dear Marilyn:

I am in receipt of your letter dated November 24, 2003 informing me of the zoning discrepancy of two parcels of land which currently exist as a developed section of Richmond Park. I firmly support your recommendation that the two parcels be rezoned open space to be consistent with the rest of the park. I believe the open space zoning is the proper designation for now and the future.

Sincerely,



Rick Graham, Director
Public Services Department

cc: Val Pope

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

December 3, 2003

John A. & Jeannine C. Rokich
8516 W. 3500 S.
Magna, UT 84044

Dear Mr. and Mrs. Rokich,

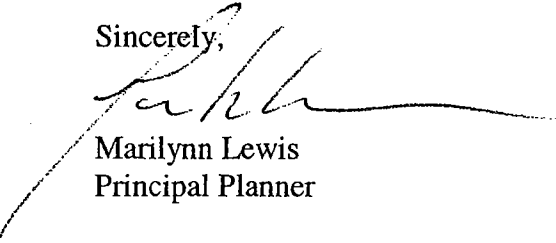
It has come to Salt Lake City's attention that your properties, located at 613, 651 and 655 N. Columbus Street are zoned incorrectly. All three of these parcels, which have residential uses, are currently zoned OS Open Space. Although this error has existed for some time, it has only recently come to our attention. We would now like to rectify the situation.

Salt Lake City Planning Staff is recommending that the three parcels be rezoned R-2 Residential. This would make your property consistent with other residential properties on Columbus Street. This will also help to eliminate future land use problems related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by December 18, 2003 to express any concerns you may have with this amendment. If you have any questions you may contact me at (801)535-6409, or Cheri Coffey at 535-6188. Thank you for your cooperation in solving this problem.

Sincerely,



Marilynn Lewis
Principal Planner

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

November 24, 2003

Thrifty Rent a Car System Inc.
P.O. Box 2798
Littleton, CO 80161

To Whom It May Concern:

It has come to Salt Lake City's attention that your property, located at 15 S. 2400 West, has a mistaken zoning designation. The property occupied by Thrifty Rent a Car is currently zoned OS Open Space. Prior to 1995 the property was zoned CC Commercial Corridor. However, during the 1995 zoning rewrite, your property was mistakenly zoned for open space. Only recently has this error come to our attention and we would now like to rectify the situation.

Salt Lake City Planning Staff is recommending that the property be rezoned CC Commercial Corridor. This would assign the proper zoning designation to the property and eliminate future concerns over the existing land use.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by December 8, 2003, to express any concerns you may have with this amendment. If you have any questions you may contact me at (801)535-6409, or Cheri Coffey at 535-6188. I appreciate your cooperation in resolving this problem.

Sincerely,

Marilynn Lewis
Principal Planner



**Dollar Thrifty
Automotive Group, Inc.**



Steve Percefull
Executive Director, Properties
Direct Dial: (918) 669-2609
Facsimile: (918) 669-3005
E-Mail: steve.percefull@dtag.com

December 5, 2003

Ms. Marilyn Lewis
Salt Lake City Corporation
451 South State Street, Room 406
Salt Lake City, Utah 84111

Via Facsimile & U.S. Mail

Re: 15 South 2400 West
Salt Lake City, Utah

Dear Ms. Lewis:

I am writing in response to your letter, dated November 24, 2003, regarding the zoning designation of the referenced property. Thrifty Rent-A-Car System, Inc. does not object to the assignment of CC Commercial Corridor zoning the property, as proposed.

Thank you for notifying us of this matter. Please forward all future correspondence to my attention at the address at the bottom of this letter. You may also contact me by telephone at (918)669-2609.

Sincerely,

DOLLAR THRIFTY AUTOMOTIVE GROUP, INC.

Steve Percefull
Executive Director, Properties

SALT LAKE CITY CORPORATION

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

November 24, 2003

Julieta M. Gabiola
1167 E. South Temple St.
Salt Lake City, UT 84102

Dear Ms. Gabiola,

It has come to Salt Lake City's attention that your property, located at 1167 E. South Temple, has a mistaken zoning designation. Because of the proximity of your property to Wasatch Elementary, your parcel was mistakenly zoned PL-Public Lands. The appropriate zone for your property is SR-1 Residential, which is consistent with adjacent residential properties.

Salt Lake City Planning Staff is recommending that your property be rezoned SR-1 Residential to match your residential neighbors. This will bring the existing land use into conformity and will eliminate future problems related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by December 8, 2003, to express any concerns you may have with this amendment. If you have any questions you may contact me at (801)535-6409, or Cheri Coffey at 535-6188. I appreciate your cooperation in resolving this problem.

Sincerely,

Marilynn Lewis
Principal Planner

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

November 24, 2003

DE Properties LLC
1530 S. Main Street
Salt Lake City, UT 84115

To whom it may concern:

It has come to Salt Lake City's attention that your property, located at 1530 S. Main Street, occupies a split-zoning boundary. The majority of the property is zoned CC Commercial Corridor, but a small portion is zoned RMF-35 Residential. The property occupied by Colonial Village Motel is divided into two parcels. The northern parcel is split by the boundary separating the commercial and residential zones. Salt Lake City Planning Staff would like to rectify the situation.

Salt Lake City Planning Staff is recommending the entire property be zoned CC Commercial Corridor. This would require moving the zoning boundary that currently dissects your northern parcel. By moving the zoning boundary to the northern property line, the entire motel property would be zoned CC, and your residential neighbors facing Andrew Street would maintain the proper RMF-35 Residential zone. This correction will help eliminate future concerns over the existing land use.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by December 8, 2003, to express any concerns you may have with this amendment. If you have any questions, please contact me at (801)535-6409 or Cheri Coffey at 535-6188. I appreciate your cooperation in making this correction.

Sincerely,

Marilynn Lewis
Principal Planner



A. LOUIS ZUNGUZE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

November 13, 2003

Sheila A. Lee
2200 S. Texas Street
Salt Lake City, UT 84109

Dear Ms. Lee,

It has come to Salt Lake City's attention that your property, located at 2200 S. Texas Street has a split zoning boundary. The parcel occupying your home is dissected by a PL Public Lands zone and a Residential R-1-7000 zone. Rather than following property lines, the zoning boundary goes through the middle of your property. Although this zoning discrepancy has existed for some time, it has only recently been brought to our attention. We would now like to rectify the situation.

Salt Lake City Planning Staff is recommending that your parcel be zoned R-1-7000 Residential. This would make your property consistent with the rest of the residential properties on Texas Street. This would also help to eliminate future land use problems related to zoning on your property.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Dec. 2, 2003 to express any concerns you may have with this amendment. If you have any questions please contact me at (801)535-6409. I appreciate your cooperation in solving this problem.

Sincerely,

Marilynn Lewis
Principal Planner



A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

November 24, 2003

Tomkat Enerprises, Ltd
2451 E. Maywood Dr.
Salt Lake City, UT 84109

To Whom It May Concern:

It has come to Salt Lake City's attention that your property, located at 1486 S. 1100 East has a split zoning boundary. Your parcel is dissected by the boundary between the R-1-5000 Residential zone on the western portion of your property and the RB Residential/Business zone on the eastern portion of your property. Although this zoning discrepancy has existed for some time, it has only recently come to our attention and we would like to rectify the situation.

Salt Lake City Planning Staff recommends that your entire property be zoned RB Residential/Business. This would require moving the zoning boundary to your western property line. This correction will help eliminate future land use problems on your property related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Dec. 8, 2003 to express any concerns you may have with this amendment. If you have any questions, please contact me at (801)535-6409 or Cheri Coffey at 535-6188. Thank you for your cooperation in resolving this problem.

Sincerely,

Marilynn Lewis,
Principal Planner



SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

November 24, 2003

Pacific Malibu, LLC
1519 E. Military Way
Salt Lake City, UT 84103

To Whom It May Concern:

It has come to Salt Lake City's attention that your property, located at 1480 S. 1100 East has a split zoning boundary. The parcel comprising your property is currently dissected by the boundary between the RB Residential/Business zone on the western portion of your property and the R-1-5000 Residential zone on the eastern portion of your property. Prior to 1995 your entire property was zoned RB Residential Business. However, in 1995 the entire city zoning ordinance was rewritten, remapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time the zoning boundary was mistakenly drawn through your property rather than on the property line. We would now like to rectify the situation.

Salt Lake City Planning Staff is recommending that your entire property be zoned RB Residential/Business. This would create a consistent zone throughout your property and would help eliminate future land use problems related to zoning.

The rezoning process includes receiving input from the affected community council, a public hearing and recommendation from the Planning Commission, and a public hearing and decision by the City Council. You will be notified 14 days prior to both the Planning Commission and City Council public hearings.

Please send a written response to my office by Dec. 8, 2003, to express any concerns you may have with this amendment. If you have any questions, please contact me at (801)535-6409 or Cheri Coffey at 535-6188. Thank you for your cooperation in resolving this problem.

Sincerely,

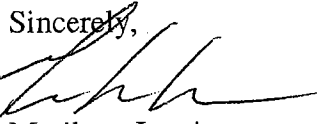

Marilynn Lewis,
Principal Planner

Exhibit 5
Letters to the Community Councils
and their Written Responses.

1

A. LOUIS LUNSUZE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

October 29, 2003

Jeff Davis
People's Freeway Community Council
1407 S. Richards Street
Salt Lake City, UT 84115

Dear Chairman Davis,

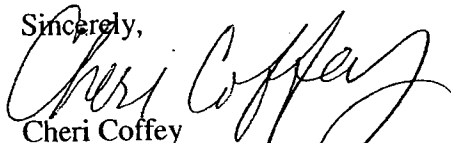
At the request of the Planning Commission, the Salt Lake Planning Staff is working on a petition to correct minor errors to the various community zoning maps. As part of this petition, Staff is recommending that one parcel in your community be rezoned. The property to be rezoned is 1640 S. West Temple (please see attached maps). This multi-unit home occupies two parcels, one of which is zoned Community Business CB, and the other Residential RMF-35. In 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time, this property was mistakenly zoned down the middle, rather than on a boundary. The southern half was zoned Community Business while the northern half was zoned RMF-35.

