
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: February 7, 2006

SUBJECT: Petition 400-03-34 – Legislative Action sponsored by Council Member Christensen – request to reevaluate the Zoning Ordinance relating to Non-conforming use and Non-complying structure regulations

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the Zoning Ordinance will affect Council Districts citywide and the master plan amendment will affect Council District 3

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Everett Joyce, Principal Planner

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

KEY ELEMENTS:

- A. This action would amend the Zoning Ordinance Non-conforming Use and Non-complying Structures Chapter (21A.38). An ordinance has been prepared for Council consideration.
- B. On April 9, 2005, the Council adopted an ordinance amending the Zoning Ordinance Non-conforming Use and Non-complying Structures Chapter (21A.38) to allow 100% reconstruction of structures when damaged by fire or natural causes. The council also referred the proposal for enlargement, alteration or intensification of non-conforming uses or non-complying structures back to the Planning Commission for additional refinement of the conditional use guidelines and criteria to address neighborhood impacts and concerns. Under the Planning Commission recommendation, the conditional use process will be used for enlargement (including additional parking area) or replacement of a current non-conforming use with a more intensive non-conforming use. During Council discussions it was noted that the current conditional use criteria are general in nature and would not address specific design issues for expansion or intensification. (Please see pgs. 3-8 of this staff report for additional background relating to this issue.)
- C. Key elements of the proposed text changes include:
 1. **Enlargement:** allowed within the same structure or as an addition to the same structure provided the enlargement does not increase the need for additional hard surface parking than is existing on the property.
 2. **Re-occupation or enlargement of a structure with a more intensive non-conforming use:**
 - a. Conditional use required for:
 - Expansion that exceeds 50% of the original use,
 - Requires additional off-street parking than existing on the site, or
 - A more intensive non-conforming use is proposed.

- b. **Additional conditional use standards and/or site and design review standards:**
 - **Conditional Use Standards:**
 - The condition and economic life of the building is such that near future demolition is not likely to occur
 - Provides reuse of buildings with architectural or historic value
 - Supports walk-to-work or live-work opportunities
 - Provides an appropriate scale of neighborhood or community level or services
 - Enlargement will not create any additional non-compliance with zoning standards
 - Enlargement and reuse would not substantially change the character of the neighborhood
 - Use is not in conflict with any other current local or state development standards
 - **Site and Design Review Standards** – required when a non-conforming use is located within or abuts residentially zoned property – standards are provided for building orientation, front façades, minimum first floor glass, maximum length of any blank wall, parking lot buffering and screening, screen of dumpsters and loading docks and signs.
 - c. **Limitations on Development:**
 - No additional lot area may be added to the non-conforming property
 - No enlargement shall involve razing more than 50% of the building footprint
 - No reduction in the number of dwelling units for buildings with a mix of residential/non-residential with more than 2 dwelling units
 - d. **Damage or Partial Destruction of a Non-Complying Structure:**
 - Allows a non-complying structure to be rebuilt if it is voluntarily demolished up to 75% of the structure.
- D. The purpose of the Non-conforming Use and Non-complying Structure Chapter (21A.38) is to regulate the continued existence of:
1. Principal and accessory uses established prior to April 12, 1995 that do not conform to the use regulations in the zoning districts in which such uses are located. (Non-conforming uses)
 2. Buildings, structures and property improvements constructed prior to April 12, 1995 that do not comply with the applicable bulk and/or yard area regulations in the zoning districts in which such buildings or structures are located. (Non-complying structures)
- E. The public process included written notice of the Planning Commission hearing to all Community Council Chairs and over 1,000 owners of non-conforming properties and other interested parties.
- F. On August 24, 2005, the Planning Commission voted to forward a positive recommendation to the City Council to amend the Zoning Ordinance text relating to enlargement, alteration, or intensification of non-conforming uses and non-complying structures.
- G. Issues discussed at the Planning Commission hearing included a description of the process for intensification or expansion. Staff indicated the process begins with an Administrative review and proceeds to a conditional use with the Planning Commission.
- H. No public comment was received at the Planning Commission hearing.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

- A. Council Members may wish to discuss with the Administration whether the proposed text changes relating to non-conforming uses and non-complying structures are consistent with the recently adopted Compatible Residential Infill regulations in regard to process and demolition.
 - 1. The proposal and the ordinance adopted in 2005 allows voluntary demolition and reconstruction of non-complying structures based on certain percentages of demolition, 50% in some cases and 75% in others.
 - 2. The Compatible Residential Infill regulations defined demolition as any act or process that destroys or removes 75% or more of the exterior walls and or total floor area of a structure, improvement or object.
 - 3. The non-conforming/non-complying regulations utilize the Zoning Administrator, Board of Adjustment and Planning Commission conditional use processes to consider expansion, additions and reconstruction.
 - 4. The Compatible Residential Infill regulations established an Administrative Hearing or Board of Adjustment review process to consider additions and new construction.
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The following information was provided previously for the Council Public Hearing on April 19, 2005. It is provided again for your reference.

OPTIONS AND MOTIONS:

- 1. **["I move that the Council"] Adopt an ordinance amending the Zoning Ordinance relating to Non-conforming Uses, Non-complying Structures, Special Exceptions, and Definitions and amending the Avenues Community Master Plan as recommended by the Planning Commission.** *(This option would implement the recommendation from the Planning Commission.)*
 - 2. **["I move that the Council"] Not adopt ordinance.**
 - 3. **["I move that the Council"]**
 - a. **Continue the public hearing to a future Council meeting.**
 - b. **Refer the proposal for 'enlargement, alteration or intensification' of non-complying uses or non-complying structures back to the Planning Commission for additional refinement.**
 - c. **Request that the proposal be returned for Council consideration by July 1, 2005.**
 - d. **I further move that the Council adopt an ordinance amending the Zoning Ordinance relating to Non-conforming Uses and Non-complying Structures to allow 100% reconstruction of structures when damaged by fire or other natural causes, without also addressing Enlargement and/or Intensification of Use, and amend the Avenues Community Master Plan.** *(See attached ordinance. This option was discussed at the Council Work Session on March 15, 2005. In order to maintain continuity in the ordinance, the Attorney's office did include the section relating to enlargement/intensification as it currently exists in the Zoning Ordinance. It does not contain any of the changes regarding enlargement/intensification recommended by the Planning Commission and Planning staff. The portion underlined relates to reconstruction and is new. The enlargement/intensification section will simply remain as is until the Council considers changes after July 1.)*
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WORK SESSION SUMMARY/NEW INFORMATION:

- A. At the March 15th Work Session, the Council discussed the proposed text changes. Council Members indicated their preference to move this item forward to a public hearing and:
 - 1. Consider action on an ordinance that would allow total reconstruction of structures with non-conforming uses or non-complying structures if destroyed by fire or other natural causes, and
 - 2. Defer action until July on the proposal for 'enlargement, alteration or intensification' of non-conforming uses or non-complying structures to allow time for additional refinement of the guidelines/criteria used for intensification and enlargement to address neighborhood impacts and concerns.
- B. The Planning Director has indicated that if the Council chooses to split the proposed changes, he would like to recommend that the issue go back to the Planning Commission. His reasoning is that since the Planning Commission will be implementing any additional standards it would help for them to be involved in development of the standards.
- C. Additional refinement of the guidelines/criteria used for intensification and enlargement could include but not be limited to items such as:
 - 1. Neighborhood compatibility including consideration of:
 - a. Building scale, size, orientation, and yard area setbacks. (For example, the potential of a property owner removing an existing building and constructing a new building that is out of scale with the neighborhood and not oriented to the street, such as a large building with a blank wall along the street frontage and entrances on the side or back of the building, or a 'box car' - long, narrow multi-family structure with entrances oriented to the side.)
 - b. Building materials and architectural features, such as roof pitch, facades, etc. (For example, the potential of a property owner removing an existing structure and constructing a new cinder block, flat-roofed structure or the 'box car' type structure mentioned above.)
 - 2. Parking and traffic impacts. (For example, replacing an existing, low-impact use with a more intense use such as a small grocery store replaced with a restaurant.)
 - 3. Housing mitigation and protecting the residential/commercial balance in a neighborhood. (This would address the potential of losing residential uses if a property owner expands a non-residential use to occupy an entire structure or constructs a new structure for a non-residential use in place of an existing structure that contains residential and non-residential space. For example, a corner commercial building where the commercial space is located on the street frontage and the residential dwelling is located behind or above the commercial space.)
 - 4. Define and establish parameters or limits for "intensification."

The following information was provided previously for the Work Session on March 15, 2005. It is provided again for your reference.

KEY ELEMENTS:

- A. This action would amend the Zoning Ordinance Non-conforming Use and Non-complying Structures Chapter (21A.38), Special Exceptions section (21A.52.Q) and Definitions section (21A.62.040). (Please refer to Attachment A for a comparison of current and proposed text for the Non-conforming Use and Non-complying Structures Chapter.) In addition, the Administration notes that the proposed text changes will require amending the Avenues Community Master Plan relating to non-conforming use policy. An ordinance has been prepared for Council consideration.

- B. The proposed text changes would establish the following three-tier classification system and processes:
 - 1. Reconstruction of structures containing legal non-conforming residential uses and residential structures that may be legally non-complying with current zoning standards would be considered through an Administrative process.
 - 2. Reconstruction of structures with legal non-residential non-conforming uses and non-residential structures that may be legally non-complying with current zoning standards would be considered through the Board of Adjustment Special Exception process.
 - 3. Enlargement or reoccupation of a structure with a more intensive non-conforming use would be considered through the Planning Commission Conditional Use process.

- C. The Legislative Action adopted by the Council requested a reevaluation of the non-conforming use and non-complying structure section of the Zoning Ordinance with a particular focus on the following:
 - 1. Eliminate the current percentage limitations for reconstruction, improvement or expansion of non-conforming uses and non-complying structures.
 - 2. Establish refined standards, public notification and review processes that include:
 - a. Replacement, reconstruction, improvement or expansion of certain types of non-conforming uses and non-complying structures.
 - b. Establish categories of non-conforming uses and non-complying structures with a different level of review and public notification depending upon the impact to the surrounding neighborhood.
 - 3. Other options that may be identified by the Administration.

- D. The purpose of the Non-conforming Use and Non-complying Structure Chapter (21A.38) is to regulate the continued existence of:
 - 3. Principal and accessory uses established prior to April 12, 1995 that do not conform to the use regulations in the zoning districts in which such uses are located. (Non-conforming uses)
 - 4. Buildings, structures and property improvements constructed prior to April 12, 1995 that do not comply with the applicable bulk and/or yard area regulations in the zoning districts in which such buildings or structures are located. (Non-complying structures)

- E. The Administration's transmittal and Planning staff report note:
 - 4. The disadvantages of the current non-conforming approach is that it does not:
 - a. Encourage maintenance and/or reinvestment.
 - b. Ensure marketability of the property.
 - c. Encourage reuse of non-conforming sites.
 - 5. The advantages of the proposed multi-tier classification approach is that it provides for:
 - a. Reduction in the number of uses expected to be eliminated.
 - b. Stabilizing uncertainty in future land use.
 - c. Reuse of existing buildings and retention of desirable uses.
 - d. Reduction in the number of properties being confronted with difficulties associated with financing, refinancing and obtaining reasonably priced insurance.
 - 6. Until recently, financing for purchase or reinvestment in non-conforming structures was not an issue.
 - 7. Currently, many financial institutions are requiring letters from the City that specify that a structure that contains a nonconforming use or a structure that is non-complying with current zoning standards would be allowed to be completely rebuilt if destroyed. Due to this requirement and the current zoning regulations relating to non-conforming uses and non-complying structures other non-traditional financing alternatives are required. This jeopardizes potential sales or reinvestment, limits the amount of reinvestment and minimizes improvements in the properties.
 - 8. Mortgage loans for acquisition and major reinvestment of non-conforming properties often require higher interest rates or substantial cash down-payments. In addition, insurance companies require

higher premium payments. These factors affect housing affordability and reinvestment in existing housing stock.

9. Research has shown that this is a national issue, not just a local phenomenon. Nationwide cities are modifying non-conforming regulations to address financing issues caused by local zoning codes.
10. Recent trends in land use planning concepts are replacing the zoning concept of separate, distinct land uses with regulations that encourage mixed-use, transit-oriented, more compact development patterns.
11. State statutes allow continued use of non-conforming uses and non-complying structures.
12. The proposed text amendments do not completely remove the ability to eliminate non-conforming uses. For example, analysis of the lower Avenues community indicates that from 1988 to 2004 approximately 84 properties converted from 3 and 4 dwelling unit structures to single-family or duplex structures. Voluntary demolition in excess of 50% of the cost of reconstruction or changing the non-conforming use to a conforming use eliminates the non-conforming status of the property.
13. The proposed text changes related to reconstruction and expansion are similar to existing elements of zoning ordinances of various Utah cities. Most zoning ordinances allow total reconstruction or reconstruction if up to 50-60% destruction or damage occurs to a non-conforming use or non-complying structure.

F. The Planning staff report included the following tables that provide a summary of the number of residential and non-residential non-conforming uses within the City. In addition, the attached map identifies the location of the non-conforming uses

Nonconforming Residential Multi-Family Dwellings In Single-Family – Duplex Zoning Districts								
Dwelling Units per Structure	Avenues	East Bench	Sugar House	Capitol Hill	Northwest	Central	West Salt Lake	SLC Total
3-4	36	3	96	39	78	256	34	542
5-9	66	20	34	16	5	74	12	227
10-19	32	26	20	25	4	23	2	132
20 plus	3	1	1	9	2	28	27	71
Multi-family					25	49		74
Condominiums	247							247
TOTAL	384	50	151	89	114	430	75	1293

Source: Comparison of Salt Lake County Assessor land use classification and existing zoning.

Nonconforming Commercial, Office, and Industrial Uses In Residential Zoning Districts								
Type of Use	Avenues	East Bench	Sugar House	Capitol Hill	Northwest	Central	West Salt Lake	SLC Total
Commercial	19	6	58	25	15	107	21	251
Office	7		9			20		36
Industrial				3	2	8	11	24
TOTAL	26	6	67	28	17	135	32	311

Source: Comparison of Salt Lake County Assessor land use classification and existing zoning.

G. The public process included an open house on September 16, 2004. Notice was mailed to all Community Council Chairs, approximately 1300 owners of non-conforming properties and representatives of real estate, financial and business groups. Please refer to the Administration's transmittal for details.

- H. The City's Police, Public Utilities and Transportation Departments/Divisions reviewed the request. Property owners will be required to comply with City development standards and current codes or regulations. It is likely that some owners will need to upgrade utilities and infrastructure to rebuild replacement facilities.
- I. On October 27, 2005, the Planning Commission voted to forward a positive recommendation to the City Council to amend the Zoning Ordinance text and amend the Avenues Master Plan.
- J. Issues discussed at the Planning Commission hearing included:
 - 1. Commercial or non-residential non-conforming uses are not distributed evenly throughout the City.
 - 2. Neighborhoods throughout the City have different characteristics and the proposed changes do not establish standards for determining compatibility with the character of the neighborhoods in which they are located.
 - 3. People who are purchasing properties are small investors who purchase one or two properties.
 - 4. Many property owners rely on income generated from their properties and would have no way to recover the loss if the structures are destroyed by natural disaster.
 - 5. Lending institutions have established strict loan requirements due, in part, to Utah's high rate of loan fraud and foreclosures. For example, requiring a letter from the City that states that the structures could be rebuilt if destroyed by fire or other types of natural disasters or lending at a higher interest rate to finance or refinance loans for the property.
 - 6. Due to current lending and insurance practices that have stricter requirements for non-conforming properties, property owners either do not or find it difficult to reinvest in the properties.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

- A. During the recent State Legislative session, S.B. 60S02 – Local Land Use Development and Management Act Amendments – was passed in both the House and the Senate. This bill made several changes to the State Code relating to land use, planning and zoning. (Please see Attachment B for the changes from the bill that applies to non-conforming uses.) Key changes made to the regulation of nonconforming uses include:
 - 1. A municipality may not prohibit the reconstruction or restoration of a non-conforming structure or terminate the non-conforming use of a structure that is involuntarily destroyed in whole or in part due to fire or other calamity. *(The proposed zoning ordinance text changes would comply with this section.)*
 - 2. A municipality may prohibit the reconstruction or restoration of a non-conforming structure or terminate the non-conforming use of a structure when:
 - a. The structure is allowed to deteriorate to the extent that renders it uninhabitable.
 - b. Written notice is provided to the property owner noting that the structure is uninhabitable and that the nonconforming structure or use will be lost if the structure is not repaired or restored within 6months, or
 - c. The property owner has voluntarily demolished a majority of the non-conforming structure or the building that houses the non-conforming use.
 - 3. Burden of proof:
 - a. The property owner shall have the burden of establishing the legal existence of a non-conforming structure or use.
 - b. Any party claiming abandonment of a non-conforming use shall have the burden of establishing such abandonment.
 - c. The property owner may rebut the presumption of abandonment and shall have the burden of establishing that abandonment has not occurred.