Planning Staff is recommending that the property be zoned Community Business CB. This would make the property consistent with the neighboring properties bordering 1700 South and allow an adequate-sized parcel for future non-residential development.

Because this rezone is intended to correct an error made during the 1995 rewrite, Planning Staff is hopeful that the People's Freeway Community Council will choose not to review this proposal. Unlike most zoning changes, this rezone will not result in additional development in your community. It will simply correct an error that has gone unnoticed since the zoning ordinance was updated. The project will be scheduled for a Planning Commission public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by November 12, 2003, to express concerns the Council may have with this amendment. If you have any questions or would like staff to present the proposal to the Council, please call me at (801)535-6188 or Doug Dansie at 535-6182. Thank you for helping to resolve this problem in a timely manner.

Sincerely,



Cheri Coffey
Planning Programs Supervisor



People's Freeway Community Council

Jeffery L. Davis, Chair

11 November 2003

1407 South Richards Street
Salt Lake City, Utah 84115
801.483.2868
jloydavis@yahoo.com

Community
Council

Cheri Coffey
Planning Programs Supervisor
Salt Lake City Corporation
451 South State Street, Room 406
Salt Lake City, Utah 84111

Dear Cheri,

I write this letter in response to your letter concerning the parcel of land at 1640 South West Temple and the rezoning to update the error made during the 1995 rewrite of the City Zoning Ordinance. Upon review of this item with the community council meeting held on Wednesday November 5, 2003 we understand that this coincides with the current direction of the cities master plan but have some concerns. Those at the meeting who live in the area of the property feel that by rezoning it to commercial will reduce their property values. Another member of our council lives in a home that is zoned commercial and the banks will not let him even refinance it as a residence, this has caused hardship on this family and although Jill Remington Love has said she will help this family the fear is that the same problems will occur with this property. Is there a way to zone it so that it is available to be commercial but can retain the residential status until developed into commercial? Our council would like this issue to be reconsidered based on the above concerns.

Sincerely,

Jeffery L. Davis, Chair
People's Freeway Community Council

Coffey, Cheri

From: Coffey, Cheri
Sent: Thursday, November 20, 2003 4:18 PM
To: Jeffery Davis (jiloyddavis@yahoo.com)
Cc: Zunguze, Louis
Subject: Proposed Rezone at 1640 S West Temple
Categories: Program/Policy

Jeffrey,

I received your letter dated November 11, 2003 regarding the duplex property at 1640 South West Temple. This year, the City Council passed an ordinance that gives single-family and duplex properties, which are zoned commercial, legal status to remain or be rebuilt as single-family or duplex structures. Prior to the adoption of this ordinance, it was difficult for owners of these types of properties to obtain refinancing from banks. The adoption of this ordinance addresses the refinancing issue. Therefore, the proposed rezoning of the property to commercial will allow the residential status to remain (without penalty) until a future commercial use is developed.

If you would like additional information, or would like a planner from our office to present this information to the community council prior to submitting the information to the Planning Commission for their review (probably early next year), please contact me and I will set up an appointment. If not, I will forward the issue of concern that a future commercial development will reduce their property values to the Planning Commission and City Council.

Thank you.

Cheri Coffey,
Planning Programs Supervisor

535-6188.

#2, #3

A. LOUIS ZINBUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

October 29, 2003

Catherine New
Liberty-Wells Community Council
P.O. Box 521744
SLC, UT 84152

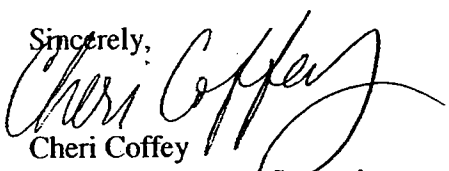
Dear Chairwoman New,

At the request of the Planning Commission, the Salt Lake City Planning Staff is working on a petition to correct minor errors in the various community zoning maps. As part of this petition, Staff is recommending that two parcels in your community be rezoned. The two parcels are 628 E. Milton Ave, and 652 E. Milton Ave (please see attached maps). Both properties are single family homes that border the north entrance to Hawthorne Elementary. In 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time, these two properties, which should have been zoned R-1-5000, were mistakenly zoned Public Lands PL, along with the school. The rest of the homes on Milton are zoned Residential R-1-5000.

Planning staff is proposing that both properties be rezoned Residential R-1-5000. This change would make these properties consistent with the rest of the homes on Milton Ave. This would also help to avoid future problems regarding land-use issues related to zoning on these properties.

Because the rezone is intended to correct an error made in 1995, Planning Staff is hopeful that the Liberty-Wells Community Council will choose not to review this proposal. Unlike most zoning changes, this rezone will not result in additional development on the properties. It is simply to correct an error that has gone unnoticed since the zoning ordinance was updated. The project will be scheduled for a Planning Commission public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by November 12, 2003, to express any concerns the Council may have with this amendment. If you have any questions or would like staff to present this proposal to the Council, please call me at (801)535-6188 or Everett Joyce at 535-7930. Thank you for helping to resolve this problem in a timely manner

Sincerely,

Cheri Coffey
Planning Programs Supervisor



#4 #10
#5 #11



A. LOUIS ZUNGE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE

DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP

DEPUTY PLANNING DIRECTOR

October 29, 2003

John Storrs
Poplar Grove Community Council
1028 W 500 S
Salt Lake City, UT 84104

Dear Chairman Storrs,

At the request of the Planning Commission, the Salt Lake City Planning Staff is working on a petition to correct minor errors to the various community zoning maps. As part of this petition, Staff is recommending that four parcels in your community be rezoned. In 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time, several errors occurred, including the zones assigned to the following properties in your community (maps are attached for each):

- ✓ 1. 1266 W. 400 South. One of the two parcels occupied by this single family home was mistakenly zoned Neighborhood Commercial instead of Residential R-1-5000. Staff recommends that the entire property be zoned R-1-5000 to be consistent with the rest of the single family homes on the street.
- ✓ 2. 1214 W. 400 South. One of the two parcels occupied by this single family home was mistakenly zoned Neighborhood Commercial instead of Residential R-1-5000. Staff recommends that the entire property be zoned R-1-5000 to be consistent with the rest of the single family homes on the street.
- ✓ 3. 780 S. 900 West. This 7-11 sits on two parcels, one of which was mistakenly zoned R-1-5000. Staff recommends zoning the whole property as Community Business CB. This will make the commercial property one consistent zone and will help to avoid future land use problems related to zoning.
- ✓ 4. 762 S. 900 West. This home borders 7-11 on the north and was mistakenly zoned as Community Business CB. Staff recommends zoning this property Residential R-1-5000 to be consistent with the other homes on the street and to avoid future land use problems related to zoning.

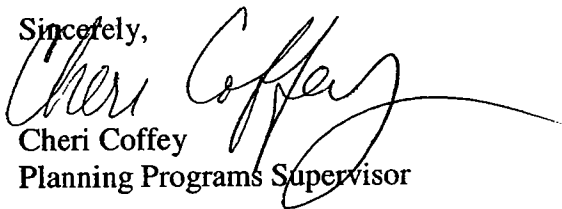
Because these zoning amendments are intended to correct errors made in the 1995 rewrite, Planning Staff is hopeful that the Poplar Grove Community Council will choose

not to review this proposal. Unlike most zoning changes, this rezone will not result in additional development on the properties. It is simply to correct an error that has gone unnoticed since the zoning ordinance was updated. The project will be scheduled for a Planning Commission public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by November 12, 2003, to express any concerns the Council may have with this amendment. If you have any questions or would like staff to present the proposal to the Council, please call me at (801)535-6188 or Marilynn Lewis at 535-6409.

Thank you for helping to resolve this problem in a timely manner.

Sincerely,

A handwritten signature in cursive script that reads "Cheri Coffey". The signature is written in black ink and extends to the right with a long, sweeping underline.

Cheri Coffey
Planning Programs Supervisor

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A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

October 29, 2003

Jesse Draper
West Salt Lake Community Council
863 E. Fremont Ave
Salt Lake City, UT 84104

Dear Chairman Draper,


At the request of the Planning Commission, the Salt Lake City Planning Staff is working on a petition to correct minor errors in the various community zoning maps. As part of this petition, Staff is recommending that one parcel in your community be rezoned. The property is 1179 S. Navajo Street (please see attached maps). The current land use for this property is a grocery store. The property occupied by the supermarket and parking lot is divided into two parcels. The southern parcel is currently zoned Community Business CB, while the northern parcel is zoned Residential R-1-5000. In 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time, this parcel, which should have been zoned Community Business CB, was mistakenly zoned R-1-5000.

Planning Staff is proposing that the northern parcel be rezoned Commercial Business CB. This would make the entire property occupied by the supermarket a consistent zone and would also help to avoid future problems regarding land-use issues related to zoning on these properties.

Because the rezone is intended to correct an error made in 1995, Planning Staff is hopeful that the West Salt Lake Community Council will choose not to review this proposal. Unlike most zoning changes, this rezone will not result in additional development on the property. It is simply to correct an error that has gone unnoticed since the zoning ordinance was updated. The project will be scheduled for a Planning Commission public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by November 12, 2003, to express any concerns the Council may have with this amendment. If you have any questions or would like staff to present the proposal to the Council, please call me at (801)535-6188 or Marilyn Lewis at 535-6409. Thank you for helping to resolve this problem in a timely manner.

Sincerely,


Cheri Coffey
Planning Programs Supervisor

#7



A. LOUIS LONGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

October 29, 2003

Jilene Whitby
State Fairpark Community Council
846 W. 400 N.
Salt Lake City, UT 84116


Dear Chairwoman Whitby,

At the request of the Planning Commission, the Salt Lake City Planning Staff is working on a petition to correct minor errors in the various community zoning maps. As part of this petition, Staff is recommending that one parcel in your community be rezoned. The parcel is located at 1254 W. 500 North (please see attached map). The current land use for the parcel to be rezoned is overflow parking for the Oakley shopping center. The property occupied by the shopping center and parking lot is divided into eight parcels. The seven southern parcels are all zoned Neighborhood Commercial CN, while the northernmost parcel (overflow parking) is zoned Residential R-1-7000. In 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time the northern parcel, which should have been zoned Neighborhood Commercial CN along with the rest of the property, was mistakenly zoned Residential R-1-7000.