- B. The Planning staff report notes:
1. The Executive Director of the Utah Apartment Association identified that the Association supports the zoning policy change for non-conforming rental properties. The Association has been working with the State Property Rights Ombudsman and the State Legislature to address this problem.
 2. The State Ombudsman has provided an opinion that local ordinances prohibiting reconstruction without the payment of just compensation for the non-conforming use are illegal and unconstitutional.
- C. Council Members Christensen, Saxton and Turner recently met to discuss the proposed text changes. They have noted that there is strong support for the changes that address residential non-conforming uses/non-complying structures. However, issues have been raised through the public review process concerning potential unintended impacts or consequences relating to the proposed changes for non-residential non-conforming uses/non-complying structures. They have noted that these issues could be addressed through further refinement of the proposed changes. For example:
1. A non-residential non-conforming uses/non-complying structure that contains both a non-residential and residential use could be allowed to expand the non-residential use and eliminate the residential use. This could result in loss of the City's affordable housing stock.
 2. The conditional use process is proposed for enlargement (including additional parking area) or replacement of a current non-conforming use with a more intensive non-conforming use. It has been noted that the current conditional use criteria are general in nature and would not address specific design issues for expansion or intensification.
- D. The Council may wish to consider the following options to address this issue:
1. Delay action on the proposed ordinance and request that the issues which have been identified relating to non-residential non-conforming uses/non-complying structures be addressed in further detail.
 2. Forward this issue to a public hearing.
 3. Forward this issue to a public hearing and request the City Attorney to prepare an additional ordinance that includes proposed text changes for residential non-conforming uses/non-complying structures only; express the intent to consider the residential non-conforming uses/non-complying structures at the hearing and continue the hearing for a later discussion of the non-residential non-conforming uses/non-complying structures.
 4. Other options identified at the Council Work Session briefing.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Administration's transmittal and Planning staff report note:
1. Most master plans do not contain specific policy regarding non-conforming uses and non-complying structures.
 2. The Capitol Hill Community Master Plan contains policy recognizing a decrease in area density as non-conforming single-family structures that contain 3 or more units are converted back to single-family use. The Plan recommends phasing out incompatible industrial uses by rezoning the properties and encouraging relocation to industrially zoned land in appropriate areas of the City.
 3. The East Central Neighborhood Plan identifies encouraging compatible infill housing on lots containing non-conforming uses.
 4. The Avenues Master Plan land use section provides the following information:
 - Policy Regarding Nonconforming Uses
 - The City should not grant variances to rebuild structures containing nonconforming uses. Once the structure has deteriorated, as defined in the nonconforming use ordinance (*Salt Lake City Zoning Ordinance*), or is lost because of fire or other act of God, the property should revert to a use conforming to present zoning.
 - *As previously noted, the ordinance prepared for Council consideration includes an amendment to the Avenues Master Plan.*

- B. 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.
- C. 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.
- D. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
 - 1. Is aesthetically pleasing;
 - 2. Contributes to a livable community environment;
 - 3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 - 4. Forestalls negative impacts associated with inactivity.
- E. 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.

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.

- March 8, 2004 Council adopts Legislative Action
- September 16, 2004 Planning sponsored Open House
- October 27, 2004 Planning Commission hearing
- November 2004 Ordinance received from City Attorney
- March 15, 2005 City Council briefing
- April 19, 2005 City Council hearing
- Adopted ordinance dealing with residential non-conforming uses/non-complying structures and referred enlargement, alteration or intensification section back to the Planning Commission for further refinement
- May 25, 2005 Planning Commission Report of the Director – Planning Commission decision to hold a public hearing
- July 13, 2005 Planning Commission hearing – continued due to lack of a quorum
- August 24, 2005 Planning Commission hearing
- August 25, 2005 Ordinance requested from City Attorney's office
- September 7, 2005 Ordinance received from City Attorney's office
- September 14, 2005 Planning Commission ratified Aug. 24, 2005 minutes

cc: Sam Guevara, Rocky Fluhart, DJ Baxter, Alison McFarlane, Ed Butterfield, Ed Rutan, Lynn Pace, Louis Zunguze, Brent Wilde, Orion Goff, Larry Butcher, Alex Ikefuna, Doug Wheelwright, Cheri

Coffey, Joel Paterson, Everett Joyce, Jennifer Bruno, Jan Aramaki, Marge Harvey, Sylvia Jones,
Annette Daley, Barry Esham, Gwen Springmeyer

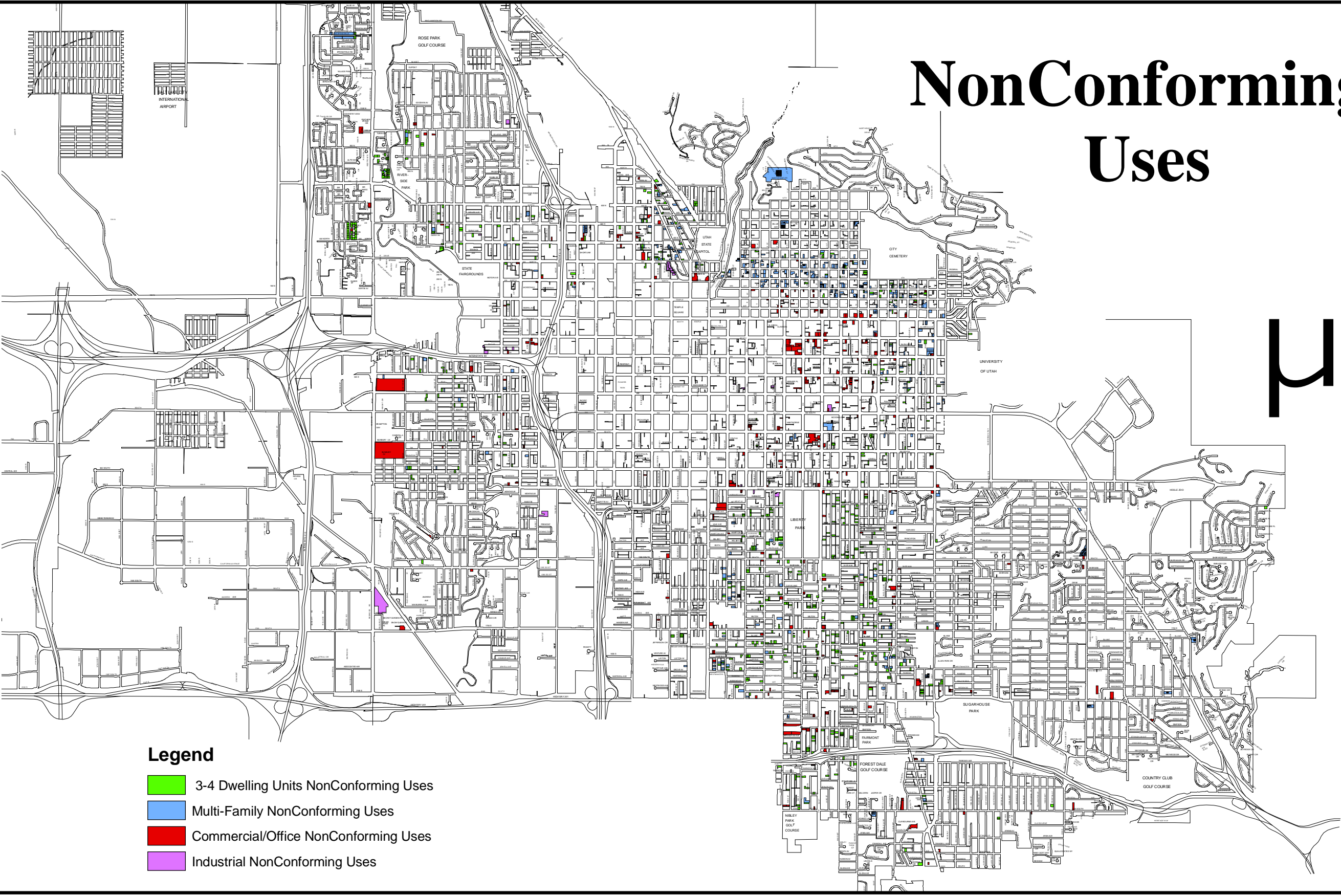
File Location: Community Development Dept., Planning Division, Zoning Ordinance Text Amendment, Non-conforming uses and Non-complying structures

Comparison of Existing and Proposed Ordinance Concepts for Non-conforming Uses and Non-complying Structures





1. **Non-conforming Use:** Uses that do not conform to the use regulations in the zoning districts in which such uses are located.
2. **Non-complying Structure:** Buildings, structures and property improvements that do not comply with the bulk and/or yard area regulations in the zoning districts in which such buildings or structures are located.
3. Non-conforming use or non-complying structure status goes with the property, NOT the property owner.

Issue	Existing Ordinance	Proposed Ordinance
Nonconforming Uses: Destruction up to the extent of 50% when destroyed by fire, natural calamity or voluntarily razed.	Reconstruction permitted.	Reconstruction permitted.
Nonconforming Uses: Destruction greater than 50% when destroyed by fire, natural calamity or voluntarily razed.	Reconstruction <u>not</u> permitted.	Reconstruction permitted subject to review and approval. Residential: Zoning Administrator Approval standards a. Environmental standards of the zoning ordinance; and b. No increase in the number of dwelling units. Nonresidential: Board of Adjustment – Special Exception Approval standards a. Site Plan Review to improve zoning standards compliance; b. Environmental standards of the zoning ordinance; c. Rebuilt with compatible materials; and/or d. No public nuisance history.
Noncomplying Structures: Destroyed by fire or natural calamity.	Up to 75% damage reconstruction permitted.	100% damage reconstruction permitted.
Enlargement of nonconforming use.	A nonconforming use may be extended within the same structure or as an addition, provided there is no increase the parking requirement.	A nonconforming use may be extended within the same structure or as an addition, provided there is no increase the parking requirement.
Enlargement or reoccupation of a structure with a more intensive nonconforming use.	Not permitted.	The Planning Commission may grant a conditional use permit for the enlargement or reoccupation of a structure with a more intensive nonconforming use subject to the following standards: a. The condition and economic life of the building; b. Provides reuse of buildings with architectural or historic value; c. The use supports walk to work or live-work opportunities; d. The use provides an appropriate scale of neighborhood or community level of services; e. The enlargement will not create any additional noncompliance with zoning standards except for building modifications for life safety concerns; f. The enlargement and reuse of the structure would not change the character of the neighborhood; and/or g. Subject to complying with all other current, local or state development and environmental standards of the zoning ordinance.

NonConforming Uses



Legend

-  3-4 Dwelling Units NonConforming Uses
-  Multi-Family NonConforming Uses
-  Commercial/Office NonConforming Uses
-  Industrial NonConforming Uses

A. LOUIS ZUNGUZE
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DEPT. OF COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

ROSS G. "ROCKY" ANDERSON
MAYOR

COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer  **DATE:** October 4, 2005

FROM: Louis Zunguze, Community Development Director 

RE: Petition 400-03-34: Zoning Ordinance text amendments to Chapter 21A.38
Nonconforming Uses and Non-complying Structures

STAFF CONTACT: Everett L. Joyce, Senior Planner, 535-7930 or
everett.joyce@slcgov.com

RECOMMENDATION: That the City Council schedule a briefing and hold a public
hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin:

City Council legislative action initiated Petition 400-03-34. The City Council requested that the Administration review the Nonconforming Uses and Non-complying Structures section of the Zoning Ordinance related to the current percentage limitations for reconstruction, improvement, or expansion of nonconforming uses and non-complying structures and establish refined standards, as well as public notification and review processes.

After a Planning Commission hearing on October 27, 2004, the Administration transmitted Petition 400-03-34 to the City Council with ordinance modifications recommended by the Planning Commission. On April 19, 2005, the Salt Lake City Council adopted Ordinance 15 of 2005 amending the Zoning Ordinance relating to Chapter 38 Nonconforming Uses and Non-complying Structures. The City Council deferred action on the enlargement and/or intensification of nonconforming uses portion of the recommended text changes. The process proposed at that time for allowing intensification or enlargement of a nonconforming use was a conditional use process. The City Council referred the proposal for enlargement, alteration, or intensification of nonconforming uses back to the Planning Commission for additional refinement of the guidelines and criteria to address neighborhood impacts and concerns.

Analysis:

While many nonconforming uses are part of the established area character and do not negatively affect the surrounding area, the intensification or expansion of nonconforming uses may or may not pose land use issues. The specific conditional use and site design review standards established in the proposed text provide flexibility in administering the enlargement and intensification of nonconforming uses. The proposed text provides limitations on the conditional use process to ensure that expansions or intensification of nonconforming properties do not become a detriment to the surrounding neighborhood.

Public Process:

On June 28, 2005, Staff mailed a notice of the July 13, 2005, Planning Commission public hearing for Petition 400-03-34 to all Community Councils and over 1,000 owners of nonconforming property and interested parties. The Planning Commission, due to lack of a quorum, continued the public hearing until August 24, 2005. At that meeting, the Commission moved to approve Petition No. 400-03-34 and forward a positive recommendation to the City Council.

Relevant Ordinances:

SLC Code Section 21A.50.050

Utah State Code Section 10-9a-503

Standards for zoning amendment

Land use ordinance amendments

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1. Chronology

2. Proposed Ordinance

3. City Council Hearing Notice

- i. Notice
- ii. Mailing List

4. Planning Commission

- i. Public Hearing Notice and Postmark
- ii. Planning Commission agendas and minutes
 - a) May 25, 2005 – Report of the Director
 - b) July 13, 2005 – Public Hearing (Continued no quorum)
 - c) August 24, 2005 – Public Hearing
- iii. Planning Commission Staff Memorandums
 - a) July 8, 2005
 - b) May20, 2005

5. City Council Minutes

April 19, 2005 Public Hearing for Petition 400-03-34

1. Chronology

Chronology

- | | |
|--------------------|---|
| April 19, 2005 | Council members moved to refer the proposal for enlargement, alteration or intensification of non-complying uses or non-complying structures back to the Planning Commission for additional refinement. |
| May 25, 2005 | Report of the Director - Discussion regarding the enlargement and intensification of nonconforming uses. The Commission passed a motion to hold a public hearing regarding zoning text modifications for refinement of the standards and guidelines for the enlargement or intensification of nonconforming uses. |
| June 28, 2005 | Mailed notice of July 13, 2005 Planning Commission public hearing. |
| July 13, 2005 | Planning Commission public hearing. This item was continued due to lack of a quorum. |
| August 24, 2005 | Planning Commission public hearing continued and final action taken. |
| August 25, 2005 | Ordinance request sent to City Attorney. |
| September 7, 2005 | Received stamped ordinance from Attorney's Office. |
| September 14, 2005 | Planning Commission ratified the minutes of August 24, 2005. |

2. Proposed Ordinance

Original

SALT LAKE CITY ORDINANCE
No. _____ of 2005
(Amending Nonconforming Uses and Noncomplying Structures)

AN ORDINANCE AMENDING CHAPTER 21A.38, *SALT LAKE CITY CODE*,
PERTAINING TO NONCONFORMING USES AND NONCOMPLYING STRUCTURES,
PURSUANT TO PETITION NO. 400-03-34.

WHEREAS, the City Council adopted legislative action requesting that the Administration review the nonconforming uses and noncomplying structures section of the zoning code relating to the current percentage limitations for reconstruction, improvement or expansion of nonconforming uses and noncomplying structures; and establish refined standards, public notification, and review processes that include: a) replacement, construction, improvement or expansion of certain types of nonconforming uses and noncomplying structures; b) establishment of categories of nonconforming uses and noncomplying structures with a different level of review and public notification depending upon the impact to the surrounding neighborhood; and c) identification of other options.

WHEREAS, the Salt Lake City Code contains regulations regarding nonconforming uses and noncomplying structures.

WHEREAS, allowing some flexibility in addressing nonconforming uses to allow property owners and investors options, not heretofore available, to reinvest or expand property in a manner that minimizes impacts on neighborhoods and supports land uses that serve the citizens as well as the community.

WHEREAS, the City Council of Salt Lake City, Utah, has held public hearings before its own body and before the Planning Commission, and has taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City,

and any local master plan as part of its deliberation. Pursuant to these deliberations, the City Council has concluded that the proposed amendments to nonconforming uses and noncomplying structures regulations are appropriate for the development of the community.

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

SECTION 1. That Chapter 21A.38, *Salt Lake City Code*, pertaining to nonconforming uses and noncomplying structures be, and the same hereby is, amended to read as follows:

21A.38.080 Moving, Enlarging Or Altering Nonconforming Uses Of Land And Structures:

No nonconforming use may be moved, enlarged or altered and no nonconforming use of land may occupy additional land, except as provided in this section.

A. **Enlargement:** A nonconforming use may not be enlarged, expanded or extended to occupy all or a part of another structure or site, that it did not occupy on the effective date of any amendment to this title that makes the use nonconforming. A nonconforming use for the purposes of this section may be extended within the same structure or as an addition to the same structure, provided the enlargement does not increase the need for additional hard surface parking than is existing on the property.