Planning Staff is proposing that this parcel be rezoned Neighborhood Commercial CN. This change would make all of the parcels comprising the shopping center a consistent zone. This would also help to avoid future problems regarding land-use issues related to zoning on this property.

Because this rezone is intended to correct an error made in 1995, Planning Staff is hopeful that the State Fairpark Community Council will choose not to review this proposal. Unlike most zoning changes, this rezone will not result in additional development on the property. It is simply to correct an error that has gone unnoticed since the zoning ordinance was updated. The project will be scheduled for a Planning Commission public hearing and a City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by November 12, 2003, to express any concerns the Council may have with this amendment. If you have any questions or would like staff to present the proposal to the Council, please call me at (801)535-6188. Thank you for helping to resolve this problem in a timely manner.

Sincerely,

Cheri Coffey
Planning Programs Supervisor

#8
#9

A. LUIS ZUNGUZE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

October 29, 2003

Ana Archuleta
Central City Community Council
204 E. Herbert Ave
Salt Lake City, UT 84111

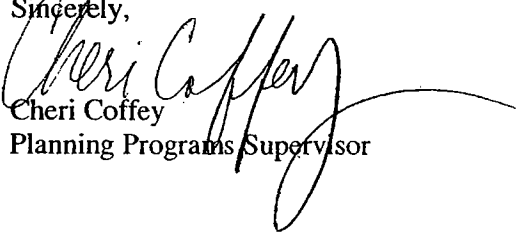
Dear Chairwoman Archuleta,

At the request of the Planning Commission, the Salt Lake City Planning Staff is working on a petition to correct minor errors to the various community zoning maps. As part of this petition, staff is recommending that two parcels in your community be rezoned. The two parcels are 362 S. 600 East, and 551 E. 400 South. The first property is currently part of the Burger King parking lot, and the second is part of the parking lot for the adjacent KFC/A&W (please see attached maps). In 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. At that time, these two properties, which should have been zoned Commercial Corridor CC, were mistakenly zoned Residential RMF-35. The remainder of the properties comprising the two restaurants and attached parking lots are zoned Commercial Corridor CC.

Planning staff is proposing that both properties be rezoned Commercial Corridor CC. This change would make all of the properties comprising the restaurants a consistent zone. This would also help to avoid future problems regarding land-use issues related to zoning on these properties.

Because this rezone is intended to correct an error made in 1995, planning staff is hopeful that the Central City Community Council will choose not to review this proposal. Unlike most zoning changes, this rezone will not result in additional development on the properties. It is simply to correct an error that has gone unnoticed since the zoning ordinance was updated. The project will be scheduled for a Planning Commission public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by November 12, 2003, to express concerns the Council may have with this amendment. If you have any questions or would like staff to present the proposal to the Council, please call me at (801)535-6188 or Everett Joyce at 535-7930. Thank you for helping to resolve this problem in a timely manner.

Sincerely,

Cheri Coffey
Planning Programs Supervisor



#12 #13
#14 #22
#23

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

December 8, 2003

Carol Goode, Chairwoman
East Central Community Council
823 South 1000 East
Salt Lake City, UT 84102

Dear Chairwoman Goode,

At the request of the Planning Commission, the Salt Lake Planning Staff is working on a petition to correct minor errors to the various community zoning maps. As part of this petition, staff is recommending that five parcels be rezoned in your community. In 1995 the entire City zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. Most of the mapping errors occurred during that project, although some existed previously. The properties that have been proposed for rezone in the East Central Community are:

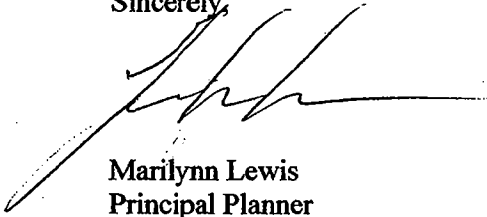
- ✓ 1. 1399 S. 700 East. This office building sits on four parcels, three of which are zoned CN Neighborhood Commercial, and one of which is zoned R-1-5000 Residential. Staff recommends that the entire property be zoned CN Neighborhood Commercial.
- ✓ 2. 963 E. 500 South. The Anniversary Inn is comprised of two parcels, one of which is zoned CN Neighborhood Commercial, and the other RMF-35. Staff recommends zoning the entire property CN Neighborhood Commercial.
- ✓ 3. 448 S. 900 East. Bennion Elementary School has two parcels, including a ball field and a playground, that are zoned RMF-35 Residential. The remainder of the school is zoned properly: PL Public Lands. The property is owned by the Board of Education of Salt Lake City. Staff recommends that the two parcels be rezoned PL Public Lands.
- ✓ 4. 1486 S. 1100 East. This office building is dissected by the boundary between the R-1-5000 Residential zone and the RB Residential/Business zone. Staff recommends zoning the entire property RB Residential/Business.
- ✓ 5. 1480 S. 1100 East. This apartment complex (north of the office building mentioned above) is dissected by the boundary between the R-1-5000 zone and the RB Residential/Business zone. Staff recommends zoning the entire property RB Residential Business.

Because these zoning amendments are intended to correct mapping errors, Planning Staff is hopeful that the East Central Community Council will choose not to review the proposal. Unlike most zoning changes, this rezone will not result in additional development on the properties. It is

simply to correct some errors that have gone unnoticed for several years. The proposal will be scheduled for a Planning Commission public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by December 29, 2003, to express any concerns the Council may have with this amendment. If you have any question or would like staff to present the proposal to the Council, please call me at 434-6409 (email Marilynn.lewis@ci.slc.ut.us), or Cheri Coffey at 535-6188. Thank you for helping to resolve these problems in a timely manner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marilynn Lewis', written over a dotted line. The signature is fluid and cursive, extending across the width of the text area.

Marilynn Lewis
Principal Planner

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

December 8, 2003

Ms. Helen Peters, Chairwoman
Sugar House Community Council
2803 Beverly St.
Salt Lake City, UT 84106

Dear Chairwoman Peters,

At the request of the Planning Commission, the Salt Lake Planning Staff is working on a petition to correct minor errors to the various community zoning maps. As part of this petition, Staff is recommending that two parcels in the Sugar House Community be rezoned. Both parcels have simple mapping errors that have existed for several years. The two properties that have been proposed for rezone are:

1. 2738 S. 2000 East. This office building property is dissected by the boundary between the CB Community Business zone and the RMF-35 Residential zone. Staff recommends zoning the entire property CB Community Business.
2. 2200 S. Texas Street. This single family home is dissected by the boundary between the PL Public Lands zone (the property borders a fire station to the north) and the R-1-7000 Residential zone. Staff recommends zoning the property R-1-7000 to match neighboring residential uses.

Because these zoning amendments are intended to correct minor mapping errors, Planning Staff is hopeful that the Sugar House Community Council will choose not to review this proposal. Unlike most zoning changes, this rezone will not result in additional development on the properties. It is simply to correct an error that has gone unnoticed for some time. The proposal will be scheduled for a Planning Commission public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by December 29, 2003, to express any concerns the Council may have with this amendment. If you have any questions or would like staff to present the proposal to the Council, please call me at 535-6409 (email Marilynn.lewis@ci.slc.ut.us) or Cheri Coffey at 535-6188. Thank you for helping to resolve this problem in a timely manner.

Sincerely,


Marilynn Lewis,
Principal Planner

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

December 8, 2003

Ms. Ana Archuleta, Chairwoman
Central City Community Council
204 E. Herbert Ave.
Salt Lake City, UT 84111

Dear Chairwoman Archuleta,

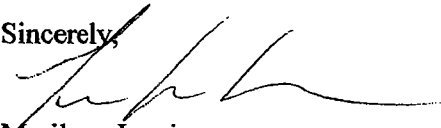
At the request of the Planning Commission, the Salt Lake Planning Staff is working on a petition to correct minor errors on the various community zoning maps. In addition to the two properties mentioned in a previous letter (on the corner of 600 E. 400 South), Staff has identified one other property in the Central City Community that is mistakenly zoned. The property is occupied by the parking lot for Richmond Park, at 427 E. Cottage Ave. The majority of the park is zoned OS Open Space, but the two parcels comprising the parking lot are zoned RMF-35. Although the park is owned by Salt Lake City Corporation, staff must follow proper zoning amendment procedure to correct this mistake.

Planning Staff is recommending that both parcels be rezoned OS Open Space. This would create a consistent zone throughout the park and help eliminate future land use problems relating to zoning.

As expressed in the previous letter, because this rezone is intended to correct a mapping error, Planning Staff is hopeful that the Central City Community Council will choose not to review this proposal. Unlike most zoning changes, this rezone will not result in additional development on the properties. It is simply to correct an error that has gone unnoticed for several years. The proposal will be scheduled for a Planning Commission public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by December 29, 2003, to express any concerns the Council may have with this amendment. If you have any questions or would like staff to present the proposal to the Council, please call me at 535-6409 (email Marilynn.lewis@ci.sl.c.ut.us) or Cheri Coffey at 535-6188. Thank you for helping to resolve this problem in a timely manner.

Sincerely,


Marilynn Lewis
Principal Planner

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

December 8, 2003

Ms. Katherine Gardner, Chairwoman
Capitol Hill Community Council
606 DeSoto Street
Salt Lake City, UT 84103

Dear Chairwoman Gardner,

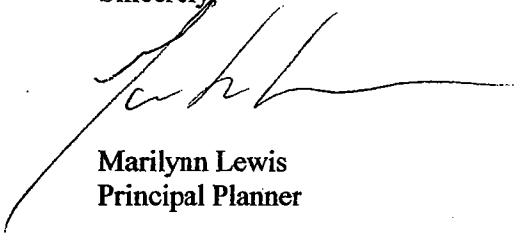
At the request of the Planning Commission, the Salt Lake Planning Staff is working on a petition to correct minor errors to the various community zoning maps. As part of this petition, Staff is recommending that three parcels in your community be rezoned. The properties that are zoned incorrectly are 613, 651 and 655 N. Columbus Street. These three residential properties are currently zoned OS Open Space. In 1995 the entire city zoning ordinance was rewritten, re-mapped and placed upon a computer based system that matches zoning boundaries to lot lines. Prior to 1995, the zoning on these properties, as well as the surrounding neighborhood, was R-4 Residential. During the rewrite the neighborhood was rezoned R-2 Residential. However, these three properties on the Northeast end of Columbus Street were mistakenly zoned OS Open Space.