1. Reoccupation Or Enlargement Of A Structure With A More Intensive

Nonconforming Use. Whenever expansion of a nonconforming use exceeds fifty percent (50%) of the original use at the time the use became nonconforming; a nonconforming use expansion requires additional off-street parking than existing on the site or a nonconforming use changes to a more intensive nonconforming use; such expansions shall only be approved as a conditional use subject to the requirements of Part V Chapter 21A.52 Conditional Uses and applicable

specific conditional use standards and/or site and design review standards provided in this section.

a. **Specific Conditional Use Standards.** The Planning Commission may grant a conditional use permit for the enlargement of a structure containing a nonconforming use, provision of additional parking area for a nonconforming use or the reoccupation of a structure with a nonconforming use that is more intensive, excepting uses which are only permitted as a conditional use in the Heavy Manufacturing District (M-2) of this title located within any residential, mixed use, commercial or nonresidential zoning district, subject to consideration of the following standards:

i. The condition and economic life of the building is such that near future demolition is not likely to occur;

ii. The use provides reuse of buildings with architectural or historic value;

iii. The use supports walk to work or live-work opportunities;

iv. The use provides an appropriate scale of neighborhood or community level of services;

v. The enlargement will not create any additional noncompliance with zoning standards except for building modifications for life safety concerns;

vi. The enlargement and reuse of the structure would not substantially change the character of the neighborhood; and/or

vii. The use is not in conflict with any other current, local or state development standards.

(i.e. Floodplain Hazard Protection, Fault Line Hazards, Ground Water Source Protection, Airport Flight Path Protection, Environmental Performance Standards, and Hazardous Waste Prohibition).

b. **Site and Design Review Standards.** Whenever an expansion or intensification of a nonconforming use is located within residentially zoned property or abuts residentially zoned property the following site and design review standards shall be reviewed as part of the conditional use approval process:

i. **Building Orientation.** The development shall orient to the street, not an interior courtyard or parking lot. The primary access shall be oriented to the pedestrian and have at least one operable building entrance that faces a public street. Residential uses shall meet the standards for Sections 21A.24.010.H Side Entry Buildings and 21A.24.010.I Front Façade Controls,

ii. **Facade.** For nonresidential uses, street oriented facades shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,

(A) **Minimum First Floor Glass:** The first floor elevation facing a street of all new building additions or buildings in which the property owner is modifying the size of windows on the front façade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized by the Planning Commission as part of the conditional use site and design review procedure, if the Planning Commission finds:

- (1). The requirement would negatively impact the historic character of the building,
- (2). The requirement would negatively impact the structural stability of the building, or
- (3). The ground level of the building is occupied by residential uses, in which case the 40% glass requirement may be reduced to 25%.

(B) **Maximum Length.** Architectural detailing shall emphasize the pedestrian level of the building. The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

iii. **Parking Lots.** Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood. Lightproof fencing is required adjacent to residential properties. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods. The poles for parking lot lighting are limited to 16 feet in height from finished grade,

iv. **Screening.** Dumpsters and loading docks shall be appropriately screened or located within the structure. All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building, and

v. **Signs.** Signage for residential uses shall meet sign standards for Section 21A.46.080B Sign Regulations for Multifamily Residential Districts. Signage for nonresidential uses shall emphasize a pedestrian scale and shall meet the sign standards of Section 21A.46.090.4 Sign Type, Size and Height Standards for the CN District. Exceptions to this requirement may be authorized by the Planning Commission as part of the conditional use site and design review procedure, if the Planning Commission finds that maintaining the nonconforming sign does not negatively impact the neighborhood character.

c. **Limitations on Development.** Any conditional use authorized for the reoccupation or enlargement of a structure with a more intensive use shall be limited to the following criteria:

- i. No additional lot area may be added to the subject nonconforming property,
- ii. No enlargement of a nonconforming principal structure shall involve the razing of more than fifty percent (50%) of the existing building foot print, and
- iii. Any nonconforming property with an existing mix of residential and nonresidential uses with more than two (2) existing dwelling units shall provide for a mixed-use development with no reduction in the number of dwelling units.

B. **Exterior Or Interior Remodeling Or Improvements To Structure:** Exterior or interior remodeling or improvements to a structure containing a nonconforming use shall be allowed provided the improvements do not increase the parking requirement.

C. **Relocation Of Structure:** A structure containing a nonconforming use may not be moved unless the use shall thereafter conform to the regulations of the zoning district into which the structure is moved.

D. **Change Of Nonconforming Nonresidential Use To Another Nonconforming Use:**
Upon application to the zoning administrator, a nonconforming use may be changed to another nonconforming use of the same or similar land use type as defined in part VI, chapter 21A.62 of this title. Whenever any nonconforming nonresidential use is changed to a less intensive nonconforming nonresidential use, such use shall not be changed back to a more intensive nonconforming nonresidential use. For purposes of this section, a more intensive nonresidential use is determined when the existing hard surfaced parking available on site does not provide the

required number of parking stalls. Whenever any nonconforming nonresidential use is changed to a conforming use, such use shall not later be changed to a nonconforming use.

E. **Destruction Of Structure With Nonconforming Use:** No structure containing a legal nonconforming use may be reconstructed for a nonconforming use, except in the manner provided in subsections E1 and E2 of this section or unless required by law. Restoration of a damage or destroyed structure with a nonconforming use shall be started within one (1) year and diligently pursued to completion. Any delay in starting such restoration that is caused by government actions and without contributing fault by the owner, may, upon, application to and determination by the zoning administrator, be deducted in calculating the starting date of restoration.

1. **Destruction Of Structure To The Extent Of Fifty Percent:** If a structure that contains a legal nonconforming use is destroyed to the extent of fifty percent (50%) by fire or natural calamity, or is voluntarily razed, the nonconforming use may be resumed, and the structure restored. The determination of the extent of damage or destruction under this subsection, shall be determined by the building official and based on the ratio of the estimated cost of restoring the structure to its condition before the damage or destruction to the estimated cost of duplicating the entire structure as it existed prior to the damage or destruction. The estimate shall be based on the current issue of "Building Standards" published by the International Conference of Building Officials.

2. **Destruction Of Structure Greater Than Fifty Percent:** If a structure that contains a legal nonconforming use is destroyed, greater than fifty percent (50%), by fire or natural

calamity, the nonconforming use may be resumed, and the structure may be restored to accommodate the nonconforming use subject to subsections E2a and E2b of this section.

a. **Nonconforming Residential Uses.** The zoning administrator may authorize the reconstruction and reestablishment of a legal nonconforming residential structure subject to consideration of the following:

- i. Compliance with all other current, local or state development standards, (e.g., Floodplain Hazard Protection, Fault Line Hazards, Ground Water Source Protection, Airport Flight Path Protection, Environmental Performance Standards, and Hazardous Waste Prohibition); and/or
- ii. The reconstruction will not increase the number of units.

b. **Nonconforming Nonresidential Uses.** The Board of Adjustment may authorize as a special exception the reconstruction and reestablishment of a legal nonconforming nonresidential use structure subject to consideration of the following:

- i. Reconstruction plans shall be reviewed to consider the feasibility of site redesign to better meet underlying zoning district standards without a reduction in type or intensity of use of the property;
- ii. Compliance with all other current, local or state development standards, (e.g., Floodplain Hazard Protection, Fault Line Hazards, Ground Water Source Protection, Airport Flight Path Protection, Environmental Performance Standards, and Hazardous Waste Prohibition);
- iii. The reconstruction and reuse of the structure would not change the character of the neighborhood by using construction materials which did not exist previously on the building. Other building materials should not be used, unless the materials are compatible with the neighborhood; and/or

- iv. Consideration of the enforcement history of the property regarding any continual public nuisance generated by the nonconforming use activity.

21A.38.090 Noncomplying Structures:

No noncomplying structure may be moved, enlarged or altered, except in the manner provided in this section or unless required by law.

A. **Repair, Maintenance, Alterations And Enlargement:** Any noncomplying structure may be repaired, maintained, altered or enlarged, except that no such repair, maintenance, alteration or enlargement shall either create any new noncompliance or increase the degree of the existing noncompliance of all or any part of such structure.

B. **Moving:** A noncomplying structure shall not be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

C. Damage Or Partial Destruction Of Noncomplying Structure.

1. **Restoration:** If a noncomplying structure is damaged or destroyed by fire or natural calamity, the structure may be restored, or, if a noncomplying structure is voluntarily razed to the extent of seventy-five percent (75%), the structure may be restored if restoration is started within one (1) year and diligently pursued to completion. Any delay in starting such restoration that is caused by government actions and without contributing fault by the owner, may, upon application to and determination by the zoning administrator, be deducted in calculating the starting date of restoration.

2. Destruction Of Noncomplying Structure With Nonconforming Use: No legal

nonconforming structure containing a nonconforming use may be reconstructed, except in the manner provided in subsection C2a and C2b of this section or unless required by law.

Restoration of a damaged or destroyed noncomplying structure with a nonconforming use shall be started within one (1) year and diligently pursued to completion. Any delay in starting such restoration that is caused by government actions and without contributing fault by the owner, may, upon application to and determination by the zoning administrator, be deducted in calculating the starting date of restoration.

a. **Destruction Of Structure To The Extent of Fifty Percent:** If a noncomplying structure that contains a nonconforming use is destroyed to the extent of fifty percent (50%) by fire or natural calamity, or is voluntarily razed or destroyed by other means, the nonconforming use may be resumed, and the structure restored. The determination of the extent of damage or destruction under this subsection, shall be determined by the zoning administrator and based on the ratio of the estimated cost of restoring the structure to its condition before the damage or destruction to the estimated cost of duplicating the entire structure as it existed prior to the damage or destruction. The estimate shall be based on the current issue of "Building Standards" published by the International Conference of Building Officials (ICBO).

b. **Destruction Of Structure Greater Than Fifty Percent:** If a noncomplying structure that contains a legal nonconforming use is destroyed, greater than fifty percent (50%), by fire or natural calamity, the nonconforming use may be resumed, and the structure may be restored to accommodate the nonconforming use subject to subsections C2bi and C2bii of this section.

- i. **Nonconforming Residential Use:** The zoning administrator may authorize the reconstruction and reestablishment of a legal noncomplying residential structure with a nonconforming residential use subject to consideration of the following:
 - (A). Compliance with all other current, local or state development standards, (e.g., Floodplain Hazard Protection, Fault Line Hazards, Ground Water Source Protection, Airport Flight Path Protection, Environmental Performance Standards, and Hazardous Waste Prohibition); and/or
 - (B). The reconstruction will not increase the number of units.
- ii. **Nonconforming Nonresidential Uses.** The Board of Adjustment may authorize as a special exception the reconstruction and reestablishment of a legal noncomplying structure with a nonconforming nonresidential use subject to consideration of the following:
 - (A). Reconstruction plans shall be reviewed through the site plan review process to consider the feasibility of site redesign to better meet underlying zoning district standards without a reduction in type or intensity of use of the property;
 - (B). Compliance with all other current, local or state development standards, (e.g., Floodplain Hazard Protection, Fault Line Hazards, Ground Water Source Protection, Airport Flight Path Protection, Environmental Performance Standards, and Hazardous Waste Prohibition);
 - (C). The reconstruction and reuse of the structure would not change the character of the neighborhood by using construction materials which did not exist previously on the building. Other building materials should not be used, unless the materials are compatible with the neighborhood; and/or
 - (D). Consideration of the enforcement history of the property regarding any continual public nuisance generated by the nonconforming use activity.

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

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date September 7, 2005
By Melanie Geif

(SEAL)

Bill No. _____ of 2005.
Published: _____.

Original

SALT LAKE CITY ORDINANCE
No. _____ of 2005
(Amending Nonconforming Uses and Noncomplying Structures)

AN ORDINANCE AMENDING CHAPTER 21A.38, *SALT LAKE CITY CODE*,
PERTAINING TO NONCONFORMING USES AND NONCOMPLYING STRUCTURES,
PURSUANT TO PETITION NO. 400-03-34.

WHEREAS, the City Council adopted legislative action requesting that the Administration review the nonconforming uses and noncomplying structures section of the zoning code relating to the current percentage limitations for reconstruction, improvement or expansion of nonconforming uses and noncomplying structures; and establish refined standards, public notification, and review processes that include: a) replacement, construction, improvement or expansion of certain types of nonconforming uses and noncomplying structures; b) establishment of categories of nonconforming uses and noncomplying structures with a different level of review and public notification depending upon the impact to the surrounding neighborhood; and c) identification of other options.

WHEREAS, the Salt Lake City Code contains regulations regarding nonconforming uses and noncomplying structures.

WHEREAS, allowing some flexibility in addressing nonconforming uses to allow property owners and investors options, not heretofore available, to reinvest or expand property in a manner that minimizes impacts on neighborhoods and supports land uses that serve the citizens as well as the community.

WHEREAS, the City Council of Salt Lake City, Utah, has held public hearings before its own body and before the Planning Commission, and has taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City,

and any local master plan as part of its deliberation. Pursuant to these deliberations, the City Council has concluded that the proposed amendments to nonconforming uses and noncomplying structures regulations are appropriate for the development of the community.

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

SECTION 1. That Chapter 21A.38, *Salt Lake City Code*, pertaining to nonconforming uses and noncomplying structures be, and the same hereby is, amended to read as follows:

21A.38.080 Moving, Enlarging Or Altering Nonconforming Uses Of Land And Structures:

No nonconforming use may be moved, enlarged or altered and no nonconforming use of land may occupy additional land, except as provided in this section.

A. **Enlargement:** A nonconforming use may not be enlarged, expanded or extended to occupy all or a part of another structure or site, that it did not occupy on the effective date of any amendment to this title that makes the use nonconforming hereof, April 12, 1995. A nonconforming use for the purposes of this section may be extended within the same structure or as an addition to the same structure, provided the enlargement~~addition~~ does not increase the need for additional hard surface parking requirement~~than is existing on the property~~.

1. Reoccupation Or Enlargement Of A Structure With A More Intensive

Nonconforming Use. Whenever expansion of a nonconforming use exceeds fifty percent (50%) of the original use at the time the use became nonconforming; a nonconforming use expansion requires additional off-street parking than existing on the site or a nonconforming use changes to a more intensive nonconforming use; such expansions shall only be approved as a conditional use subject to the requirements of Part V Chapter 21A.52 Conditional Uses and applicable

specific conditional use standards and/or site and design review standards provided in this section.

a. Specific Conditional Use Standards. The Planning Commission may grant a conditional use permit for the enlargement of a structure containing a nonconforming use, provision of additional parking area for a nonconforming use or the reoccupation of a structure with a nonconforming use that is more intensive, excepting uses which are only permitted as a conditional use in the Heavy Manufacturing District (M-2) of this title located within any residential, mixed use, commercial or nonresidential zoning district, subject to consideration of the following standards:

i. The condition and economic life of the building is such that near future demolition is not likely to occur;

ii. The use provides reuse of buildings with architectural or historic value;

iii. The use supports walk to work or live-work opportunities;

iv. The use provides an appropriate scale of neighborhood or community level of services;

v. The enlargement will not create any additional noncompliance with zoning standards except for building modifications for life safety concerns;

vi. The enlargement and reuse of the structure would not substantially change the character of the neighborhood; and/or

vii. The use is not in conflict with any other current, local or state development standards.

(i.e. Floodplain Hazard Protection, Fault Line Hazards, Ground Water Source Protection, Airport Flight Path Protection, Environmental Performance Standards, and Hazardous Waste Prohibition).

b. **Site and Design Review Standards.** Whenever an expansion or intensification of a nonconforming use is located within residentially zoned property or abuts residentially zoned property the following site and design review standards shall be reviewed as part of the conditional use approval process:

i. **Building Orientation.** The development shall orient to the street, not an interior courtyard or parking lot. The primary access shall be oriented to the pedestrian and have at least one operable building entrance that faces a public street. Residential uses shall meet the standards for Sections 21A.24.010.H Side Entry Buildings and 21A.24.010.I Front Façade Controls,

ii. **Facade.** For nonresidential uses, street oriented facades shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,

(A) **Minimum First Floor Glass:** The first floor elevation facing a street of all new building additions or buildings in which the property owner is modifying the size of windows on the front façade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized by the Planning Commission as part of the conditional use site and design review procedure, if the Planning Commission finds:

- (1). The requirement would negatively impact the historic character of the building,
- (2). The requirement would negatively impact the structural stability of the building, or
- (3). The ground level of the building is occupied by residential uses, in which case the 40% glass requirement may be reduced to 25%.

(B) Maximum Length. Architectural detailing shall emphasize the pedestrian level of the building. The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

iii. Parking Lots. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood. Lightproof fencing is required adjacent to residential properties. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods. The poles for parking lot lighting are limited to 16 feet in height from finished grade,

iv. Screening. Dumpsters and loading docks shall be appropriately screened or located within the structure. All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building, and

v. Signs. Signage for residential uses shall meet sign standards for Section 21A.46.080B Sign Regulations for Multifamily Residential Districts. Signage for nonresidential uses shall emphasize a pedestrian scale and shall meet the sign standards of Section 21A.46.090.4 Sign Type, Size and Height Standards for the CN District. Exceptions to this requirement may be authorized by the Planning Commission as part of the conditional use site and design review procedure, if the Planning Commission finds that maintaining the nonconforming sign does not negatively impact the neighborhood character.

c. **Limitations on Development.** Any conditional use authorized for the reoccupation or enlargement of a structure with a more intensive use shall be limited to the following criteria:

- i. No additional lot area may be added to the subject nonconforming property,
- ii. No enlargement of a nonconforming principal structure shall involve the razing of more than fifty percent (50%) of the existing building foot print, and
- iii. Any nonconforming property with an existing mix of residential and nonresidential uses with more than two (2) existing dwelling units shall provide for a mixed-use development with no reduction in the number of dwelling units.

B. Exterior Or Interior Remodeling Or Improvements To Structure: Exterior or interior remodeling or improvements to a structure containing a nonconforming use shall be allowed provided the improvements do not increase the parking requirement.

C. Relocation Of Structure: A structure containing a nonconforming use may not be moved unless the use shall thereafter conform to the regulations of the zoning district into which the structure is moved.

D. Change Of Nonconforming Nonresidential Use To Another Nonconforming Use:

Upon application to the zoning administrator pursuant to part II, chapter 21A.12 of this title, a nonconforming use may be changed to another nonconforming use of the same or similar land use type as defined in part VI, chapter 21A.62 of this title. Whenever any nonconforming nonresidential use is changed to a less intensive nonconforming nonresidential use, such use shall not be changed back to a more intensive nonconforming nonresidential use. For purposes of this section, a more intensive A nonresidential use is determined when the existing hard surfaced parking available on site does not provide the required number of parking stalls requiring more

~~parking than the existing nonconforming use shall be considered a more intensive use.~~ Whenever any nonconforming nonresidential use is changed to a conforming use, such use shall not later be changed to a nonconforming use.

E. **Destruction Of Structure With Nonconforming Use:** No structure containing a legal nonconforming use may be reconstructed for a nonconforming use, except in the manner provided in subsections E1 and E2 of this section or unless required by law. Restoration of a damage or destroyed structure with a nonconforming use shall be started within one (1) year and diligently pursued to completion. Any delay in starting such restoration that is caused by government actions and without contributing fault by the owner, may, upon, application to and determination by the zoning administrator, be deducted in calculating the starting date of restoration.

1. **Destruction Of Structure To The Extent Of Fifty Percent:** If a structure that contains a legal nonconforming use is destroyed to the extent of fifty percent (50%) by fire or natural calamity, or is voluntarily razed, the nonconforming use may be resumed, and the structure restored. The determination of the extent of damage or destruction under this subsection, shall be determined by the building official and based on the ratio of the estimated cost of restoring the structure to its condition before the damage or destruction to the estimated cost of duplicating the entire structure as it existed prior to the damage or destruction. The estimate shall be based on the current issue of "Building Standards" published by the International Conference of Building Officials.

2. **Destruction Of Structure Greater Than Fifty Percent:** If a structure that contains a legal nonconforming use is destroyed, greater than fifty percent (50%), by fire or natural

calamity, the nonconforming use may be resumed, and the structure may be restored to accommodate the nonconforming use subject to subsections E2a and E2b of this section.

a. **Nonconforming Residential Uses.** The zoning administrator may authorize the reconstruction and reestablishment of a legal nonconforming residential structure subject to consideration of the following:

- i. Compliance with all other current, local or state development standards, (e.g., Floodplain Hazard Protection, Fault Line Hazards, Ground Water Source Protection, Airport Flight Path Protection, Environmental Performance Standards, and Hazardous Waste Prohibition); and/or
- ii. The reconstruction will not increase the number of units.

b. **Nonconforming Nonresidential Uses.** The Board of Adjustment may authorize as a special exception the reconstruction and reestablishment of a legal nonconforming nonresidential use structure subject to consideration of the following:

- i. Reconstruction plans shall be reviewed to consider the feasibility of site redesign to better meet underlying zoning district standards without a reduction in type or intensity of use of the property;
- ii. Compliance with all other current, local or state development standards, (e.g., Floodplain Hazard Protection, Fault Line Hazards, Ground Water Source Protection, Airport Flight Path Protection, Environmental Performance Standards, and Hazardous Waste Prohibition);
- iii. The reconstruction and reuse of the structure would not change the character of the neighborhood by using construction materials which did not exist previously on the building. Other building materials should not be used, unless the materials are compatible with the neighborhood; and/or

- iv. Consideration of the enforcement history of the property regarding any continual public nuisance generated by the nonconforming use activity.

21A.38.090 Noncomplying Structures:

No noncomplying structure may be moved, enlarged or altered, except in the manner provided in this section or unless required by law.

A. **Repair, Maintenance, Alterations And Enlargement:** Any noncomplying structure may be repaired, maintained, altered or enlarged, except that no such repair, maintenance, alteration or enlargement shall either create any new noncompliance or increase the degree of the existing noncompliance of all or any part of such structure.

B. **Moving:** A noncomplying structure shall not be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

C. Damage Or Partial Destruction Of Noncomplying Structure.

1. **Restoration:** If a noncomplying structure is damaged or destroyed by fire or natural calamity, the structure may be restored, or, if a noncomplying structure is voluntarily razed to the extent of seventy-five percent (75%), the structure may be restored if restoration is started within one (1) year and diligently pursued to completion. Any delay in starting such restoration that is caused by government actions and without contributing fault by the owner, may, upon application to and determination by the zoning administrator, be deducted in calculating the starting date of restoration.

2. Destruction Of Noncomplying Structure With Nonconforming Use: No legal

nonconforming structure containing a nonconforming use may be reconstructed, except in the manner provided in subsection C2a and C2b of this section or unless required by law.

Restoration of a damaged or destroyed noncomplying structure with a nonconforming use shall be started within one (1) year and diligently pursued to completion. Any delay in starting such restoration that is caused by government actions and without contributing fault by the owner, may, upon application to and determination by the zoning administrator, be deducted in calculating the starting date of restoration.

a. **Destruction Of Structure To The Extent of Fifty Percent:** If a noncomplying structure that contains a nonconforming use is destroyed to the extent of fifty percent (50%) by fire or natural calamity, or is voluntarily razed or destroyed by other means, the nonconforming use may be resumed, and the structure restored. The determination of the extent of damage or destruction under this subsection, shall be determined by the zoning administrator and based on the ratio of the estimated cost of restoring the structure to its condition before the damage or destruction to the estimated cost of duplicating the entire structure as it existed prior to the damage or destruction. The estimate shall be based on the current issue of "Building Standards" published by the International Conference of Building Officials (ICBO).

b. **Destruction Of Structure Greater Than Fifty Percent:** If a noncomplying structure that contains a legal nonconforming use is destroyed, greater than fifty percent (50%), by fire or natural calamity, the nonconforming use may be resumed, and the structure may be restored to accommodate the nonconforming use subject to subsections C2bi and C2bii of this section.

- i. **Nonconforming Residential Use:** The zoning administrator may authorize the reconstruction and reestablishment of a legal noncomplying residential structure with a nonconforming residential use subject to consideration of the following:
 - (A). Compliance with all other current, local or state development standards, (e.g., Floodplain Hazard Protection, Fault Line Hazards, Ground Water Source Protection, Airport Flight Path Protection, Environmental Performance Standards, and Hazardous Waste Prohibition); and/or
 - (B). The reconstruction will not increase the number of units.
- ii. **Nonconforming Nonresidential Uses.** The Board of Adjustment may authorize as a special exception the reconstruction and reestablishment of a legal noncomplying structure with a nonconforming nonresidential use subject to consideration of the following:
 - (A). Reconstruction plans shall be reviewed through the site plan review process to consider the feasibility of site redesign to better meet underlying zoning district standards without a reduction in type or intensity of use of the property;
 - (B). Compliance with all other current, local or state development standards, (e.g., Floodplain Hazard Protection, Fault Line Hazards, Ground Water Source Protection, Airport Flight Path Protection, Environmental Performance Standards, and Hazardous Waste Prohibition);
 - (C). The reconstruction and reuse of the structure would not change the character of the neighborhood by using construction materials which did not exist previously on the building. Other building materials should not be used, unless the materials are compatible with the neighborhood; and/or
 - (D). Consideration of the enforcement history of the property regarding any continual public nuisance generated by the nonconforming use activity.

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: _____.

3. City Council Hearing Notice

**Notice
Mailing List**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will review Petition No. 400-03-34, a legislative action, requesting review of the Nonconforming Uses and Noncomplying Structures section of the Zoning Ordinance related to the limitations for reconstruction, improvement or expansion of nonconforming uses and noncomplying structures.

As part of this request the City Council is holding an advertised public hearing to receive comments regarding this petition request. 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: 7:00 P.M.

PLACE: City Council Chambers
City and County Building
451 South State Street
Salt Lake City, UT 84111

If you have any questions relating to this proposal, please attend the meeting or call Everett L. Joyce at 535-7930, between the hours of 8:30 a.m. and 5:30 p.m. Monday through Friday.

Salt Lake City complies with ADA guidelines. Assistive listening devices and interpretive services will be provided upon a 24-hour advance request.

JILL VAN LANGEVELD, CHAIR
GRTR. AVENUES COMM. COUNCIL
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SALT LAKE CITY, UT 84103

PETER VON SIVERS, CHAIR
CAPITOL HILL COMMUNITY COUNCIL
223 WEST 400 NORTH
SALT LAKE CITY, UT 84103

THOMAS MUTTER, CHAIR
CENTRAL CITY NEIGHBORHOOD COUNCIL
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SALT LAKE CITY, UT 84101

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PEOPLES FREEWAY COMM. COUNCIL
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ARCADIA HEIGHTS/BENCHMARK
COMMUNITY COUNCIL
2278 SIGNAL POINT CIRCLE
SALT LAKE CITY, UT 84109

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SALT LAKE CITY, UT 84108

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H ROCK COMMUNITY COUNCIL
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SALT LAKE CITY, UT 84108

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MARYDELLE GUNN, CHAIR
WASATCH HOLLOW COMM. COUNCIL
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SALT LAKE CITY, UT 84105

JIM WEBSTER, CHAIR
YALECREST COMMUNITY COUNCIL
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SALT LAKE CITY, UT 84108

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JORDAN MEADOWS COMM. COUNCIL
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SALT LAKE CITY, UT 84116

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FAIRPARK COMM. COUNCIL
159 NORTH 1320 WEST
SALT LAKE CITY, UT 84116

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SALT LAKE CITY, UT 84116

KEN FULTZ, CHAIR
WEST POINTE COMM. COUNCIL
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SALT LAKE CITY, UT 84116

MARK HOLLAND, CHAIR
SUGAR HOUSE COMM. COUNCIL
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SALT LAKE CITY, UT 84108

MIKE HARMAN, CHAIR
POPLAR GROVE COMM. COUNCIL
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SALT LAKE CITY, UT 84104

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SALT LAKE CITY, UT 84104

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FOOTHILL/SUNNYSIDE COM COUNCIL
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SALT LAKE CITY, UT 84108

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SALT LAKE CITY, UT 84103

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SUITE 203
SALT LAKE CITY, UT 84117

JOHNNY W. DALEY
1484 SO. 400 EAST, UNIT # 1
SALT LAKE CITY, UT 84115

GRANT NORTON
657 WINDSOR COURT
ALPINE, UT 84004

JASON WEBB
4126 N WHITE PINE RD
EAGLE MOUNTAIN, UT 84043

JOHN MCDONALD
4956 W 6200 SOUTH, # 243
SALT LAKE CITY, UT 84118

RANDY HEAD
9650 N DORCHESTER
CEDAR HILLS, UT 84062

ROD YOUNG / ARC
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HOLLADAY, UT 84121

ERIC & COLLETTE SINGLETON
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SALT LAKE CITY, UT 84107

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RIVERTON, UT 84065

SHELBY ROMERO
9425 RIVERSIDE DR
SUITE 1515
SANDY, UT 84070

JOHN J. EVERITT
3296 ENCHANTED HILLS DR
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MICHAEL PULKUSKI
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WEST JORDAN, UT 84088

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GREG LYMAN
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GIL IKER
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SALT LAKE CITY, UT 84103

LINDA REICH
3448 EL SERRITO DR
SALT LAKE CITY, UT 84109

JUSTIN BARNEY
4393 RIVERBOAT RD, SUITE 330
SALT LAKE CITY, UT 84123

2 ASSETS LC
98-1742 NAHELE ST
AIEA HI 96701

777 PARTNERS, LLC
685 N TERRACE HILLS DR
SALT LAKE CITYUT 84103

AKIYAMA, DONALD N & KYOKO K; JT ET
3047 S 2000 W
REXBURG ID 83440

2148 ENTERPRISES LLC
158 N 'M' ST
SALT LAKE CITYUT 84103

7-ELEVEN, INC
2360 E 1700 S
SALT LAKE CITYUT 84108

ALCOR INVESTMENT COMPANY
1067 E SOUTHTEMPLE ST
SALT LAKE CITYUT 84102

219 J STREET LTD
8697 S SNOWBIRD DR
SANDY UT 84093

A M E ENTERPRISES LLC
3480 S 3610 E
SALT LAKE CITYUT 84109

ALDER, CAROLINE
803 N GRANDRIDGE DR
SALT LAKE CITYUT 84103

24-7-365-WORLDWIDE LP
5523 S BRAHMA CIR
MURRAY UT 84107

A M I PROPERTIES LLC
2635 S 500 E
SALT LAKE CITYUT 84106

ALLARD, WILLIAM L & KAY H (JT)
2278 E LOGAN AVE
SALT LAKE CITYUT 84108

300 NORTH LLC
1743 OAK LN
PROVO UT 84604

A&A FUNK LLC
675 S 400 E
SALT LAKE CITYUT 84111

ALLEN, JOSEPH & KELLI; JT
765 E 4500 S
MURRAY UT 84107

327 S ELIZABETH LTD
2275 S 800 E
SALT LAKE CITYUT 84106

ABE ENTERPRISES, LLC
961 S LAKE ST
SALT LAKE CITYUT 84105

ALLEN, LEE & SILJA M; JT
PO BOX 526251
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3RD & M TOWNHOUSES CONDM
3065 W 8600 S
WEST JORDAN UT 84088

ADAMSON, BARTON; ET AL
PO BOX 58031
SALT LAKE CITYUT 84158

ALLEN, VICKI
P O BOX 272
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433 DOUGLAS STREET LLC
1911 E JEREMY DR
SALT LAKE CITYUT 84121

AFFILIATED INVESTMENTS LTD
231 W 400 N
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ALLRED, CLAUDIA V
1353 E RAMONA AVE
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4TH AVENUE FAMILY LIMITED
PO BOX 11643
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AGP, INC
2207 E WALKER LN
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ALMOND STREET PROPERTIES LC
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ARSHT, SUSAN S
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SANDY UT 84093

APPLIED GEOPHYSICS INC
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ARUTYUNYAN, ABEL L & PETER; JT
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ANDERSON, WESLEY C
8069 S ADAMS ST
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1730 S OAK SPRINGS DR
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ANGELL REALTY LC
5408 W STONY VISTA DR
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ARMSTRONG MANOR LC
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ATLANTES, INC
85 E 300 S
KAYSVILLE UT 84037

ANJEWIERDEN, JOHN & FRED; TRS
3802 S 2300 E
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1963 S 1200 E
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ANTHONY, VESTA G
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ARNOLD, PHILLIP & CASSIDY, CAROL; JT
206 N 200 W
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AVENUES HERITAGE CONDO
7362 S SUNHILL RD
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AYALA, FERNANDO
10180 S PHLOX ST
SANDY UT 84094

BARCLAY, SCOTT B; TR
1713 E SUSAN DR
SANDY UT 84092

BEACH, JAMES E
867 S 900 E
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B & T PROPERTIES INC
129 PROSPECT CT
SANTA CRUZ CA 95065

BARNEY, KLINE P JR & CHERYL T; TRS
564 W 400 N
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BEATY, SUZANNE C & CLISTO D; JT
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BAGGALEY, LOWELL S; ET AL
463 E 6865 S
MIDVALE UT 84047

BARTHOLOMEW, ROBERT C &
4878 S STONE CREST DR
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BELL AND HEAP PROPERTIES LLC
482 N 'E' ST
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BAILESS, LAURENCE P & SANDRA L; JT
3927 W 8010 S
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BARTON, E DALE & MARY M; TRS
2486 S SCENIC DR
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1520 E RAMONA AVE
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BENSON, MARK A & LELA W (JT)
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BAILEY, GREG R & JONI; JT
3620 S EASTWOOD DR
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BASTOW, JEFFREY L & CANDACE E; JT
1163 S WINDSOR ST
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BERGEN, LLC
3232 E WILLOWCREST RD
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BALLAMIS, CHRIS & GLADYS
329 S VINCENT CT
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BATEMAN, BYRON V & ANYA C; TRS
8450 S SUPERNAL WY
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BERRETT, FRANK E & IRENE B; TRS
529 W 500 N
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BALLINGHAM, RICHARD L
27 S UNIVERSITY ST
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BATTLE, GEORGE C III & YANG, LILY H S;
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BARCELLONA, ANN
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704 E 900 S
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BDM PROPERTIES, LLC
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BICKMORE, KENNETH L & VIRGINIA E; JT
420 N 1200 W
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BLAIR, BETTY M C, ET AL
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555 S 300 E
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1420 MADERA HILLS DR
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BORG, STEVEN C & LUCY W; JT
680 W MAIN
LEHI UT 84043

BINGER, MARY H
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BLAIR, THOMAS M & JOANN L; JT
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BOSWORTH-HABER, ANNETTE
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BIRD, R L, COMPANY
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BLAKES, SUSAN M
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BOTT, DOUGLAS C & LINDA H; TC
702 E 100 S
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BI-SKAN, LTD
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BLEAZARD, WILLIAM W & BEVERLEY L;
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BRENNAN, ELEANOR L
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BUCHANAN, ROBERT M &
2074 E LAIRD DR
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11331 S EAGLE VIEW CV
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BRINTON, LEE K
522 E 100 S
SALT LAKE CITY UT 84102