Planning Staff is recommending all three properties be rezoned R-2 Residential. This designation would be consistent with the Capitol Hill neighborhood surrounding the properties. This would also help to eliminate future land use concerns related to zoning on these properties.

Because this rezone is intended to correct an error made in 1995, planning staff is hopeful that the Capitol Hill Community Council will choose not to review this proposal. Unlike most zoning changes, this rezone will not result in additional development in your community. It will simply correct an error that has gone unnoticed since the zoning ordinance was updated. The proposal will be scheduled for a Planning Commission Public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by December 29, 2003, to express any concerns the Council may have with this amendment. If you have any questions or would like staff to present the proposal to the Council, please call me at 535-6409 (email Marilynn.lewis@ci.sl.c.ut.us) or Cheri Coffey at 535-6188. Thank you for helping to resolve this problem in a timely manner.

Sincerely,



Marilynn Lewis
Principal Planner



SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

December 8, 2003

Mr. John Storrs, Chairman
Poplar Grove Community Council
1028 W. 500 South
Salt Lake City, UT 84106

Dear Chairman Storrs,

At the request of the Planning Commission, the Salt Lake Planning Staff is working on a petition to correct minor errors made to the various community zoning maps. In addition to the four properties mentioned in a previous letter that have been recommended for a rezone in the Poplar Grove Community is the following property: 15 S. 2400 West. This Thrifty Rent-a-Car property is currently zoned OS Open Space. The city is not entitled to zone private property that is developable Open Space, so we would like to correct this discrepancy.

Staff recommends zoning the property CC Commercial Corridor. This is consistent with neighboring commercial uses and will help eliminate future land use concerns related to zoning.

Because this rezone is intended to correct a minor mapping error, planning staff is hopeful that the Poplar Grove Community Council will choose not to review this proposal. Unlike most zoning amendments, this change will not result in additional development in your community. It is simply to correct an error that has gone unnoticed for several years. The proposal will be scheduled for a Planning Commission public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by December 29, 2003, to express any concerns the Council may have with this amendment. If you have any questions or would like staff to present the proposal to the Council, please call me at 535-6409 (email Marilynn.lewis@ci.slc.ut.us) or Cheri Coffey at 535-6188. Thank you for helping to resolve this problem in a timely manner.

Sincerely,


Marilynn Lewis
Principal Planner

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

December 8, 2003

Wynn Johnson
Greater Avenues Community Council
852 Northcliffe Drive
Salt Lake City, UT 84103

Dear Chairman Johnson,

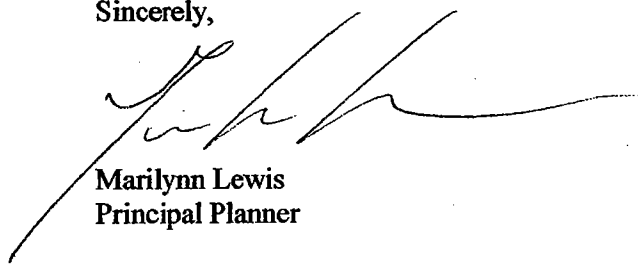
At the request of the Planning Commission, the Salt Lake Planning Staff is working on a petition to correct minor errors to the various community zoning maps. As part of this petition, Staff is recommending that one parcel in your community be rezoned. The property to be rezoned is 1167 E. South Temple (please see attached maps). This single family residence, which borders Wasatch Elementary, is currently zoned PL-Public Lands. Other single family homes in the area, are zoned SR-1 Residential.

In order to correct this zoning error, Planning Staff is recommending that the property be zoned SR-1 Residential. This amendment would make the property consistent with neighboring residential uses and would help to avoid future land use concerns related to zoning.

Because this rezone is intended to correct a simple mapping error, Planning Staff is hopeful that the Greater Avenues Community Council will choose not to review this proposal. Unlike most zoning changes, this rezone will not result in additional development in your community. It will simply correct an error that has gone unnoticed for several years. The proposal will be scheduled for a Planning Commission public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by December 29, 2003, to express any concerns the Council may have with this amendment. If you have any questions or would like staff to present the proposal, please call me at 535-6409 (email Marilynn.lewis@ci.sl.c.ut.us) or Cheri Coffey at 535-6188. Thank you for helping to resolve this problem in a timely manner.

Sincerely,



Marilynn Lewis
Principal Planner



A. LOUIS ZUNGUZE
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

December 8, 2003

Jeff Davis
People's Freeway Community Council
1407 S. Richards Street
Salt Lake City, UT 84115

Dear Chairman Davis,

At the request of the Planning Commission, the Salt Lake Planning Staff is working on a petition to correct minor errors to the various community zoning maps. In addition to the property specified in a previous letter (1640 S. West Temple), Planning Staff is recommending that three more properties in your community be rezoned. The 1995 zoning rewrite project is the main culprit for the errors that have been identified, although some of the errors are simple oversights. The three properties that have been recommended for rezone in the People's Freeway Community are:

- 1. ~~1548 S. West Temple.~~ Salt Lake Public Utilities Property, which is composed of many parcels, has ten parcels with either an RMF-35 Residential zone or a CG General Commercial zone. All of these mistakenly-zoned parcels are in the vicinity of the newly-installed playground on the corner of West Temple and Harris. Staff recommends that these parcels be rezoned PL Public Lands to match the rest of the Public Utilities property.
- ✓ 2. 1530 S. Main Street. Colonial Village Motel has one parcel that is dissected by the boundary between the CC Commercial Corridor zone and the RMF-35 Residential zone. Staff recommends zoning the entire motel property CC Commercial Corridor.
- 3. ~~1494 S. West Temple.~~ Intermountain Transmission automotive shop is composed of two parcels. The parcel containing the shop itself is zoned PL Public Land, and the parcel containing the driveway and parking lot is zoned RMF-35 Residential. Planning Staff recommends zoning the property RMF-35. This rezone will bring the current use into nonconformity, but is consistent with the long-range plan and the existing neighborhood composition. The property owners will be informed of their right to go through the rezoning process independently, if they so choose.



Because these zoning amendments are intended to correct minor mapping errors, Planning Staff is hopeful that the People's Freeway Community Council will choose not to review this proposal. Unlike most zoning changes, these rezones will not result in additional development on the properties. They are simply to correct errors that have gone unnoticed for several years. The proposal will be scheduled for a Planning Commission public hearing and City Council public hearing and adoption at a later date. You will be mailed a notice of these hearings when they are scheduled.

Please send a written response to my office by December 29, 2003, to express any concerns the Council may have with this amendment. If you have any questions or would like staff to present the proposal to the Council, please call me at 535-6409 (email Marilynn.lewis@ci.sl.c.ut.us), or Cheri Coffey at 535-6188. Thank you for helping to resolve this problem in a timely manner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marilynn Lewis', with a long horizontal flourish extending to the right.

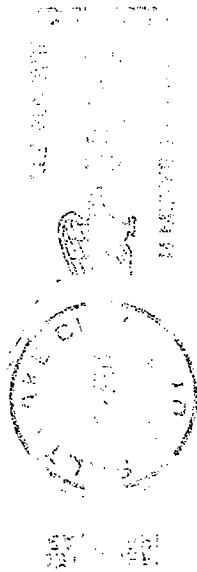
Marilynn Lewis
Principal Planner

Exhibit 6

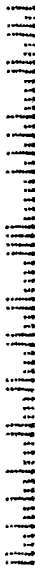
Open House Notice and Comments.

Salt Lake City Planning Division
451 South State Street #406
Salt Lake City, Utah 84111

Marilynn Lewis
Planning Division
451 South State Street, rm 406
Salt Lake City, Utah 84111



84111+3102 03



**NOTICE OF OPEN HOUSE
SALT LAKE CITY PLANNING**

In 1995, Salt Lake City adopted a new zoning ordinance and new corresponding zoning maps which rezoned each parcel of property within the City's limits. It has come to Planning Staff's attention that during this project several properties/parcels, or portions thereof, were zoned incorrectly. Many of these errors consist of privately owned property being zoned for public use. This petition is to correct these minor map errors and does not include any requests for development. Enclosed is a listing the 23 subject sites.

The Planning Division is requesting your input at this informal presentation on the aforementioned subject. As part of our review regarding this petition, we will hold a public open house to describe the proposed amendment and take your comments. Your comments will be analyzed by staff in our report to the Planning Commission. The Planning Commission and the City Council will hold separate hearings relating to this matter in the future. Your comments will be presented to both the Planning Commission and the City Council prior to their public hearings. You are invited to the public open house to be held:

MONDAY MAY 03, 2004

FROM 4:30 to 6:30 P.M.

**ROOM 126
SALT LAKE CITY AND COUNTY BUILDING
451 SOUTH STATE STREET
SALT LAKE CITY, UTAH**

Since it is very difficult for us to inform all interested parties about this request, we would appreciate you discussing this matter with your neighbors and informing them of the meeting.

Salt Lake City complies with all ADA guidelines. Assistive listening devices and interpretive services will be provided upon request 24 hours advance. If you have any questions on this issue, please call Marilyn Lewis at 535-6409, or by e-mail marilynn.lewis@slcgov.com. Thank you.