BROWN, GEORGE R & CAROL; JT
5969 S 620 E
MURRAY UT 84107

BUEHNER, DON L
73 W APRICOT AVE
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BRISCO, BARBARA D
5811 S BEAUMONT DR
SALT LAKE CITY UT 84121

BROWN, GLENDEN B
2105 S ONEIDA ST
SALT LAKE CITY UT 84109

BUHLER, ANNETTE; ET AL
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BURGESS, ALAN C
1630 E OLIVE DR
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BUTLER, DAIL J
92 E NORTH CANYON RD
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SALT LAKE CITY UT 84109

BURNETT, KENNETH L
345 E 3300 S
SOUTH SALT LAKE UT 84115

BUTLER, DWIGHT H & CHARLES C &
1607 E WYLIE LN
DRAPER UT 84020

CANOMILE, GLEN R
67 W APRICOT AVE
SALT LAKE CITY UT 84103

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11178 S LYNFORD DR
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BUTLER, JEAN P
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CANYON SHADOWS CONDM
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BUTTERFIELD PROPERTIES, LC
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SALT LAKE CITY UT 84102

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SANDY UT 84093

BURROWS, DUANE K & BEVERLY K; JT
1953 S DOUGLAS ST
SALT LAKE CITY UT 84105

BUZIANIS, JACOB & LAURI; JT
1742 E OAKRIDGE DR
SALT LAKE CITY UT 84106

CAPITOL VILLA INVESTMENTS
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CAHOON, KENNETH
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CARLI, TIM R & JULIE; JT
PO BOX 65916
SALT LAKE CITY UT 84165

BURTON, BURTON & BURTON
980 S 900 E
SALT LAKE CITY UT 84105

CALDER, ROSE E; TR
1054 E 900 S
SALT LAKE CITY UT 84105

CARLISLE, STEPHEN R; TR
1170 E REDDING CT
SANDY UT 84094

BURTON, STEPHEN M
101 PASEO DEL MAR
SANTA CRUZ CA 95065

CALLISTER-STRINGHAM LLC
2263 E HIGH MOUNTAIN DR
SANDY UT 84092

CAROLS PASTRY SHOP
376 N 200 W
SALT LAKE CITY UT 84103

BUSH & GUDGELL, INC
901 E 7800 S
MIDVALE UT 84047

CAMPBELL, DAN P & BETTY B; JT
10249 S ASHLEY HILLS CIR
SANDY UT 84092

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2289 S GREEN ST
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1330 W 1400 S
SALT LAKE CITY UT 84104