Petition 400-02-43 Fine Tuning- Mapping Amendments
List of Subject Properties

- 1. 1640 S West Temple St. (split zoning) – People’s Freeway Community Council**
Proposed zoning change: RMF -35 to CB. Parcel includes two zoning classifications. Other adjacent multi-family residential properties are also CB.
- 2. 628 E. Milton Ave (incorrect zone) – Liberty Wells Community Council**
Proposed zoning change: PL to R-1-5000. Single family residence was accidentally zoned PL due to proximity to school. The property will be rezoned consistent with adjacent properties.
- 3. 652 E. Milton Ave (incorrect zone) – Liberty Wells Community Council**
Proposed zoning change: PL to R-1-5000. Single family residence was accidentally zoned PL due to proximity to school. The property will be rezoned consistent with adjacent properties.
- 4. 1266 W. 400 S. (split zoning) – Poplar Grove Community Council**
Proposed zoning change: CN to R-1-5000. Single family residential property has CN and R-1-5000 boundary down the middle.
- 5. 1214 W. 400 S. (split zoning) – Poplar Grove Community Council**
Proposed zoning change: CN to R-1-5000. Single family residential property has CN and R-1-5000 boundary down the middle.
- 6. 1179 S. Navajo St. (split zoning) - West Salt Lake Community Council**
Proposed zoning change: R-1-5000 to CB. Commercial property has CB and R-1-5000 boundary down the middle.
- 7. 1254 W. 500 N. (split zoning) – State Fairpark Community Council**
Proposed zoning change: R-1-7000 to CN. Commercial property has CN and R-1-7000 boundary through property.
- 8. 551 E. 400 S. (split zoning) – Central City Community Council**
Proposed zoning change: RMF-35 to CC. Part of existing parking lot of commercial property is zoned RMF-35.
- 9. 362 S. 600 East. (split zoning) – Central City community Council**
Proposed zoning change: RMF-35 to CC. Part of existing parking lot of commercial property is zoned RMF-35.
- 10. 780 S. 900 West. (split zoning) – Poplar Grove Community Council**
Proposed zoning change: R-1-5000 to CB. Existing “7-11” commercial property has CB and R-1-5000 boundary down middle.
- 11. 762 S. 900 West. (incorrect zone) – Poplar Grove Community Council**
Proposed zoning change: CB to R-1-5000. Single-family residential property was placed in the wrong zone
- 12. 1399 S. – 1413 S. 700 East. (split zoning) – East Central Community Council**
Proposed zoning change: R-1-5000 to CN. Commercial property (part of existing parking lot) is zoned R-1-5000.

13. **963 E. 500 South. (split zoning) – East Central Community Council**
Proposed zoning change: RMF-35 to CN. Access to commercial site is on a different parcel, which was accidentally zoned RMF-35.
14. **448 S. 900 East. (split zoning) – East Central Community Council**
Proposed zoning change: RMF-35 to PL. the Bennion Elementary School has two parcels that were accidentally zoned residential.
15. **2738 S. 2000 East. (split zoning) - Sugar House Community Council**
Proposed zoning change: RMF-35 to CB. One parcel was bisected by CB and RMF-35 zones.
16. **427 E. Cottage Ave. (split zoning) – Central City Community Council**
Proposed zoning change: RMF-35 to OS. Two park parcels were accidentally zoned RMF-35
17. **655, 613 and 651N Columbus (incorrect zone) – Capitol Hill Community Council**
Proposed zoning change: OS to R-2. Three residential duplex units were accidentally zoned for open space. **17a. City property adjacent to 613 N Columbus (incorrect zone)**
Proposed zoning change: OS to R-2. A portion of the property to be surplus and exchanged must meet the zone of the adjoining parcel.
18. **15 S. 2400 West. (incorrect zone) – West Salt Lake Community Council**
Proposed zoning change: OS to CC. This commercial property was mislabeled as open space.
19. **1167 E. South Temple (incorrect zone) – Greater Avenues Community Council**
Proposed zoning change: PL to SR-1. Single family residence was accidentally zoned PL due to proximity to school. The property will be rezoned consistent with adjacent residential properties.
20. **1530 S. Main Street (split zoning) – People’s Freeway Community Council**
Proposed zoning change: RMF-35 to CC. Colonial Village Motel has one parcel split by CC and RMF-35 zones.
21. **2200 S. Texas (split zoning) - Sugar House Community Council**
Proposed zoning change: PL to R-1-7000. Residence is split by PL and R-1-7000 zones
22. **1486 S. 1100 East. (split zoning) – East Central Community Council**
Proposed zoning change: R-1-5000 to RB. Existing business property bisected by R-1-5000 and RB zones.
23. **1480 S. 1100 East. (split zoning) – East Central Community Council**
Proposed zoning change: R-1-5000 to RB. Pacific Malibu property bisected by R-1-5000 and RB zones.

Key to Zoning Districts

R-1/12,000	Single-Family Residential District
R-1/7,000	Single-Family Residential District
R-1/5,000	Single-Family Residential District

SR-1	Special Development Pattern Residential District
SR-3	Special Development Pattern Residential District
R-2	Single- and Two-Family Residential District
RMF-35	Moderate Density Multi-Family Residential District
RB	Residential/Business District
CN	Neighborhood commercial district
CB	Community business district
CC	Corridor commercial district
M-1	Light manufacturing district
M-2	Heavy manufacturing district
BP	Business park district
PL	Public lands district
PL-2	Public lands district
I	Institutional district
OS	Open space district

OPEN HOUSE
Petition 400-02-43 Fine Tuning- Mapping Amendments
ATTENDANCE ROLL

May 03, 2004

Please print clearly, as this information will be attached to the subsequent staff report. Thank you.

PRINT NAME <u>Quintina Marie Jarrett</u> ADDRESS <u>1701 Woodglens Rd Sandy^{Ut.}</u> ZIP CODE <u>84092</u>	PRINT NAME <u>Nathan Harris</u> ADDRESS <u>1600 S 500 East</u> ZIP CODE <u>84102</u>
PRINT NAME <u>Ed Scott</u> ADDRESS <u>941 E 500 S</u> ZIP CODE <u>84102</u>	PRINT NAME <u>DON BROOKE</u> ADDRESS <u>761 Roosevelt</u> ZIP CODE <u>84105</u>
PRINT NAME <u>Leif M. Lavelle</u> ADDRESS <u>1316 W. 400 S</u> ZIP CODE <u>84104</u>	PRINT NAME <u>Julianne Calderon</u> ADDRESS <u>700 Columbus St</u> ZIP CODE <u>84103</u>
PRINT NAME <u>Heidi K. Nielsen</u> ADDRESS <u>652 E. Milton Ave.</u> ZIP CODE <u>SLC, UT 84105</u>	PRINT NAME _____ ADDRESS _____ ZIP CODE _____
PRINT NAME <u>SHEILA LEE</u> ADDRESS <u>2200 Texas St</u> ZIP CODE <u>84109</u>	PRINT NAME _____ ADDRESS _____ ZIP CODE _____
PRINT NAME <u>D.S. Wiles</u> ADDRESS <u>9874 Burg Dr</u> ZIP CODE <u>84092</u>	PRINT NAME _____ ADDRESS _____ ZIP CODE _____

OPEN HOUSE COMMENTS
Petition 400-02-43
Fine Tuning- Mapping Amendments

Please provide us with the following information, so that we may contact you for further comment. Please print clearly, as this information will be used in the analysis of and attached to the subsequent staff report. Thank you.

Name HEINI K. NIELSEN
Address 652 E. MILTON AVE.
SLC, UT 84105

Phone 801-487-5202
email H.NIELSEN@US-AC.COM

State item number (#) and comments for each site you are interested in:

3 I DEFINITELY AGREE WITH
RE-ZONING MY PROPERTY
AT 652 E. MILTON TO
RESIDENTIAL PROPERTY

Heini Nielsen
5-3-04

OPEN HOUSE COMMENTS
Petition 400-02-43
Fine Tuning- Mapping Amendments

Please provide us with the following information, so that we may contact you for further comment. Please print clearly, as this information will be used in the analysis of and attached to the subsequent staff report. Thank you.

Name DAVID N. JAVILO
Address 1212 W. 400 So
St. Ut. 84104

Phone 801-537-5326
email

#5

State item number (#) and comments for each site you are interested in:

We would like to have the whole property to be commercial.

check zoning
owner wants to
convert to
commercial.

OPEN HOUSE COMMENTS
Petition 400-02-43
Fine Tuning- Mapping Amendments

Please provide us with the following information, so that we may contact you for further comment. Please print clearly, as this information will be used in the analysis of and attached to the subsequent staff report. Thank you.

Name Ed Scott

Address 941 E. 500 S

SLC, UT 84102

Phone 322-5288

email _____

State item number (#) and comments for each site you are interested in:

#13 - see attached letter

Hello, my name is Edward Scott. I live at 941 East 500 South and my properties abut #13 on your petition list (963 East 500 South).

I understand that this petition is to correct minor map errors. I have reservations concerning this proposed change because the owners at 963 East have not followed the requirements of their conditional use granted to the property owners to open a Bed and Breakfast manor. These include:

-There is a broken wood and chain link fence and retaining wall along our property line. By not maintaining a solid fence along our property line....a violation of their conditional use.

-They removed the mature vegetation buffer between our properties. A violation of their conditional use. During this process, poison overspray killed vegetation on our property. A violation of code and law.

-There is trash along the west side of the parking garage and it is not picked up in a timely manner. A violation of city health codes.

-Dead trees are not removed and large branches have fallen on our chain link fence causing damage this winter and spring. This is a violation of city code.

-Our fence along the property line is under great pressure and bowing due to soil and debris slipping. In 2001, the manager did get a back hoe in to remove the soil. This was a temporary solution and the soil and debris is now accumulating again. This is also a violation of city ordinance.

-There is sudsy effluent in street gutters resulting in poisoning of parking strip trees. A violation of city ordinance.

So before this mapping change is made, I request that these violations of the conditional use and city ordinance be corrected.

Thank you.

April 30, 2004

Manager
The Anniversary Inn
460 South 1000 East
Salt Lake City, Utah 84102

Dear Neighbor,

We enjoy being your neighbor, but we are saddened that you have not corrected problems outlined in our contacts, letters, conversations, and photos over the past years regarding trash, soil, vegetation, retaining wall and fence issues. In the spirit of cooperation and good neighborly relations, we ask that you provide us today with a time table as to when you will be resolving these issues.