CAMPOS, NEYDIS
2800 E LAKE ST
MINNEAPOLIS MN 55406

CARR, HAROLD W; ET AL
308 N ALTA ST
SALT LAKE CITY UT 84103

CARTER, COLLEEN; TR
2517 W LOWER LANDO LN
PARK CITY UT 84098

CHAMBERS, LYNN A
2402 E 900 S
SALT LAKE CITYUT 84108

CHENEY, CRAIG S & BARBER, FRANCIE
1334 W ATHERTON DR
TAYLORSVILLE UT 84123

CARTER, JOSEPH W & JANE A; JT
1472 S 800 E
SALT LAKE CITYUT 84105

CHANG, BIAO & LILY (JT)
744 E 400 S
SALT LAKE CITYUT 84102

CHENEY, GEORGE E & PLANALP, SALLY;
1136 E SEGO LILY DR
SANDY UT 84094

CARTER, JOYCE
2504 W MARTINGALE CIR
SOUTH JORDAN UT 84095

CHASE INVESTMENTS, LLC
5544 S GREEN ST
MURRAY UT 84123

CHIBA, CHIYOKO T; TR
4605 S WELLINGTON ST
SALT LAKE CITYUT 84117

CARUSO, ANNETTE
2115 E MARWOOD CIR
SALT LAKE CITYUT 84124

CHASE, CAROL M
679 N DESOTO ST
SALT LAKE CITYUT 84103

CHRISTENSEN, BLANCHE M; TR
576 N PAMELA WY
SALT LAKE CITYUT 84116

CASE, RONNIE W A
816 E 100 S
SALT LAKE CITYUT 84102

CHATWIN, TERRENCE D; ET AL
3370 E DANEBOG DR
SALT LAKE CITYUT 84121

CHRISTENSEN, CLAIR L
1156 E BLAINE AVE
SALT LAKE CITYUT 84105

CASPER, HAROLD C
164 N 'M' ST
SALT LAKE CITYUT 84103

CHAVEZ, BERT J
174 E 800 S
SALT LAKE CITYUT 84111

CHRISTENSEN, DANELLE; TR
815 N NORTHPOINT DR
SALT LAKE CITYUT 84103

CASTLE, C HILMON & LINDA M; JT
139 S 1200 E
SALT LAKE CITYUT 84102

CHAVEZ, HERIBERTO M & ADELA L; JT
3230 N RIVER DR
EDEN UT 84310

CHRISTENSEN, DON M. & ARDA J.
4828 LOOP CENTRAL DR
HOUSTON TX 77081

CBS PROPERTIES, LLC
679 E 900 S
SALT LAKE CITYUT 84105

CHAVIS PROPERTIES LLC
PO BOX 634
SALT LAKE CITYUT 84110

CHRISTENSEN, DON M; ET AL
66 N WOLCOTT ST
SALT LAKE CITYUT 84103

CELESTA VU CONDMN COMMON
11880 HIDDEN VLY CLUB DR
SANDY UT 84092

CHAVRE', JO ANN F; TR
PO BOX 11959
SALT LAKE CITYUT 84147

CHRISTENSEN, JEFFRY S & CAMILLE C;
661 E WILMINGTON AVE
SALT LAKE CITYUT 84106

CHABAD LUBAVITCH OF UTAH
PO BOX 9324
SALT LAKE CITYUT 84109

CHENEY PROPERTIES, LC
PO BOX 901088
SANDY UT 84090

CHRISTENSEN, MARK A
567 N 1300 W
SALT LAKE CITYUT 84116

CHRISTENSEN, MICHAEL D & SIDNEY L;
1385 E FORT UNION BLVD
SALT LAKE CITYUT 84121

CLARKE, TRACYLEE
1415 E PENROSE DR
SALT LAKE CITYUT 84103

COOK, CRAIG S
140 N 'B' ST
SALT LAKE CITYUT 84103

CHRISTENSEN, NEAL R
2069 E 1700 S
SALT LAKE CITYUT 84108

CLAUSEN, NATALIE AKA NATALIE J
PO BOX 3028
SALT LAKE CITYUT 84110

COOK, DARLENE C; TR ET AL
919 E WILSON AVE
SALT LAKE CITYUT 84105

CHRISTENSEN, R SCOTT C & CHERYL A;
1128 N 475 E
OREM UT 84097

CLISSOLD PROPERTIES LLC
423 E NINTH AVE
SALT LAKE CITYUT 84103

COOK, DAVID M & CATHY J; TRS
6223 SHENANDOAH PARK AVE
SALT LAKE CITYUT 84121

CHRISTENSEN, RONALD A
2816 S 2000 E
SALT LAKE CITYUT 84109

COATES, JERRY & DEBRA W; JT
1414 S DEVONSHIRE DR
SALT LAKE CITYUT 84108

COOK, STEPHEN W; TR
1714 E FORT DOUGLAS CIR
SALT LAKE CITYUT 84103

CHRISTENSON, JAMES R; ET AL
8131 S CREEK CIR
SANDY UT 84093

COBBLE KNOLL CONDM
5722 S CARRANZA DR
TAYLORSVILLE UT 84118

COOPER, WALLACE II & MARTHA L; JT
4057 S LISA DR
SALT LAKE CITYUT 84124

CHRISTIANSSEN INVESTMENT CO
51 ROSS
SAN ANSELMO CA 94960

COCO, M KATIE
461 E THIRTEENTH AVE
SALT LAKE CITYUT 84103

COPPLE, RANDY
716 W 3500 S
BOUNTIFUL UT 84010

CHUNG, BENJAMIN B & CHRISTINE S (JT)
4322 S WANDER LN
SALT LAKE CITYUT 84124

COLLARD, GEORGE E
1740 S OAK SPRINGS DR
SALT LAKE CITYUT 84108

COTTAM, RUSSELL S & SUMMER, JT
10146 SW 52ND RD
GAINSVILLE FL 32608

CHUNG, STEVEN
2017 E LAIRD DR
SALT LAKE CITYUT 84108

CONNELLY, CARL
4349 S LYNNE LN
SALT LAKE CITYUT 84124

COTTRELL, REBECCA A
3296 E ENCHANTED HILLS DR
SALT LAKE CITYUT 84121

CLARK, KATHLEEN; TR
PO BOX 95224
SOUTH JORDAN UT 84095

CONNELLY, CHRIS; ET AL
1762 S 900 E
SALT LAKE CITYUT 84105

COURTNEY, ROBERT J, JR
PO BOX 90220
GAINESVILLE FL 32608

CLARKE, JARROD
1747 S WASATCH DR.
SALT LAKE CITYUT 84108

CONTINENTAL BUILDING CO
P O BOX 272
BOUNTIFUL UT 84011

COVERSTON, ZACHARY D & EMILY; JT
783 E SIXTH AVE
SALT LAKE CITYUT 84103

COWLEY PROPERTIES, LLC
7321 S STATE ST
MIDVALE UT 84047

CURTIS INVESTMENTS, LLC
5625 S 1180 E
SALT LAKE CITYUT 84121

DAVIS, DIXON M & OLSON, GARRY L (JT)
602 E 300 S
SALT LAKE CITYUT 84102

CRAIGLAND PROPERTIES, LLC
777 W CENTER ST
MIDVALE UT 84047

CW DEVELOPMENT COMPANY LC
1319 S 1000 E
SALT LAKE CITYUT 84105

DAY, ROBERT A; TR ET AL
PO BOX 526164
SALT LAKE CITYUT 84152

CRAPO, JOHN A
1196 S 800 E
SALT LAKE CITYUT 84105

D & J SONNTAG INVESTMENT COMPANY
2991 W 7140 S
WEST JORDAN UT 84084

DE HAYDU, ALEXANDER J
3259 MOHAWK LN
PROVO UT 84604

CRESSALL, GEORGE A & BARBARA; JT
811 E THIRD AVE
SALT LAKE CITYUT 84103

D E MOSS LIMITED FAMILY
2180 E 2700 S
SALT LAKE CITYUT 84109

DEFA ENTERPRISES LLC
479 N 'M' ST
SALT LAKE CITYUT 84103

CRIMSON COURT, LLC
1370 W WOODHAVEN CIR
TAYLORSVILLE UT 84123

DAISY PROPERTIES
828 N JUNIPERPOINT DR
SALT LAKE CITYUT 84103

DELAHUNTY, JAMES T & TAMARA A; JT
793 N NORTHPOINT CT
SALT LAKE CITYUT 84103

CROMER, CYNTHIA C; TR
2675 E SKYLINE DR
SALT LAKE CITYUT 84108

DAMERY, WILLIAM E & TERESA S; JT
1462 E FEDERAL HEIGHTS DR
SALT LAKE CITYUT 84103

DELANEY, MARJORIE S & GARY L; TRS
1921 S BERKELEY ST
SALT LAKE CITYUT 84108

CROOKSTON, CRAIG
723 S CASINO CENTER BLVD
LAS VEGAS NV 89101

DANIELS, PAUL N & JEANETTE K B; TC
425 E 2100 S
SALT LAKE CITYUT 84115

DENIS, JACEK & MALGORZATA; JT
8849 S WILLOW HILLS CT
SANDY UT 84093

CRUMLEY, BILL R; ET AL
3668 S EASTWOOD DR
SALT LAKE CITYUT 84109

DARGER/NOLF LIMITED COMPANY
PO BOX 58858
SALT LAKE CITYUT 84158

DENNETT, GARLAND L & JANET L; JT
12195 S REDWOOD RD
RIVERTON UT 84065

CUMMINGS, PAUL H; ET AL
2499 W LISASHIRE LN
TAYLORSVILLE UT 84118

DAVENPORT, DEVIRL K & CLARA J; TC
760 E FIRST AVE
SALT LAKE CITYUT 84103

DERRICK, ALLIE O; TR
1524 S 1100 E
SALT LAKE CITYUT 84105

CURRAN, FRANCINE F
645 N 300 W
SALT LAKE CITYUT 84103

DAVIS, CATHY J
1751 S WASATCH DR
SALT LAKE CITYUT 84108

DEUTSCHE BANK TRUST COMPANY
330 S 300 E
SALT LAKE CITYUT 84111

DIAMOND, JOHN & PHILLIPS-DIAMOND,
47 N DELAWARE ST
SAN MATEO CA 94401

DRISCOLL, TIMOTHY
440 N 600 W
SALT LAKE CITYUT 84116

EGAN, LYNNE
442 E TENTH AVE
SALT LAKE CITYUT 84103

DIECKMANN, INGRID
390 N MAIN ST
LINDON UT 84042

DUFFIN, JANICE B
4631 S SYCAMORE DR
SALT LAKE CITYUT 84117

EHLERT, RICHARD D & PAUL J; TC
1256 E PARKCREST CIR
SALT LAKE CITYUT 84124

DILLEY, NORMAN W & AUDREY A; JT
271 N 'C' ST
SALT LAKE CITYUT 84103

DUNCAN, LINDA K; TR
675 S 400 E
SALT LAKE CITYUT 84111

EIGHTH AVENUE LTD
PO BOX 9402
SALT LAKE CITYUT 84109

DIXON, LYNN E
77 N 'S' ST
SALT LAKE CITYUT 84103

DURRANT, LAURA D
242 S 200 E
SALT LAKE CITYUT 84111

ELEGANTE, JAMES M
19 PRAIRIE CLOVER
LITTLETON CO 80127

DON & RAY LC
4251 S NEPTUNE DR
SALT LAKE CITYUT 84124

DYAL, JAMES E H
3858 E THOUSAND OAKS CIR
SALT LAKE CITYUT 84124

ELIASON, MAX D & JOYCE S; JT
1129 E DEBORAH DR
BOUNTIFUL UT 84010

DOOLIN, KATHLEEN A
9 E 500 N
SALT LAKE CITYUT 84103

DZIATLIK, MARY
821 N NORTHPOINT DR
SALT LAKE CITYUT 84103

ELIZABETH STREET, LLC
4245 S FORTUNA WY
SALT LAKE CITYUT 84124

DORT, ILLENS & MARIE F; JT
11207 S PALISADE VIEW DR
SOUTH JORDAN UT 84095

EAR ASSOCIATES LC; ET AL
2077 E HARVARD OAKS CIR
SALT LAKE CITYUT 84108

ELLEFSEN, E J
18 MITCHELL BLVD
SAN RAFAEL CA 94903

DOUGLAS PLAZA APT HOMES CONDO
4712 S QUAIL POINT RD
SALT LAKE CITYUT 84124

ECCKIDS LIMITED LIABILITY COMPANY
1462 E FEDERAL HEIGHTS DR
SALT LAKE CITYUT 84103

ELLERBECK MANSION, INC
151 S 500 E
SALT LAKE CITYUT 84102

DOUGLAS, WAYNE J & MARY A; JT
436 E TENTH AVE
SALT LAKE CITYUT 84103

ECKSTEIN, ELEANOR F; TR
2537 S 1900 E
SALT LAKE CITYUT 84106

ELSTON, ALICIA
155 NORMANDY CT
SAN CARLOS CA 94070

DRENNAN, G BRYAN & CORALEE S (TRS),
1137 N GOODWIN CIR
SALT LAKE CITYUT 84116

EFROS, NATALIA
145 E 5770 S
MURRAY UT 84107

ENSIGN APARTMENTS LC
219 E 600 S
BRIGHAM CITY UT 84302

ENSIGN PINES PROPERTIES, LC
1050 E 2100 S
SALT LAKE CITYUT 84106

FARMER, PAMELA L
554 N WALL ST
SALT LAKE CITYUT 84103

FIDLER, REX C & FAYE P; TRS
70 N 'F' ST
SALT LAKE CITYUT 84103

EPPLER, CHRISTOPHER J; ET AL
855 N JUNIPERPOINT DR
SALT LAKE CITYUT 84103

FARNUM, JEFFREY P & JENNIFER T; JT
421 S 300 W
PROVO UT 84601

FIFE, DENNIS M
3105 S MIRAMAR WY
SALT LAKE CITYUT 84109

EQUITY PROPERTY MANAGEMENT
887 E FIRST AVE
SALT LAKE CITYUT 84103

FARNWORTH, JAY L & JANET L; JT
1992 S 1400 E
SALT LAKE CITYUT 84105

FIFE, PAUL C & JAYNE W; JT
17360 DRY MILL ROAD
LEESBURG VA 20175

ERNSTSEN, GRACE F & WILSON, SHEILA
164 S 900 E
SALT LAKE CITYUT 84102

FASSIO, ANNA B; TR
545 N OAKLEY ST
SALT LAKE CITYUT 84116

FIGUEROA, JACINTO
PO BOX 6
SALT LAKE CITYUT 84110

EVERITT, JACK M
1001 N FEATHERSTONE DR
SALT LAKE CITYUT 84116

FAT ENTERPRISES INC
2917 E ALVERA DR
SALT LAKE CITYUT 84117

FINLINSON, MARK W
2747 E 3220 S
SALT LAKE CITYUT 84109

EVERITT, JOHN J
5497 S SOMERSET WY
SALT LAKE CITYUT 84117

FAZZIO, ROBERT D & CHERYL ANNE (JT)
PO BOX 579
PARK CITY UT 84060

FIRM-LAND INVESTMENT INC
9272 S VILLAGE POINT WY
SANDY UT 84093

EVERITT, LYNDA M
1178 E VINECREST CIR
SALT LAKE CITYUT 84121

FEIL, GARY & JANINE L; JT
2280 S MAIN ST
SOUTH SALT LAKEUT 84115

FLANIGAN, TAD
9065 S MONROE ST
SANDY UT 84070

EVERTSEN, MICHAEL L; TR
PO BOX 682857
PARK CITY UT 84068

FELSTED, RAYMOND K
569 N 'H' ST
SALT LAKE CITYUT 84103

FLEMING, SUSAN F; TR
223 E EIGHTH AVE
SALT LAKE CITYUT 84103

FAIRBOURN, D CLAYTON & ROSEMARY
1187 E LAIRD AVE
SALT LAKE CITYUT 84105

FENSTERMAKER, ARTHUR F; ET AL
916 W WALDEN MEADOWS DR
MURRAY UT 84123

FLETCHER, MICHAEL J & TORNQUIST,
794 N NORTHPOINT DR
SALT LAKE CITYUT 84103

FAMILY SUPPORT CENTER, THE
2652 S WELLINGTON ST
SALT LAKE CITYUT 84106

FEUKIC, SEMIN; ET AL
1411 S 900 E
SALT LAKE CITYUT 84105

FOLEY, ELMA G
735 S 850 E
BOUNTIFUL UT 84010

FOOTE, LARRY F
PO BOX 17882
HOLLADAY UT 84117

FRANK, ALAN F
2233 E CESAR E CHAVEZ AVE
LOS ANGELES CA 90033

GAQY, DENNIS W & GAY M; JT
2305 S 300 E
SOUTH SALT LAKE UT 84115

FORESTER, CRAIG
430 N 400 W
SALT LAKE CITY UT 84103

FRANK, JOHN D & VAN BOERUM, J
2073 E HARVARD OAKS CIR
SALT LAKE CITY UT 84108

GARCIA, LAWRENCE O & JULIA C; JT
251 E COATSVILLE AVE
SOUTH SALT LAKE UT 84115

FOSTER RENTALS, LC
2413 E 4500 S
SALT LAKE CITY UT 84117

FREE CHURCH OF TONGA IN AMERICA
381 E HOLLYWOOD AVE
SOUTH SALT LAKE UT 84115

GARCIAZ, MARIA
523 E 5300 S
MURRAY UT 84107

FOULKS, HARVARD G & JEAN R; JT
2003 S LAKE ST
SALT LAKE CITY UT 84105

FUGAL, ELMA W; TR ET AL
2069 E HARVARD OAKS CIR
SALT LAKE CITY UT 84108

GARDNER, PAUL R & ROSALEE E; TRS
837 E SOUTH TEMPLE ST
SALT LAKE CITY UT 84102

FOX ENTERPROSES LTD
4621 S FORTUNA WY
SALT LAKE CITY UT 84124

G STREET LC
1468 E HARVARD AVE
SALT LAKE CITY UT 84105

GAY, S PARKER JR
12160 S NICKLAUS RD
SANDY UT 84092

FOX, DAVID G & JOLENE B
2091 E 1300 S
SALT LAKE CITY UT 84108

GABARDI, THOMAS L & STARK, CYNTHIA
967 E THIRD AVE
SALT LAKE CITY UT 84103

GCII INVESTMENTS LC
1213 S ONTARIO DR
SALT LAKE CITY UT 84104

FRAME, LARRY A & ANITA H; JT
2940 E OAKHURST DR
SALT LAKE CITY UT 84108

GADDIE, ROBERT R
1767 E SOUTHWOODSIDE DR
SALT LAKE CITY UT 84124

GELMAN, SHEILA G
422 E TENTH AVE
SALT LAKE CITY UT 84103

FRANCIS, STEVEN D & DAVID W; JT
598 W 2600 S
BOUNTIFUL UT 84010

GAMMON, WILLIAM R
PO BOX 571249
MURRAY UT 84157

GENESIS INVESTMENT CORP
120 W APRICOT AVE
SALT LAKE CITY UT 84103

FRANDSEN, GALE R
2447 E HIGH MOUNTAIN DR
SANDY UT 84092

GANDA LTD
2464 E SKYLINE DR
SALT LAKE CITY UT 84108

GEORGE, TOM M & KAREN P; JT
679 S 700 E
SALT LAKE CITY UT 84102

FRANDSEN, LYNN R & JANICE M; TRS
1750 S OAK SPRINGS DR
SALT LAKE CITY UT 84108

GANDOLFI, ROY J
139 ASPEN PL
PARK CITY UT 84098

GEORGETOWN COMMONS OWNERS
963 S DIESTEL RD
SALT LAKE CITY UT 84105

GERARD, RITA M
826 N GRANDRIDGE CT
SALT LAKE CITYUT 84103

GOLDBERG, LINDA R; ET AL
2191 RIDGEWOOD WY
BOUNTIFUL UT 84010

GREENBERG, YOSEF & GENIA; JT
6403 S CYCLAMEN WY
WEST JORDAN UT 84084

GIANNOPOULOS INVESTMENTS LC
1521 S CANTERBURY DR
SALT LAKE CITYUT 84108

GOLDEN BRAID OASIS, LLC
3588 S HILLSIDE LN
SALT LAKE CITYUT 84109

GREGOIRE, JEANNINE D
PO BOX 682882
PARK CITY UT 84068

GILDEA, BRUCE L & SHIRLYNN; JT
2008 VISTA CT
ST GEORGE UT 84790

GOLDIE, GEORGE & STEPHANIE; JT
191 HOPE ST
ST GEORGE UT 84770

GRIFFIN, DONNA L; ET AL
268 N 'U' ST
SALT LAKE CITYUT 84103

GILES, MICHAEL R & MARY K (JT)
573 E FIFTH AVE
SALT LAKE CITYUT 84103

GOOLD, NORRIS W & GERALDINE L (TC)
2675 E 2700 N
LAYTON UT 84040

GRO INVESTMENTS LLC
860 W DALTON AVE
SALT LAKE CITYUT 84104

GILL, JAMES D
270 E TRUMAN AVE
SALT LAKE CITYUT 84115

GRANITE FURNITURE COMPANY
851 N JUNIPERPOINT DR
SALT LAKE CITYUT 84103

GRUTTER, OSCAR V. & DELIA E.
780 E NORTHCLIFFE DR
SALT LAKE CITYUT 84103

GLADBECH LIMITED LIABILITY
367 W 900 N
SALT LAKE CITYUT 84103

GRANTWAY LIMITED LP
3894 W WESTLAND DR
WEST JORDAN UT 84088

GUBLER, ROSS W & KRISTI; TC
11740 S HIDDEN BROOK BLVD
SANDY UT 84092

GLAUSER, MARY Y; TR
4775 S QUAIL POINT RD
SALT LAKE CITYUT 84124

GRAVAGNO, ANTHONY
2218 E GREGSON AVE
SALT LAKE CITYUT 84109

GUNDERSON, ROBERT C & PATRICIA S;
1415 E INDIAN TRAIL RD
BOUNTIFUL UT 84010

GLEAVE, JOSEPH H & ROBERT J; TC
1776 S WESTTEMPLE ST
SALT LAKE CITYUT 84115

GRAY, VICKI L
PO BOX 573678
MURRAY UT 84157

GUNNELL PROPERTIES LLC
PO BOX 419627
KANSAS CITY MO 64141

GLINES, STEPHEN W & BARBARA; TRS
6369 S COBBLEROCK LN
SALT LAKE CITYUT 84121

GREAT STAYS REAL ESTATE LC
1868 E SIGGARD DR
SALT LAKE CITYUT 84106

GUTIERREZ, WANDA M
1399 S 700 E
SALT LAKE CITYUT 84105

GOATES, DELBERT T MD; TR
6742 S OLIVET DR
SALT LAKE CITYUT 84121

GREEN GABLES INC
1195 E BROWNING AVE
SALT LAKE CITYUT 84105

GUZMAN, GEORGE
7312 S PROSPECTOR DR
SALT LAKE CITYUT 84121

GYGI, GERALD A. & NORMA B.
1505 E YALE AVE
SALT LAKE CITY UT 84105

HALBERSLEBEN PROPERTY
2910 S ADAMS ST
SALT LAKE CITY UT 84115

HANKS, JAMES B
1217 S 900 E
SALT LAKE CITY UT 84105

H & H PARTNERSHIP
1253 W CHAVEZ DR
SOUTH JORDAN UT 84095

HALE, MICHAEL
1427 E FORGE WY
DRAPER UT 84020

HANKS, JOHN R & CYNTHIA I; JT
1416 S WESTTEMPLE ST
SALT LAKE CITY UT 84115

H B BOYS INC; ET AL
473-475 N 1100 W
SALT LAKE CITY UT 84116

HALES, CLEO K
P O BOX 680206
PARK CITY UT 84068

HANSEN LANCE PARTNERSHIP
4333 S SAGE CIR
SALT LAKE CITY UT 84124

HAACKE, RICHARD H; TR
11614 S 1300 W
SOUTH JORDAN UT 84095

HALL, AARON D & LANDON B; JT
458 E EDITH AVE
SALT LAKE CITY UT 84111

HANSEN, CURT & DAVID A; TC
315 N FEDERAL HEIGHTS CIR
SALT LAKE CITY UT 84103

HABERER, KATHLEEN M; TR
5681 S CALANN DR
SALT LAKE CITY UT 84121

HALL'S FIFTH AVENUE CONDM
946 S 500 E
SALT LAKE CITY UT 84105

HANSEN, NOLA
1702 S 1100 E
SALT LAKE CITY UT 84105

HADFIELD, TYLER; ET AL
10961 S SEGOVIA CIR
SANDY UT 84094

HALTERMAN, CLAUDIA J & RICHARD J
1322 W 700 S
SALT LAKE CITY UT 84104

HANSEN, RALPH J B & RUTH T; JT
8477 S RUABRANCO DR
SANDY UT 84093

HADLOCK, JACQUELINE R; TR
1574 W 1700 S
SALT LAKE CITY UT 84104

HAMILTON, M JAMES & KOHNIE; JT
PO BOX 45898
SALT LAKE CITY UT 84145

HANSEN, ROBERT R; ET AL
PO BOX 526451
SALT LAKE CITY UT 84152

HAFEN, PAMELA A
835 N GRANDRIDGE CT
SALT LAKE CITY UT 84103

HAMMOND, W K
6723 NORWAY RD
DALLAS TX 75230

HANSON SECURITIES CORP.
2 LAVTAGENA WAY
RANCHO MIRAGE CA 92270

HAILES, STEPHEN R
3962 E BROCKBANK WY
SALT LAKE CITY UT 84124

HAMPTON, DEBRA
1555 S WASATCH DR
SALT LAKE CITY UT 84108

HANSON, DON J & LUCILLE C
2341 E SHERIDAN RD
SALT LAKE CITY UT 84108

HAI & EDJ LAUNDRY, INC
820 N JUNIPERPOINT DR
SALT LAKE CITY UT 84103

HANCOCK, WAYNE M & CONNIE A; JT
3212 S STATE ST
SALT LAKE CITY UT 84115

HARDY ENTERPRISES INC
518 E SEVENTH AVE
SALT LAKE CITY UT 84103

HARENBERG, WILLIAM G; TR
2033 E LOGAN AVE
SALT LAKE CITY UT 84108

HAWKESWORTH, MAURICE W
PO BOX 520894
SALT LAKE CITY UT 84152

HESSE, BLANCHE B; TR
430 E CANYON ESTATES DR
BOUNTIFUL UT 84010

HARRISON, STEVEN N
2690 S HIGHLAND DR
SALT LAKE CITY UT 84106

HAYASHI, MASAMI & RITSUKO
626 E 4010 S
MURRAY UT 84107

HICKMAN, GAIL L
115 S 750 E
BOUNTIFUL UT 84010

HARRY & TOM MEATS INC
271 N 'C' ST
SALT LAKE CITY UT 84103

HAYES, GARY S & MARSHA; JT
P O BOX 7179
INCLINE VILLAGE UT 89452

HILLIS, KATHLEEN P
8176 S OLD COVENTRY CIR
SANDY UT 84093

HARRY & TOM MEATS INC
787 E GRENOBLE DR
MIDVALE UT 84047

HEATHCLIFF PROPERTIES, LLC
2093 E 9400 S
SANDY UT 84093

HILLYERD, ROSEMARY
768 E 800 S
SALT LAKE CITY UT 84102

HARTMAN, GUY L & SHIRLEY B; TRS
12122 S FIELD DOWNS DR
RIVERTON UT 84065

HEDEGAARD, VERN & DEBORAH; JT
326 S 500 E
SALT LAKE CITY UT 84102

HINCKLEY, HOWARD D
820 S JEFFERSON ST
SALT LAKE CITY UT 84101

HARTY, KIMM M; TR
724 S 300 E
SALT LAKE CITY UT 84111

HEILMANN, DAVE
338 S 1000 E
SALT LAKE CITY UT 84102

HOFFMANN, RICHARD L & RENNAU,
447 MESA DR
ROCK SPRINGS WY 82901

HARVARD PARK HOMEOWNERS
485 N 'M' ST
SALT LAKE CITY UT 84103

HENINGER, K GORDON & SALLY A; JT
P O BOX 242
BOUNTIFUL UT 84011

HOLBROOK, D STEPHEN
4950 S PINEHILL DR
MURRAY UT 84107

HARVARD PLUMB LLC
7626 S BRIGHTON WY
SALT LAKE CITY UT 84121

HENRIE, ROBERT A
7547 S SILVER FORK DR
SALT LAKE CITY UT 84121

HOPKIN, JOHN T & ANNE C; JT
9784 S SWEET BLOSSOM DR
SOUTH JORDAN UT 84095

HATTON, WANDA J; TR
1442 E PERRYS HOLLOW DR
SALT LAKE CITY UT 84103

HERBERT AVENUE APARTMENTS LC
943 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