- Broken wood and chainlink fence, and broken retaining wall along south west portion of your 500 South drive way: former AI Manager Keith Prows oversaw the layering of new wood slats on your side, leaving a broken mess on our side of our fence. NOT MAINTAINING A SOLID FENCE IS A VIOLATION OF YOUR CONDITIONAL USE. (Photo available)

- Removal of the mature vegetation buffer between our properties: over 50 trees were removed and not replaced. You even came on our property and cut our trees! This has compromised our privacy and damaged the retaining wall. The trees removed are referenced on your 1995 site plan and photos as "existing trees to remain". (When the vegetation and trees were removed in 2002, they were picked up by City trucks and the City was not reimbursed to the best of my knowledge.) NOT MAINTAINING A MATURE VEGETATION BUFFER IS A VIOLATION OF YOUR CONDITIONAL USE AND CITY ORDINANCE. (Photo available)

- Poisoning of our vegetation: when the vegetation buffer was removed, overspray killed our vegetation (a typical example is our front hedge where the 1/3 closest to your property died). Some has come back or we replanted; however, where you applied stump remover near the fence line, our soil has been rendered sterile. We can understand mistakes and judgment errors, but this must NEVER happen again. THIS IS A VIOLATION OF CODE AND LAW. (Photo, tour, soil samples available)

- Trash along the west side of your parking garage is not picked up in a timely manner: your patrons regularly throw trash off the parking garage which accumulates along our property - cans, bottles, syringes, condoms, cups, etc. This trash has only been picked up 4 times in 7 years to the best of my knowledge. THIS IS A VIOLATION OF CITY HEALTH CODE. (Current trash samples available)

- No retaining wall along the 165 feet west side of your parking garage: Our fence is under great pressure and "bowing". Not only is the fence jeopardized, but our 6 foot

fence is effectively only a 3 foot fence on your side. This is unacceptable. In 2001 Manager Todd Crawford had a backhoe brought in to dig out the soil and debris. This was a temporary solution. Since that time soil and debris is again slipping. Your yard personnel continue to dump yard waste from your property and other locations on your property. This has further compromised our fence and added several inches more of debris and slipping soil to the mess that is encroaching on our property and destroying our fence. THIS IS A VIOLATION OF ORDINANCE AND COULD RESULT IN YOU HAVING TO BUILD A RETAINING WALL. (Tour and photos available)

- Dead trees falling onto our property: several mature trees on the west side of your parking garage mysteriously died at the same time that the mature vegetation buffer was removed and the laundry in your garage was expanded. Two fell on our chainlink fence in 2003, damaging the fence. We thank you for promptly removing the larger one. Currently, another large tree is ready to fall into our yard. THIS IS A VIOLATION OF CITY CODE. We respectfully ask that you attend to this matter immediately and insure the health and well-being of the remaining trees that provide a buffer and hold soil on the severe slope west of your parking garage. (Tour and photos available)

- Sudsy effluent in street gutters poisoning parking strip trees: effluent from either your parking lot laundry or restaurant kitchen still being released down the historic street gutter. Park strip trees at 955 East, 941 East, and Two Pines Condominiums have been killed and/or weakened. We've noticed that this occurs less often than in the past, but it still occurs. THIS IS A VIOLATION OF CODE. (Effluent samples available)

We know you want to be good neighbors and that you probably forget the impact of your inn and parking lot on your downhill neighbors, but we are reminded daily. We delayed our landscaping projects for several years to accommodate your priorities and to allow you access over our property, but we have lost patience and must proceed. We anticipate that you will take care of these matters in a timely matter, and that you will supply us with a time table immediately.

Kindest regards,

Ed Scott
322-5288
941 East 500 South
Salt Lake City, UT 84102

Exhibit 7
Criteria and Information on the
Land Exchange, Item #17a.

Criteria for zoning map amendment staff report

Item: # 17a Incorrect zone
Address: A portion of property located at 613 North Columbus Street being acquired by the City, as part of the exchange for property at the Capitol Hill Water Tank site.
Master Plan: Capitol Hill
Community: Capitol Hill
Action: R-2 to OS
Council Dist: 3

The portion of the property owned by John Rokich, located at 613 N. Columbus St., will be exchanged to the City in lieu of payment for the surplus portion of the Capitol Hill Water Tank site. Therefore, the property being acquired by the City must be rezoned from residential to open space.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: This rezoning was found to be in compliance with the Capitol Hill Master Plan, in that the City owned property in this area is zoned as open space.

Findings: There are no redevelopment projects associated with this petition. The privately owned property is currently zoned residential. Once that property is acquired and exchanged, the zone will need to be compatible with the larger parcel (OS). Therefore, maintaining compliance with the intent of the current master plan is obtained by the proposed rezoning.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: This area is primarily residential and located adjacent to large undeveloped tracts of open space land to the west owned by Salt Lake City Corporation. The open space is managed by Public Utilities. The adjacent private property owner, Mr. Rokich, proposed an equal exchange of portions of parcels.

Finding: This change in the open space-residential boundary will have no detrimental effects on the surrounding area. The properties in question will remain as two-family homes and undeveloped open space, as is expressed in the master plan.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The properties adjacent to this are residences to the east, open space to the west and an apartment building to the south.

Finding: None of the properties will be adversely affected by this zoning change. There are no new uses being introduced.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Discussion: The subject properties are located within the *Groundwater Source Protection Overlay District - Secondary Recharge Area*.

Findings: No change of use or development is proposed for the sites at this time. Any future development would be required to comply with any applicable overlay.

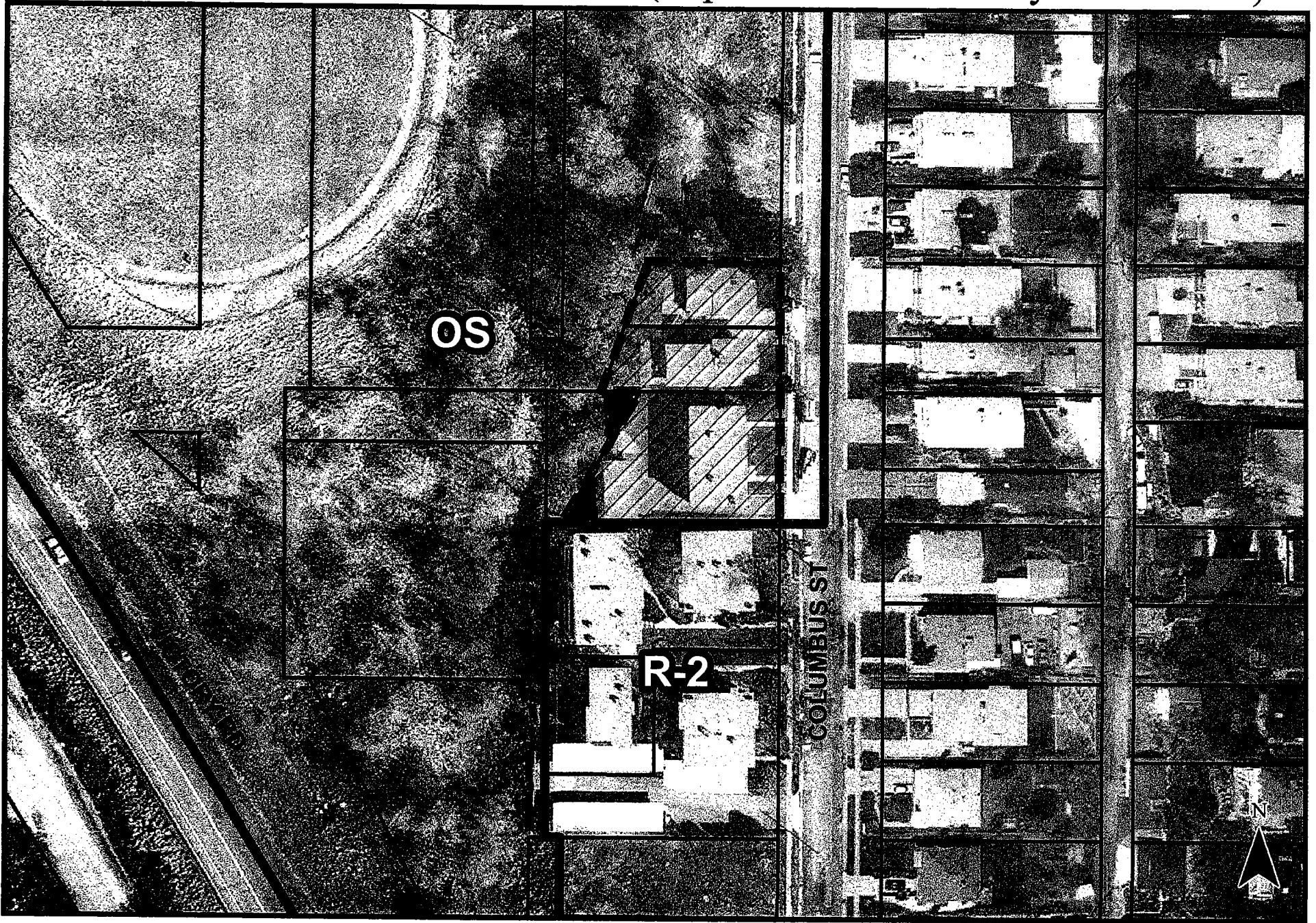
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

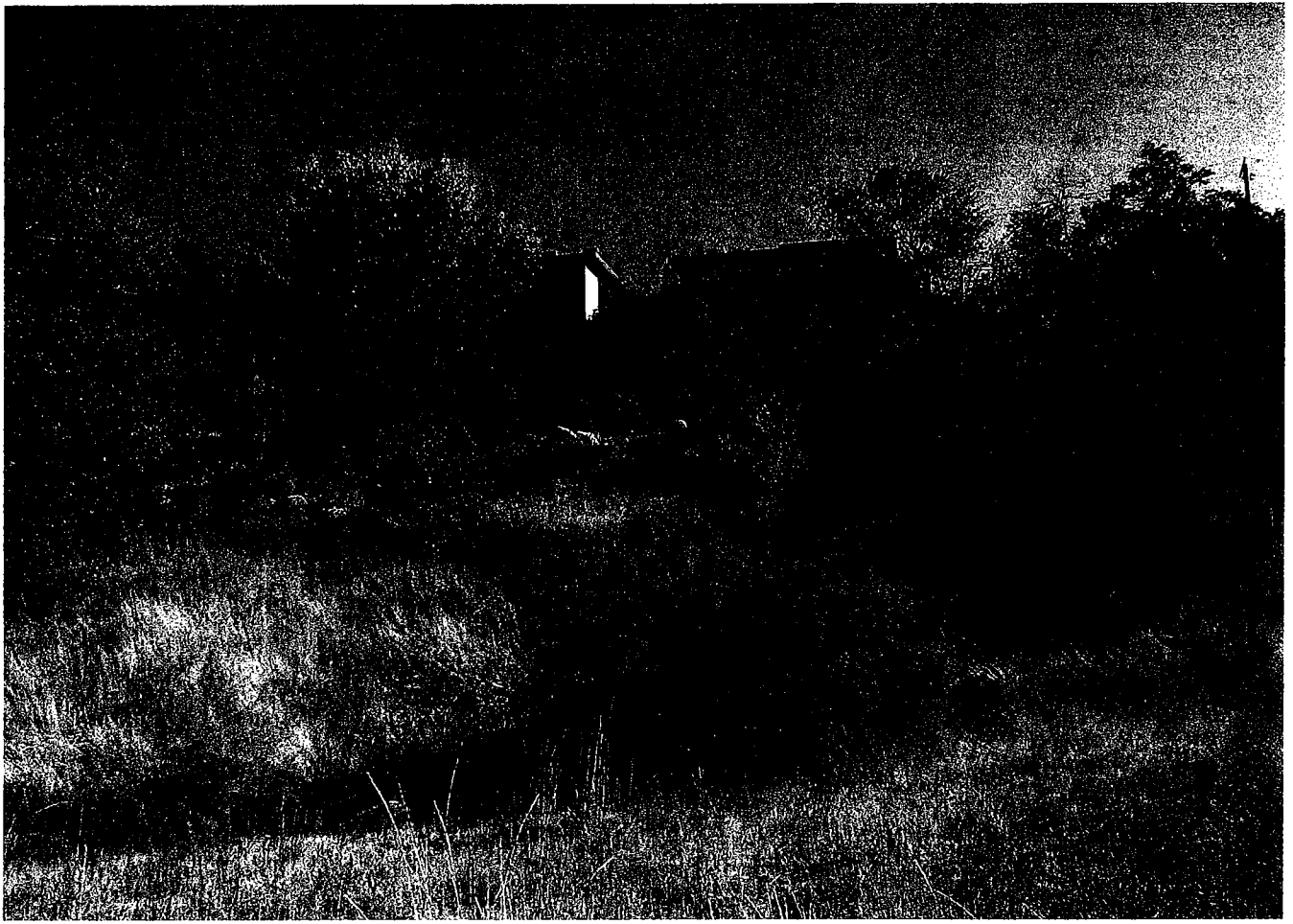
Discussion: Staff requested input from pertinent City Departments and/or Divisions; the Fire Department, Public Utilities, Police, Permits, the Redevelopment Agency, Department of Airports, City Attorney, Zoning Enforcement, Property Management, Engineering, Transportation, Public Services, and Housing and Neighborhood Development. The comments are attached to this staff report. (Exhibit 3)

Findings: The rezoning of the subject properties will not increase the demand for services to those properties. The properties are in built environments with existing facilities and uses. None of the departments responding objected to this rezoning.

Incorrect Zone (OS to R-2)

17# 655, 651, 613 North Columbus St. (Capitol Hill Community Master Plan)





5. PLANNING COMMISSION

c. Minutes

December 08, 2004

c.1. Minutes

January 12, 2005

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Noda, and Commissioner Scott voted "Aye". Tim Chambless as Chair did not vote. All voted in favor, and therefore the motion passed.

PUBLIC HEARINGS

Petition No. 400-02-43, by the Planning Commission in 2002 in order to correct zoning errors that occurred during the Zoning Re-write process. Several parcels were designated in the wrong land use zone, or not all of the parcels that belong to a use were zoned together, thereby creating split-zone situations.

This item was heard at 6:16 p.m.

Principal Planner Marilyn Lewis stated that there are 23 parcels included in this petition. As noted some of the parcels are split zones, which means that the zoning boundary falls in the middle of the parcel or in the middle of a collection of properties. She stated that other parcels were misplaced into the adjacent zoning or wrong zone. Ms. Lewis referred to the second item on the agenda noting that the Applicant's property is also included in the proposed fine tuning petition. Ms. Lewis stated that Staff received responses from some of the property owners of affected parcels, who indicated that they do not want the zoning to change. She specifically identified item number 14 in the staff report, which is a property involved with the Bennion School. There was also concern with item number 19, which belongs to Dr. Gabbiola; and item number 5, which is located adjacent to the La Frontera Restaurant.

Chair Chambless opened the public hearing.

Ms. Heidi Nielsen, property owner of item 3 located at 653 South Milton Avenue, addressed the Commission. She stated her property is currently zoned public land, and she supports the request to rezone the property to residential.

Commissioner De Lay stated that as Ms. Nielsen's Realtor at the time that she bought the home, they did not know that the property was zoned public land.

Mr. Scott Sabey, Attorney representing Dr. Gabbiola addressed the Commission. He stated that Dr. Gabbiola is opposed to the request to change the zoning of her property, located at 1167 East South Temple. He stated that Dr. Gabbiola requests that her property remain as it is currently zoned, because she believes that the potential real property value is increased by maintaining the public lands designation as oppose to residential zoning.

Mr. John Rokich, property owner of the 613 North Columbus Street, addressed the Commission. He stated that he supports the proposed rezone of his property.

Mr. Wilde noted that Mr. Rokich's property is mentioned in the staff report under item 17A for the zoning change and item 17B for a property exchange.

Chair Chambless closed the public hearing.

Motion for Petition No. 400-02-43

Commissioner De Lay made a motion to table Petition No. 400-04-43 until early 2005.

Commissioner Diamond seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Noda, and Commissioner Scott voted "Aye". Tim Chambless as Chair did not vote. All voted in favor, and therefore the motion passed.

Petition No. 400-04-41, Declaration of surplus land, and subsequent land exchange associated with the Mapping Fine Tuning Amendment. This petition is a request made by the residential property owner, to exchange a portion of the property located at 613 North Columbus Street for a portion of the property associated with the Capitol Hill Water Tank site. This exchange for the City is a declaration of surplus and an acquisition of equal size.

This item was heard at 6:25 p.m.

Principal Planner Marilyn Lewis presented the petition as written in the staff report. She noted that during the fine tuning process, Staff contacted Mr. and Mrs. Rokich who indicated that there are slope issues at the rear of their property. Ms. Lewis stated that the purpose of the proposed exchange is to clear up those slope issues which will provide more protection for the Capitol Hill water tank site, as well as provide the Applicant with more useable land. Ms. Lewis noted that Salt Lake City Public Works have reviewed the proposal and have indicated no concern.

Commissioner De Lay asked if the Community Council reviewed the proposed petition.

Ms. Lewis replied that the Ordinance does not require Community Council review of this type of petition; however, the Mayor's Open Space Advisory Committee (MOSAC) has submitted a favorable recommendation.

Chair Chambless opened the public hearing.

Mr. John Rokich, the Applicant addressed the Commission to say that the proposed action will be a positive solution for all involved.

Chair Chambless closed the public hearing.

Motion for Petition No. 400-04-41

Commissioner De Lay made a motion based on the comments, analysis, and findings of fact noted in the staff report, that the Planning Commission declare the subject property surplus and transmit a favorable recommendation to the Mayor to allow the equal exchange of the subject property with the property associated with 613 North Columbus Street address with the condition that the property being transferred by the City will be free of encroachments or barriers (i.e. fencing) by the date of transfer.

Commissioner Scott seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Noda, and Commissioner Scott voted "Aye". Tim Chambless as Chair did not vote. All voted in favor, and therefore the motion passed.

Petition No. 490-04-08, by Troy Herold of C.L.C. Associates representing Sam's Club, requesting approval of a 1-lot minor subdivision located at approximately 1905 South 300 West in a General Commercial "CG" zoning district.

This item was heard at 6:28 p.m.

Principal Planner Ray McCandless presented the petition as written in the staff report. He noted that Sam's Club is currently proposing to construct a new membership retail store at approximately 1905 South 300 West. The Applicants are requesting a subdivision approval to consolidate four different lots into one single parcel. Mr. McCandless stated that the subdivision was approved at an administrative hearing on May 4, 2004; however, Staff received a letter protesting the approval from the adjacent property owner of the Peterson Filter Company. The letter indicated two concerns; one, was the limitation of large truck access to the Peterson Property; two, was a concern with the fencing along the south property line next to the Peterson Filter property. Mr. McCandless noted that the two issues are site plan related issues and the request before the Planning Commission is the subdivision. Staff recommends based on the findings in the staff report that the Commission approve the requested subdivision with the conditions noted in the staff report.

Commissioner De Lay asked regarding the potential for a traffic signal in this area.

Mr. Kevin Young, City Traffic Engineer replied that the only potential location would be at Hartwell Street. He said that if the driveway issue can not be resolved between the property owners, then the Peterson driveway would need to be located out of the intersection at Hartwell Street.

Commissioner De Lay indicated concern that the Peterson Corporation may have issues that will not be addressed if the subdivision is approved.

Mr. Young said that he is confident that the site access issues can be worked out after the subdivision is approved.

Commissioner Muir suggested that the Applicant attempt to purchase the Peterson property. He said that he did not believe that a decent intersection for this property could be developed without the acquisition of the Peterson property.

Commissioner McDonough asked what the Commission is reviewing as part of this petition. She stated that her inclination is to critique the site plan as well as the request for subdivision approval.

Mr. McCandless replied that the Commission is reviewing the request for a subdivision.

Commissioner De Lay stated that she appreciates Commissioner Muir's concern that the plan before the commission could be problematic for the Peterson Corporation.