HOPKINS, JULIA W
739 E LABRUM AVE
MURRAY UT 84107

HAUSEN, DONALD M & MARY J; JT
3535 S HILLSIDE LN
SALT LAKE CITY UT 84109

HERNANDEZ, JOSE R & ROSALBA R; JT
438 E 1700 S
SALT LAKE CITY UT 84115

HOPPAL, ROBERT & CLARA E
1600 S EDGEWOOD AVE
JACKSONVILLE FL 32205

HOPSON, PETER C & LOIS A; JT
1980 S RIDGE HOLLOW DR
BOUNTIFUL UT 84010

HUGHES, JUDITH I & E ALLEN; TRS
2408 E CAMPUS DR
SALT LAKE CITYUT 84121

HUNTER, RUSSELL & REBECCA; JT
808 E SOUTHTEMPLE ST
SALT LAKE CITYUT 84102

HORMAN, DAVID L & ANNETTA H (JT)
1203 S 900 E
SALT LAKE CITYUT 84105

HUGHES, MICHAEL D
371 N VIRGINIA ST
SALT LAKE CITYUT 84103

HUNTER, W MICHAEL
PO BOX 11645
SALT LAKE CITYUT 84147

HORNE, THOMAS B
3843 E THOUSAND OAKS CIR
SALT LAKE CITYUT 84124

HUGHES, WILLIAM G & BARBARA A; JT
648 E 100 S
SALT LAKE CITYUT 84102

HUNTINGTON, LINDA R
1595 S HOYTSTVILLE RD
HOYTSTVILLE UT 84017

HORRALL, MICHAEL E & TONI S; JT
2498 S GREEN ST
SALT LAKE CITYUT 84106

HUGIE, ELDON R; TR
2710 S 1000 E
SALT LAKE CITYUT 84106

HURTADO, TONY JR
4163 S WILLIAMSBURG DR
WEST VALLEY UT 84128

HOUSING AUTHORITY OF SLC
147 N 200 W
SALT LAKE CITYUT 84103

HULBERT, JANICE J
790 N NORTHPOINT DR
SALT LAKE CITYUT 84103

HUYNH, QUOC VAN
407 E NINTH AVE
SALT LAKE CITYUT 84103

HOUSING MANAGEMENT PROGRAM, INC.
850 E SOUTHTEMPLE ST
SALT LAKE CITYUT 84102

HULET, KELVIN G
PO BOX 449
MOAB UT 84532

HWANG, CHIEN
1120 E SECOND AVE
SALT LAKE CITYUT 84103

HOUSTON, M B; TR
2086 E HARVARD OAKS CIR
SALT LAKE CITYUT 84108

HUMMEL PROPERTIES, LLC
1494 S WESTTEMPLE ST
SOUTH SALT LAKEUT 84115

HYER, DUSTI
465 GUY KELLY RD
PORT ANGELES WA 98362

HOUT, WAYNE T & BECKSTROM, STAN K;
1540 E SPRING RUN DR
SALT LAKE CITYUT 84117

HUMPHREY, WILLIAM R; TR
3528 S KIRK CIR
SALT LAKE CITYUT 84106

IHC HOSPITALS, INC
1455 S 1100 E
SALT LAKE CITYUT 84105

HOWELLS, CYNTHIA A
720 E ASHTON AVE
SALT LAKE CITYUT 84106

HUNDLEY, RODNEY C & FLORENCE R;
319 W CRISTOBAL
SAN CLEMENTE CA 92672

ILLING, CAROL ANNE
3053 E SILVER HAWK DR
SALT LAKE CITYUT 84121

HUGHES INVESTMENTS
6726 S 2680 E
SALT LAKE CITYUT 84121

HUNSAKER, JOHN K; ET AL
2009 S 2500 E
SALT LAKE CITYUT 84108

IMAIZUMI, JULIE A & WILLIAMS, JOHN K
487 N 'M' ST
SALT LAKE CITYUT 84103

IMPACT DEVELOPMENT LLC
2679 E LAMBOURNE AVE
SALT LAKE CITYUT 84109

JACKSON, SHANE R & CHAPMAN,
1035 S 800 W
SALT LAKE CITYUT 84104

JENSEN, LEON J. & VERDA N.
369 E SEVENTH AVE
SALT LAKE CITYUT 84103

INDIAN TRAIL ENTERPRISE LC
162 N 'M' ST
SALT LAKE CITYUT 84103

JACOBSON, DEE L; TR ET AL
1196 S 800 E
SALT LAKE CITYUT 84105

JENSEN, SHANNON M
254 S 600 E
SALT LAKE CITYUT 84102

INGEBRETSEN, RICHARD J
5938 S NOBLE OAKS CIR
MURRAY UT 84123

JAHRIES, CONRAD L & GERALDINE D;
721 N NORTHVIEW CIR
SALT LAKE CITYUT 84103

JERMAN, RONALD C, ET AL
207 E FOURTH AVE
SALT LAKE CITYUT 84103

INTERSTATE BRANDS CORPORATION ET
3371 S STATE ST
SOUTH SALT LAKEUT 84115

JAIS LLC
3579 W 4850 S
TAYLORSVILLE UT 84118

JETTE, ROGER J & BUTLER, POLLY A; JT
13330 W BLUEBONNET DR
BOISE ID 83713

INTRADE INVESTMENT CO
PO BOX 30825
SALT LAKE CITYUT 84130

JANE F MCCARTHEY FAMILY LIMITED
PO BOX 900775
SANDY UT 84090

JOESTEN INVESTMENT COMPANY LP
3160 S 1810 E
SALT LAKE CITYUT 84106

IVES, ELLEN Q
2069 E HARVARD OAKS CIR
SALT LAKE CITYUT 84108

JANMAR, LLC
684 S 3600 S
BOUNTIFUL UT 84010

JOHANSON, RACHEL
410 E THIRD AVE
SALT LAKE CITYUT 84103

J & M ASSOCIATES
1714 S 1100 E
SALT LAKE CITYUT 84105

JARDINE, JUDITH J & LEO A; TRS
5458 S MERLYN DR
SALT LAKE CITYUT 84117

JOHN N CLAWSON FAMILY
PO BOX 526073
SALT LAKE CITYUT 84152

JACKSON, BENITA B
865 S 200 E
SALT LAKE CITYUT 84111

JARRETT, ELMO D; TR ET AL
481 N 'M' ST
SALT LAKE CITYUT 84103

JOHNSON, ALICE W & SHOUP, JUDITH K
69 W APRICOT AVE
SALT LAKE CITYUT 84103

JACKSON, DANIEL W
337 E ELEVENTH AVE
SALT LAKE CITYUT 84103

JEFFERY, KAREN R; TR
744 S 500 E
SALT LAKE CITYUT 84102

JOHNSON, CLINT
2431 LILY LANGTRY CT
PARK CITY UT 84060

JACKSON, JEAN S; TR
1142 E DRAPER PKWY
DRAPER UT 84020

JENSEN, FARRELL D & LORAIN P; TRS
4605 S LEDGEMONT DR
SALT LAKE CITYUT 84124

JOHNSON, JEFFERY O
420 E TENTH AVE
SALT LAKE CITYUT 84103

JOHNSON, KENT W
PO BOX 88
SALT LAKE CITYUT 84110

JONES, MICHAEL & OLIVER L &
1865 E 3780 S
SALT LAKE CITYUT 84106

KAPSA, CHRIS
3562 S 400 E
BOUNTIFUL UT 84010

JOHNSON, MARIA L
PO BOX 57583
MURRAY UT 84157

JONES, RONALD P & LORNA RAE (JT)
937 S LINCOLN ST
SALT LAKE CITYUT 84105

KARAHALIOS, GREGORIOS
678 S 700 E
SALT LAKE CITYUT 84102

JOHNSON, R CRAIG & NANCY A; JT
2065 E HARVARD OAKS CIR
SALT LAKE CITYUT 84108

JONES, WILLIAM D & MARY K; JT
11418 S OBERLAND RD
SANDY UT 84092

KARUNANIDHAN INVESTMENT CO
1115 E SAPHIRE DR
SANDY UT 84094

JOHNSON, RONALD K
805 E THIRD AVE
SALT LAKE CITYUT 84103

JONSSON, DAVID P & LEIGH ANN B; JT
PO BOX 9290
MAMMOTH LAKESCA 93546

KCS CORPORATION
1369 E WILSON AVE
SALT LAKE CITYUT 84105

JOHNSTON, JEFFREY R & NELLY F; JT
PO BOX 55
MIDVALE UT 84047

JORGENSEN, PERLA M; TR ET AL
4109 41 ST
SUNNYSIDE NY 11104

KEITH, ANDREW J & YOLANDA; JT
2450 E 3750 S
SALT LAKE CITYUT 84109

JOKLIK, PAMELA
331 S 600 E
SALT LAKE CITYUT 84102

K INVESTMENTS INC
2068 E HAUN AVE
SALT LAKE CITYUT 84121

KELLER, JANICE
1005 E HERBERT AVE
SALT LAKE CITYUT 84105

JOLLEY PARTNERS
PO BOX 8008
AFTON WY 83110

K STREET LC
3725 E ADONIS DR
SALT LAKE CITYUT 84124

KELLY, RICHARD M & SALLY A (JT)
6778 S 1300 E
SALT LAKE CITYUT 84121

JONES, BARBARA W
5199 S WESLEY RD
SALT LAKE CITYUT 84117

KALAHER, WILLIAM R & BECKY; JT
450 CLARK STREET
CROCKETT CA 94525

KENNA, THOMAS C & WALKER, RHONDA
540 LOS ALTOS CT
SANTA ROSA CA 95403

JONES, FLOYD H & ANITA Z; JT
2089 E HARVARD OAKS CIR
SALT LAKE CITYUT 84108

KALASKY, JOHN P & BEATRICE A; JT
411 E NINTH AVE
SALT LAKE CITYUT 84103

KENTON HENRIE'S CLEANERS, INC
2010 S LAURELHURST DR
SALT LAKE CITYUT 84108

JONES, JESSIE M; TR
3815 E ADONIS DR
SALT LAKE CITYUT 84124

KAP; ET AL
1000 S 900 E
SALT LAKE CITYUT 84105

KEY FAMILY LLC
468 N 'E' ST
SALT LAKE CITYUT 84103

KEY PARTNERSHIPS LTD
1079 E 200 S
SALT LAKE CITY UT 84102

KNIGHTON, FLOYD & KNIGHT, LU ANN;
247 E 900 S
SALT LAKE CITY UT 84111

KURZ, BORIS
271 N 'C' ST
SALT LAKE CITY UT 84103

KEYES, DAVID L
2315 S 500 E
SALT LAKE CITY UT 84106

KNUDSEN, WAYNE E
2405 E CAMPUS DR
SALT LAKE CITY UT 84121

KYOKO KITCHEN LLC
1569 W SHENANDOAH CIR
TAYLORSVILLE UT 84123

KHAZENI, REZA H
473 N 'M' ST
SALT LAKE CITY UT 84103

KONTGIS, ANGELINA; TR
1169 SOUZA DR
EL DORADO HILLS UT 84123

KYRIOPOULOS, AFTON C; TR
2279 S 800 E
SALT LAKE CITY UT 84106

KILLPACK, JESSIE M
1775 S 900 E
SALT LAKE CITY UT 84105

KOSEC, ANNE S
128 N 'J' ST
SALT LAKE CITY UT 84103

L.D.S. CHURCH OFFICE CREDIT UNION
2494 W 3965 S
WEST VALLEY UT 84119

KIM, IN KI & SOO OK; JT
2956 E COBBLEMOOR LN
SANDY UT 84093

KOSHAR, THOMAS & VIRGINIA; JT
1108 E FIRST AVE
SALT LAKE CITY UT 84103

LADIES' LITERARY CLUB
424 E 3400 S
SALT LAKE CITY UT 84115

KING, DOUGLAS A & BONNIE H; JT
928 E 100 S
SALT LAKE CITY UT 84102

KOUKOULIAS, PANAGIOTIS & IONE; JT
5352 W PEGGY CIR
WEST VALLEY UT 84120

LAMBERT, BRUCE M
8411 S WINDMILL DR
WEST JORDAN UT 84088

KING, JACK R
816 W 1700 S
WOODS CROSS UT 84087

KRAJA, ASLAN & ILMIHA; JT
778 E TENTH AVE
SALT LAKE CITY UT 84103

LAMBERT, ROBERT R & CATHERINE R;
2722 S 1000 E
SALT LAKE CITY UT 84106

KIPP, CARMAN E.
3445 N STAGECOACH DR
CEDAR VALLEY UT 84013

KRASOVSKIY, SERGEY & TCHERNIK,
717 E FIFTH AVE
SALT LAKE CITY UT 84103

LAMOREAUX, KELLY & EVA, SHAWN R;
89 N 'D' ST
SALT LAKE CITY UT 84103

KLEIN, SAMUEL J & EVELYN; JT
PO BOX 680118
PARK CITY UT 84068

KRASUTSKY, EVE M
275 N ALMOND ST
SALT LAKE CITY UT 84103

LANDGREN, CHERI & ROY T; TRS
P O BOX 346
CENTERVILLE UT 84014

KLONIZOS, GEORGE
703 E 1700 S
SALT LAKE CITY UT 84105

KULMER, MORRIS H
1037 E THIRD AVE
SALT LAKE CITY UT 84103

LANDRO, GUTTORM & CLAUDIA; JT
841 N JUNIPERPOINT DR
SALT LAKE CITY UT 84103

LANGELAND, EMIL
4155 S PARKVIEW DR
SALT LAKE CITYUT 84124

LAW LAW LAND LIMITED LIABILITY
1110 W GARN WY
SALT LAKE CITYUT 84104

LIEBER, WILFORD K
1071 N REDWOOD RD
SALT LAKE CITYUT 84116

LANGTON HOUSE ASSOCIATES LLC
2042 E 900 S
SALT LAKE CITYUT 84108

LAW, JULIANN M & MICHAEL J; JT
3966 BRIDDLEWOOD DR
BOUNTIFUL UT 84010

LIN, FU SHYON & MEI CHI; JT
798 N NORTHPOINT DR
SALT LAKE CITYUT 84103

LAPARC CONDOMINIUM
1187 E LAIRD AVE
SALT LAKE CITYUT 84105

LAWRCO INC
442 W 300 S
SPANISH FORK UT 84660

LINDSEY CIRCLE CONDM ASSOC
657 WINDSOR CT
ALPINE UT 84004

LARRIVA, M LISA
1788 W NOBILITY CIR
SALT LAKE CITYUT 84116

LAWRENCE, CLIFFORD J; TR
220 N 100 E
EPHRAIM UT 84627

LINDSEY, KENT M & EGGERTT, LARRY A
1001 S LAKEVIEW DR
BOUNTIFUL UT 84010

LARSEN, BARBARA E
8088 BETHEL LANE
PLEASANTON CA 94588

LAZALDE, GERONIMO & LAURA I; TRS
981 W FREMONT AVE
SALT LAKE CITYUT 84104

LINFORD, CHERYL D
1730 S OAK SPRINGS DR
SALT LAKE CITYUT 84108

LARSEN, SHAUN; ET AL
1432 S 1100 E
SALT LAKE CITYUT 84105

LECHEMINANT, LINDA J
357 W 400 N
SALT LAKE CITYUT 84103

LINGWALL, MICHAEL
107 S 900 E
SALT LAKE CITYUT 84102

LARSON, E DUANE; TR
955 E LOGAN AVE
SALT LAKE CITYUT 84105

LEE, TIMOTHY G & SUELLEN
2139 E HUNTERS GLEN DR
LAYTON UT 84040

LION HEART PROPERTIES LLC
1492 E SPRING LN
SALT LAKE CITYUT 84117

LATTEIER, JOHN E & DOLORES I; TRS
4514 S BUTTERNUT RD
SALT LAKE CITYUT 84117

LEGEND PROPERTIES LLC
4020 S MARKET ST
WEST VALLEY UT 84119

LITTLE AMERICA HOTEL CORP
2106 E SEGO LILY DR
SANDY UT 84092

LATULIPPE, JULIA P; ET AL
700 E SIXTEENTH AVE
SALT LAKE CITYUT 84103

LEONARD, LEO D & MARILYNN R; JT
925 E 900 S
SALT LAKE CITYUT 84105

LLOYD, WILLIAM H & YVONNE V (JT)
1065 S LAKE ST
SALT LAKE CITYUT 84105

LAURELHURST CONDM
6454 S HEUGHS CANYON DR
SALT LAKE CITYUT 84121

LEVERICH, RAE
416 E TENTH AVE
SALT LAKE CITYUT 84103

LOBB, MICHAEL C
232 N 'G' ST
SALT LAKE CITYUT 84103

LOEWEN, MAYE N
2408 E CAMPUS DR
SALT LAKE CITY UT 84121

LUNA, ALEJANDRO S
6423 S WESTRIDGE ST
MURRAY UT 84107

MAKSYMIW, IGOR & SIEGLINDE; JT
4352 S SHIRLEY LN
SALT LAKE CITY UT 84124

LOFTUS LLC; ET AL
340 N 'D' ST
SALT LAKE CITY UT 84103

LUND, GREGORY S
303 E MANTI DR
DRAPER UT 84020

MALATESTA, RICHARD J
5473 W TOWNSEND WY
SALT LAKE CITY UT 84118

LONE PEAK CAPITAL, LLC
466 E TWELFTH AVE
SALT LAKE CITY UT 84103

LUND, JAMES A
PO BOX 207
BOUNTIFUL UT 84010

MALMGREN, RICHARD E
7765 N SILVER CREEK RD
PARK CITY UT 84098

LONG, EMILY J A
46 GILENGROVE AVE
CRANSTON RI 02910

LYBBERT, MERLIN R; TR ET AL
2145 S MAIN ST
SOUTH SALT LAKE UT 84115

MANEVAL, RICHARD A & CONARD, JANE
PO BOX 521043
SALT LAKE CITY UT 84152

LOUIE, YUEN Y & SHARON; TC
PO BOX 65644
SALT LAKE CITY UT 84165

MACALLAIR, MARILYN J
801 W 200 N
SALT LAKE CITY UT 84116

MANN, JEFFREY
4873 S WALLACE LN
SALT LAKE CITY UT 84117

LOWE, MARCUS D
1732 E YALECREST AVE
SALT LAKE CITY UT 84108

MACAULAY, ERIC J
269 N ALMOND ST
SALT LAKE CITY UT 84103

MANWILL, JIM S & SANDRA E; JT
9118 S SHAD CIR
SANDY UT 84093

LOWELL CONSTRUCTION CO
837 N JUNIPERPOINT CT
SALT LAKE CITY UT 84103

MAGLEBY, BUD
673 N WALL ST
SALT LAKE CITY UT 84103

MARCHASAN LLC
164 N 'N' ST
SALT LAKE CITY UT 84103

LOWELL, MATTHEW T
4721 S ICHABOD ST
SALT LAKE CITY UT 84117

MAHONEY, ALLYN R & CONNIE B; TRS