- a. **PUBLIC HEARING - Petition No. 400-02-42, by the Salt Lake City Planning Commission requesting to rezone the properties at 238 West 600 North and 250 West 600 North from Moderate Density Multi-family "RMF-35", to Special Development Pattern Residential, "SR-1". The request also includes amending the Future Land Use Map of the Capitol Hill Community Master Plan to identify the properties as low-density residential rather than medium density residential. The request is to implement policies of the Capitol Hill Community Master Plan relating to historic preservation and retention of existing housing units. There is no development project relating to this petition. (Staff – Cheri Coffey at 535-6188 & Andrei Lubomudrov at 535-7645).**

(This item was heard at 5:53 p.m.)

Mr. Lubomudrov explained that the Planning Commission initiated the subject petition in 2002 in an effort to implement the policy of the Capitol Hill Master Plan. Originally, the petition cited the property at 238 West 600 North, and Staff subsequently included the property at 250 West 600 North because it has physical and historic similarities to 238 West and it is currently used as a low-density residential unit. Mr. Lubomudrov further explained that the property owners of the subject properties support the proposed rezoning, and the Capitol Hill Neighborhood Council gave formal support for the change in January 2004. City Staff reviewed the proposed rezone and determined that the text of the Master Plan supports the down zoning and City departments did not object to the proposal. Based on the analyses and the findings of fact, Planning Staff requests that the Planning Commission forward a favorable recommendation to the City Council to change the zone of the subject properties from RMF-35 to SR-1, and to amend the future land use map of the Capitol Hill Community Master Plan from medium-density residential to low-density residential.

There was no one from the Capitol Hill Neighborhood Council or public to speak on the matter.

The public hearing was closed to public comment and there was no further discussion.

Motion for Petition #400-02-42 Based on the analyses and findings of fact, Commissioner De Lay moved for the Planning Commission to forward a favorable recommendation to the Salt Lake City Council to change the zone on the properties located at 238 West 600 North and 250 West 600 North from RMF-35 to SR-1, and to amend the future land use map of the Capitol Hill Community Master Plan from medium-density residential to low-density residential. Commission Noda seconded the motion, all voted aye; the motion passed.

- b. **PUBLIC HEARING – Petition No. 400-02-43, initiated by the Planning Commission in 2002, to correct zoning errors that occurred during the Zoning Re-write process. Several parcels were designated in the wrong land use zone or not all of the parcels that belong to a use were zoned together, and thereby creating split-zone properties:**

1. 1640 South West Temple Street (split zoning) - Proposed zoning change: RMF -35 to CB
2. 628 East Milton Avenue (incorrect zone) – Proposed zoning change: PL to R-1-5000
3. 652 East Milton Avenue (incorrect zone) – Proposed zoning change: PL to R-1-5000
4. 1266 West 400 South (split zoning) – Proposed zoning change: CN to R-1-5000
5. 1214 West 400 South (split zoning) – Proposed zoning change: CN to R-1-5000
6. 1179 South Navajo Street (split zoning) – Proposed zoning change: R-1-5000 to CB
7. 1254 West 500 North (split zoning) – Proposed zoning change: R-1-7000 to CN
8. 551 East 400 South (split zoning) – Proposed zoning change: RMF-35 to CC

9. 362 South 600 East (split zoning) – Proposed zoning change: RMF-35 to CC
10. 780 South 900 West (split zoning) – Proposed zoning change: R-1-5000 to CB
11. 762 South 900 West (incorrect zone) – Proposed zoning change: CB to R-1-5000
12. 1399 – 1413 South 700 East (split zoning) – Proposed zoning change: R-1-5000 to CN
13. 963 East 500 South (split zoning) – Proposed zoning change: RMF-35 to CN
14. 448 South 900 East (split zoning) – Proposed zoning change: RMF-35 to PL
15. 2738 South 2000 East (split zoning) – Proposed zoning change: RMF-35 to CB
16. 427 East Cottage Avenue (split zoning) – Proposed zoning change: RMF-35 to OS
17. 613, 651 and 655 North Columbus Street (incorrect zone) – Proposed change: OS to R-2
- 17a. City property adjacent to 613 N Columbus (incorrect zone) – Proposed zoning change: OS to R-2
18. 15 South 2400 West (incorrect zone) – Proposed zoning change: OS to CC
19. 1167 East South Temple (incorrect zone) – Proposed zoning change: PL to SR-1
20. 1530 South Main Street (split zoning) – Proposed zoning change: RMF-35 to CC
21. 2200 South Texas Street (split zoning) – Proposed zoning change: PL to R-1-7000
22. 1486 South 1100 East (split zoning) – Proposed zoning change: R-1-5000 to RB
23. 1480 South 1100 East (split zoning) – Proposed zoning change: R-1-5000 to RB

(Staff – Marilyn Lewis at 535-6409)

(This item was heard at 5:58 p.m.)

Ms. Lewis explained that several parcels or portions of parcels were erroneously included or excluded with the rezoning of various public and private properties during the 1995 Zoning Re-Write Project. The purpose of the project is to correct the zoning of the 23 above-mentioned properties. Ms. Lewis noted that specific information on all 23 subject sites is included in the packets presented to the Planning Commission. Ms. Lewis then explained that there were different causes for the incorrect zoning. A portion of a property may not have been identified with the remainder of a property creating a split zoning, a portion or an entire property was altogether excluded from the appropriate zone, or a portion of an entire property was improperly introduced into a new or inappropriate zone. Ms. Lewis said that based on the findings of fact, Planning Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for approval of rezoning on all 23 sites.

Commissioner De Lay noted that this item was postponed last month because proper agenda notification was not given. Ms. Lewis explained that all 23 sites and their addresses have been listed on the agenda and notices were mailed out again to ensure proper notification.

There was no one from the respective community councils or public to speak to the issue.

The meeting was closed to public comment and there was no further discussion.

Motion for Petition #400-02-43 Based on the findings of fact, Commissioner Noda moved for the Planning Commission to forward a favorable recommendation to the Salt Lake City Council to correct the zoning errors that occurred during the 1995 Zoning Re-Write Process on the properties listed as item numbers 1 through 23. Commissioner Scott seconded the motion, all voted aye; the motion passed.

- c. **PUBLIC HEARING – Petition No. 400-04-43, by Menlo Associates, LLC, requesting that the City close and declare as surplus property a 66 foot by 627 foot section of unimproved public street right-of-way known as 300 South, between 5200 West Street and approximately 5100 West, and that the City sell that portion of 300 South Street to Menlo Associates as the abutting property owner.**

(Staff – Janice Panichello at 535-6260 or janice.panichello@slcgov.com)

6. ORIGINAL PETITION

Petition 400-02-43

PETITION CHECKLIST

<u>Date</u>	<u>Initials</u>	<u>Action Required</u>
<u>12/19/02</u>	<u>LG</u>	Petition delivered to Planning
<u>11</u>	<u>"</u>	Petition assigned to: <u>Melissa Anderson</u>
<u>12/08/04</u>	<u>W</u>	Planning Staff or Planning Commission Action Date
<u>2/14/05</u>	<u>W</u>	Return Original Letter and Yellow Petition Cover
<u>2/14/05</u>	<u>W</u>	Chronology
<u>—</u>	<u>W</u>	Property Description (marked with a post it note)
<u>12/08/04</u>	<u>W</u>	Affected Sidwell Numbers Included (<u>by street address</u>)
<u>12/08/04</u>	<u>W</u>	Mailing List for Petition, include appropriate Community Councils
<u>11/18/04</u>	<u>W</u>	Mailing Postmark Date Verification
<u>01/12/04</u>	<u>W</u>	Planning Commission Minutes
<u>12/08/04</u>	<u>W</u>	Planning Staff Report
<u>01/12/05</u>	<u>W</u>	Cover letter outlining what the request is and a brief description of what action the Planning Commission or Staff is recommending.
<u>2/14/05</u>	<u>W</u>	Ordinance Prepared by the Attorney's Office
<u>—</u>	<u>—</u>	Ordinance property description is checked, dated and initialed by the Planner. Ordinance is stamped by Attorney.
<u>Marilynn Lewis</u>	<u>—</u>	Planner responsible for taking calls on the Petition
<u>—</u>	<u>—</u>	Date Set for City Council Action <u>—</u>
<u>—</u>	<u>—</u>	Petition filed with City Recorder's Office

MEMORANDUM

TO: Planning Commissioners

FROM: Cheri Coffey, Planning Staff

DATE: December 5, 2002

RE: Formal initiation of various petitions

The Planning Staff has begun working on various projects, informally directed by the administration. We request that a Planning Commissioner officially initiate these projects into petitions. The projects include the following:

- West Salt Lake Community Master Plan Update: Update 1995 master plan for the area between North Temple and the south City limits, between I-15 and 4000 West.
- Seasonal Sales: Study the feasibility of amending the text of the zoning ordinance relating to seasonal temporary uses in non-residential zoning districts (such as snow cone shacks, coffee huts, etc.) Determine whether they should be allowed and if so, specify regulations governing them.
- * • Fine Tuning: Mapping Amendments
 - 1640 South West Temple (two zones on parcel)
 - 628 E Milton Avenue (residential use zoned Public Lands)
 - 652 E Milton Avenue (residential use zoned Public Lands)
 - 1266 W 400 South (two zones on parcel)
 - 1214 W 400 South (two zones on parcel)
 - 1179 S Navajo Street (two zones on parcel)
 - 1254 W 500 North (two zones on parcel)
 - 551 E 400 South (two zones on parcel)
 - 362 S 600 East (two zones on parcel)

Thank you.

REMARKS

Petition J. 400-02-43

By Planning Commission

Fine Tuning - Mapping Amendments

- ✓ 1640 South West Temple (two zones on parcel)
- ✓ 628 E. Milton Avenue (residential use zoned Public Lands)
- ✓ 652 E. Milton Avenue (residential use zoned Public Lands)
- 1266 W 400 South (two zones on parcel)
- ✓ 1214 W 400 South (two zones on parcel)
- ✓ 1179 S. Navajo Street (two zones on parcel)
- ✓ 1254 W 500 N (two zones on parcel)
- 551 E 440 South (two zones on parcel)
- 362 S 600 East (two zones on parcel)

Date Filed _____

Address _____