PO BOX 366
SALT LAKE CITY UT 84110

MARION, VICTORIA R
2107 WILDHACK RD
BAINBRIDGE GA 39819

LPF INVESTMENTS LLC
1035 S 700 E
SALT LAKE CITY UT 84105

MAHOOD, JAMES A
3973 S 1460 W
MURRAY UT 84123

MARMALADE CONDOMINIUM
4065 S SEVERN CIR
SALT LAKE CITY UT 84124

LUBECK, ARDEN
955 S 1100 E
SALT LAKE CITY UT 84105

MAJESTIC INVESTMENT CO
2723 E SPRING CREEK RD
SALT LAKE CITY UT 84117

MARMALADE INVESTMENTS LLC
2716 S 1000 E
SALT LAKE CITY UT 84106

MAROSTICA, JILL M
PO BOX 2231
SALT LAKE CITYUT 84110

MAVERIK COUNTRY STORES INC
702 N WALL ST
SALT LAKE CITYUT 84103

MCCLELLAND PARTNERS LC; ET AL
PO BOX 17258
SALT LAKE CITYUT 84117

MARQUARDT, SUSAN R
335 E FIFTH AVE
SALT LAKE CITYUT 84103

MAXWELL, GRANT W & FLORENCE F;
1115 S 900 E
SALT LAKE CITYUT 84105

MCCOLM, KENNETH W; TR
1567 CALLECITA ST.
SAN JOSE CA 95125

MARRIOTT, MICHAEL S
545 SPEER CT
POMONA CA 91766

MAXWELL, NEAL A & COLLEEN H; JT
1435 S EL REY ST
SALT LAKE CITYUT 84108

MCCONNELL, NANCY A & MCGUIRE,
132 S 600 E
SALT LAKE CITYUT 84102

MARTIN, JOSE A
1749 E VINE ST
SALT LAKE CITYUT 84121

MAY, DOUGLAS H & SHIRLENE; JT
327 E UNIVERSITY VILLAGE
SALT LAKE CITYUT 84108

MCCULLOUGH INVESTMENT CO
2758 W 10400 S
SOUTH JORDAN UT 84095

MARTIN, SHERMAN T & ELSIE G; TRS
4417 S 2990 E
SALT LAKE CITYUT 84124

MAYO, VANDORA; TR
462 S BISHOPS ST
KAYSVILLE UT 84037

MCDONOUGH, GREGORY M & KAREL D;
PO BOX 45360
SALT LAKE CITYUT 84145

MARTINEZ, THERESA A
410 E TENTH AVE
SALT LAKE CITYUT 84103

MBD LIMITED PARTNERSHIP
825 N JUNIPERPOINT CT
SALT LAKE CITYUT 84103

MCEWEN, JAMES W & YOLANDA; JT
795 N NORTHPOINT CT
SALT LAKE CITYUT 84103

MARTINSON, PAMELA
2123 S 2100 E
SALT LAKE CITYUT 84109

MCADAM, BRIAN
2263 S 800 E
SALT LAKE CITYUT 84106

MCFARLAND, ROBERT W; ET AL
3615 E AURORA CIR
SALT LAKE CITYUT 84124

MARX C BLACKETT OIL INCORPORATED
471 N 'M' ST
SALT LAKE CITYUT 84103

MCAULEY, GEORGE & JANET; JT
1183 W 900 S
SALT LAKE CITYUT 84104

MCOMBER, GAIL C & CANDYCE E; TC
2196 E WALKER LN
SALT LAKE CITYUT 84117

MATTHEW W DRIGGS FAMILY
1082 E FOURTH AVE
SALT LAKE CITYUT 84103

MCCABE, BRIAN J
786 N NORTHPOINT DR
SALT LAKE CITYUT 84103

MCPHEETERS, JERRY R. & NANCY W.
675 E 2100 S
SALT LAKE CITYUT 84106

MAUDSLEY, AMANDA & T CARTER; JT
1316 E KENSINGTON AVE
SALT LAKE CITYUT 84105

MCCLELLAND PARTNERS LC; ET AL
308 E 200 S
SALT LAKE CITYUT 84111

MCPHIE, KARIE
807 E NORTHCLIFFE DR
SALT LAKE CITYUT 84103

MDC, LLC
573 E 300 S
SALT LAKE CITYUT 84102

MICHEL INVESTMENTS LLC
2241 E KODIAK CT
DRAPER UT 84020

MOLLOY, GERALD E; TR
3454 E SEVEN SPRINGS DR
SANDY UT 84092

MEADORS, JARED
76 N 'H' ST
SALT LAKE CITYUT 84103

MID TOWN MEDICO-DENTAL CENTER
609 E TREVEN PL
DRAPER UT 84020

MONG, KWOCK D S
1482 E REDONDO AVE
SALT LAKE CITYUT 84105

MEDICAL VENTURES CONDMN
PO BOX 2372
SALT LAKE CITYUT 84110

MIKKELSEN, GENEVIEVE C
1260 W NORWALK RD
TAYLORSVILLE UT 84123

MONTANO, PAUL A
PO BOX 592
DRAPER UT 84020

MELINE, ROBERT
PO BOX 9
NORWOOD CO 81423

MILLER, CREIGHTON W
3366 CRESTLINE DR
PARK CITY UT 84060

MONTGOMERY, LARRY J & ROSEMARY J
2674 S PRESTON ST
SALT LAKE CITYUT 84106

MENLOVE, DEAN W; TR
PO BOX 701555
SALT LAKE CITYUT 84170

MILLER, ERIC & MARIE; JT
5878 S 2075 E
SALT LAKE CITYUT 84121

MONTRONE, RANDY V & JANET D; JT
8562 S 1600 W
WEST JORDAN UT 84088

MENTES, RUTH ANN
874 E 200 S
SALT LAKE CITYUT 84102

MILLER, JANICE L; TR
2309 S 500 E
SALT LAKE CITYUT 84106

MOON, ELIZABETH E
1675 N BECK ST
SALT LAKE CITYUT 84116

MERRILL, VIRGIL & SARA JO; JT
4201 S MARQUIS WY
SALT LAKE CITYUT 84124

MILLER, KIM
4465 S MATHEWS WY
SALT LAKE CITYUT 84124

MOORE, COLLEEN F
315 W HUENEME ROAD
CAMARILLO CA 93012

MERRITT, RICHARD R
161 N 'F' ST
SALT LAKE CITYUT 84103

MITCHELL, HE-YOUNG
215 N 'E' ST
SALT LAKE CITYUT 84103

MORAN, JOHN D & DORIS M; JT
4257 DEL MAR AVE
CARPENTERIA CA 93012

METHERELL, CONSTANCE H
2127 GREEN ST
PHILADELPHIA PA 19130

MJ PROPERTY MANAGEMENT
3212 E MILLCREEK DELL LN
SALT LAKE CITYUT 84109

MORELLI, FLORENCE B
2716 S 1000 E
SALT LAKE CITYUT 84106

MIALTA, LC
819 N JUNIPERPOINT DR
SALT LAKE CITYUT 84103

MOLE HILL PROPERTIES, LLC
1738 S OAK SPRINGS DR
SALT LAKE CITYUT 84108

MORGAN, LYNN F & RUTH A; JT
10961 S SEGOVIA CIR
SANDY UT 84094

MORGAN, REX & LINDA; JT
5071 S 1130 W
TAYLORSVILLE UT 84123

MOUNTAIN VALLEY RESIDENTIAL LLC
1630 SUNSET DR
LOGAN UT 84321

NELSON, NEIL S & PATRICIA R; JT
517 E SECOND AVE
SALT LAKE CITY UT 84103

MORLEY, LESLIE K
PO BOX 510828
SALT LAKE CITY UT 84151

MOUNTAIN VIEW PARK INC; ET AL
3105 S TETON DR
SALT LAKE CITY UT 84109

NELSON, TANYA C
2152 S HANNIBAL ST
SALT LAKE CITY UT 84106

MORPHET, CARI
82 N 'E' ST
SALT LAKE CITY UT 84103

MOUSKONDIS, ELYCE B
1070 GREENLEY ST
ROSEBURG OR 97470

NEO-PROPERTY SYSTEMS LLC
1366 E 5985 S
SALT LAKE CITY UT 84121

MORRELL, JOHN W & JUDI B; JT
1058 E THIRD AVE
SALT LAKE CITY UT 84103

MUNICIPAL BUILDING AUTHORITY OF
PO BOX 30808
SALT LAKE CITY UT 84130

NETMENDERS, LLC
2460 E MELONY DR
SALT LAKE CITY UT 84124

MORRISON, C GRANT
564 E THIRD AVE
SALT LAKE CITY UT 84103

MURDOCK & MURDOCK LLC
PO BOX 2096
SALT LAKE CITY UT 84102

NEWTON, JOHN H
PO BOX 30076
SALT LAKE CITY UT 84130

MORTENSEN, DON M & ANNETTA N; JT
1794 E FORT DOUGLAS CIR
SALT LAKE CITY UT 84103

MURDOCK, COLLETTE T; TR
2569 LIBERTY LN
HEBER CITY UT 84032

NG, KIN SENG & MEI, LAN AI; JT
427 S FLETCHER CT
SALT LAKE CITY UT 84102

MOSER, BARBARA M; TR
2177 E EAGLE RAY CT
SALT LAKE CITY UT 84121

MURRAY, CHESTER J. & NADEAN J.
4174 BOUNTIFUL BLVD
BOUNTIFUL UT 84010

NG, YUEN LEUNG & HON, LINDAH (JT)
604 E 1300 S
SALT LAKE CITY UT 84105

MOSS, ANN MARIE
1119 E WESTMINSTER AVE
SALT LAKE CITY UT 84105

MURRAY, KATHRYN A
11259 E VIA LINDA
SCOTTSDALE AZ 85259

NGUYEN, CHAN NGOC & TRAN, NINH TH
PO BOX 1813
WEST JORDAN UT 84084

MOTIWALA, ARIF M & SHAHIDA; JT
5672 WALNUT GROVE PL
MEMPHIS TN 38120

NATALIE ENTERPRISES LC
772 E DUSTYCREEK AVE
SANDY UT 84094

NGUYEN, KIM HOA & HUONG & TRAM,
323 N ALMOND ST
SALT LAKE CITY UT 84103

MOUNTAIN STATES TEL & TEL CO.
231 W 800 S
SALT LAKE CITY UT 84101

NEILSON, THOMAS P
26766 PETERMAN AVE
HAYWARD CA 94545

NGUYEN, THOMAS DUY & SUNDARA,
204 N 'K' ST
SALT LAKE CITY UT 84103

NGUYEN, VAN THANH
3045 S MAPLE WY
WEST VALLEY UT 84119

NORTON, GRANT J & COLLEEN C; JT
PO BOX 1049
SALT LAKE CITYUT 84110

O'MALLEY, CHRISTOPHER M
564 W 400 N
SALT LAKE CITYUT 84116

NIELSEN, CRAIG D & KEITH C; TC
2202 S MCCLELLAND ST
SALT LAKE CITYUT 84106

NUMBERS, MICHAEL W & CRISTINA S; JT
PO BOX 1848
PROVO UT 84603

ONEIDA CONDMN COMMON
4 CREAM HILL RD
MENDON VT 05701

NIELSEN, RICK L & BRENDA G; JT
5330 S BAYWOOD CIR
SALT LAKE CITYUT 84117

OAK SPRINGS CONDOMINIUM
3664 S LAURELCREST ST
SALT LAKE CITYUT 84109

ORTON, MIGAN
2279 S 800 E
SALT LAKE CITYUT 84106

NIELSEN, RONALD Y & NANCY W; JT
1178 S STATE ST
OREM UT 84097

O'BRIEN PROPERTIES, LLC
PO BOX 3341
TEMPE AZ 85280

OSSMEN, MICHAEL D; TR
69 W APRICOT AVE
SALT LAKE CITYUT 84103

NIELSEN, TODD F
2883 E HILLSDEN DR
SALT LAKE CITYUT 84117

O'BRIEN, VERL R
1748 S OAK SPRINGS DR
SALT LAKE CITYUT 84108

OUSLEY, JUDY C
2873 S 3200 W
SALT LAKE CITYUT 84119

NIELSON, LORING R & LADAWN; TRS
1451 S YUMA ST
SALT LAKE CITYUT 84108

OCKEY, KRISTINE B & BRYSON J; JT
4950 S COTTONWOOD LN
SALT LAKE CITYUT 84117

OUYANG, MING & ELLEN J (JT)
925 E 900 S
SALT LAKE CITYUT 84105

NORTH CREST II HOME OWNERS ASSOC
574 E TENTH AVE
SALT LAKE CITYUT 84103

OGATA, CARY & NANCY L; JT
2388 E 1700 S
SALT LAKE CITYUT 84108

OVERALL, DAVID & KEAYS, LISA A; JT
2277 S 800 E
SALT LAKE CITYUT 84106

NORTH CREST PARK CONDMN PH I
PO BOX 100
MAGNA UT 84044

OLD DUTCH STORE PROPERTIES LLC
2759 SAN JUAN LN
COSTA MESA CA 92626

P P M C INC
PO BOX 373
BOUNTIFUL UT 84010

NORTH, GARTH C. & ORAL N.
355 E 2100 S
SALT LAKE CITYUT 84115

OLSON, JON D & ASHLEY N; JT
8749 S IDA LN
SANDY UT 84093

P STREET INVESTMENTS LC
1747 E BROWNING AVE
SALT LAKE CITYUT 84108

NORTHPOINT ESTATES CONDM
943 KINGSLEY DR
ARCADIA CA 91007

OLSSON, LEO E
619 W 3100 S
BOUNTIFUL UT 84010

PACINI, LEROY & LAWANA; TRS
1013 N 2925 W
LAYTON UT 84041

PACK, RICHARD L R & THURZA E
2356 E DIMPLE DELL RD
SANDY UT 84092

PARKER, DONNA
PO BOX 521448
SALT LAKE CITYUT 84152

PAZOOKI, MICHAEL R & DONNA R; JT
2847 S 3000 W
OGDEN UT 84401

PALM, MARY J
10229 ANACAPA CT
RANCHO CUCAMONCA CA 91730

PARKIN, DON M & TREWHELLA, JILL; JT
PO BOX 58139
SALT LAKE CITYUT 84158

PEARSON, ROBERT K
3031 E MORNINGSIDE DR
SALT LAKE CITYUT 84124

PANTUSO, TERRANCE M
1 S ROLLINGWOOD LN
SANDY UT 84092

PARKIN, JOHN B
2711 N HASKELL AVE
DALLAS TX 75204

PEARSON, ROLAND L & JIMENEZ,
2051 S 1100 E
SALT LAKE CITYUT 84106

PANUS, JEROME M; TR
849 N JUNIPERPOINT DR
SALT LAKE CITYUT 84103

PARSONS, DARRELL L & JOYCE M
843 N GRANDRIDGE CT
SALT LAKE CITYUT 84103

PECK, CHARLES J & MARILYN D; TRS
PO BOX 9452
OGDEN UT 84409

PAPADEROS, NICOLAS & EUGENIA; JT
1353 E RAMONA AVE
SALT LAKE CITYUT 84105

PARSONS, SUZANNE G
2181 E IVERSON WOODS PL
SALT LAKE CITYUT 84117

PEHRSON, DAVID N & GLORIA H; JT
480 N'E' ST
SALT LAKE CITYUT 84103

PAPPIN, MICHAEL J & SHIRLEY C; JT
3130 E MILLCREEK DELL LN
SALT LAKE CITYUT 84109

PASMANN, RICHARD L
936 E 1700 S
SALT LAKE CITYUT 84105

PENDLETON, PAUL G
PO BOX 17019
SALT LAKE CITYUT 84117

PAPULAK, KAY & MUIR, DONALD C; TRS
2941 E BANBURY RD
SALT LAKE CITYUT 84121

PATRICK, MARGARET N
754 E 1200 N
PLEASANT GROVEUT 84062

PEPE, SUE ANN MARIE
559 E TENTH AVE
SALT LAKE CITYUT 84103

PARK PLACE GROUP, LTD
PO BOX 22373
SALT LAKE CITYUT 84122

PAUL, BALBINA R
65 W APRICOT AVE
SALT LAKE CITYUT 84103

PERKINS, LARRY
2043 E 2700 S
SALT LAKE CITYUT 84109

PARK STREET ASSOCIATES
PO BOX 526136
SALT LAKE CITYUT 84152

PAULSON, KIRK I & JEANETTE G; JT
1943 S 200 E
BOUNTIFUL UT 84010

PERKINS, LARRY R
144 S 700 E
SALT LAKE CITYUT 84102

PARKER, DON R
806 N NORTHPOINT DR
SALT LAKE CITYUT 84103

PAYNE, MARK E & DAWN R; JT
615 E SECOND AVE
SALT LAKE CITYUT 84103

PETEREIT, FRANK & ELLEN; TRS
1826 E 2700 S
SALT LAKE CITYUT 84106

PETERSON SHADOWS, LLC
1358 E HEATHERTON CIR
SALT LAKE CITY UT 84121

PMA MANAGEMENT SERVICES, LLC
1462 E FEDERAL HEIGHTS DR
SALT LAKE CITY UT 84103

PRIER, PETER P & MADELINE K; TRS
822 W SIMONDI AVE
SALT LAKE CITY UT 84116

PETERSON, JAMES C & ANN C; JT
7301 S HICKORY HILL
SALT LAKE CITY UT 84121

POCOCK, DOROTHY V; TR
288 E 350 N
ALPINE UT 84004

PRIMOSIC, EDWARD D
529 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

PETERSON, LINDA C; TR
2209 S DALLIN ST
SALT LAKE CITY UT 84109

POLARIS GARDENS
11920 S PINERIDGE RD
SANDY UT 84094

PROPERTIES PLUS, LC
178 N 'E' ST
SALT LAKE CITY UT 84103

PETERSON, MYRA D
1045 S STATE ST
SALT LAKE CITY UT 84111

POLLARD, SARAH H & JACOB M; JT
1511 EMIGRATION CANYON RD
SALT LAKE CITY UT 84108

PSC LEASING & COMMUNICATIONS
8727 S TRACY DR
SANDY UT 84093

PETTEY, MATTHEW T & CHRISTINE L; JT
13052 S GREEN CLOVER RD
DRAPER UT 84020

POLLOCK PROPERTIES LLC
8617 S CIMA DR
SANDY UT 84093

PSS PROPERTIES LC
1918 S 900 E
SALT LAKE CITY UT 84105

PIKE, E MARLYNNE
1495 S WASATCH DR
SALT LAKE CITY UT 84108

POTTER, THOMAS D & WILLMETTE; TRS
150 S 600 E
SALT LAKE CITY UT 84102

PYONG, SUE; ET AL
1965 E ST MARYS DR
SALT LAKE CITY UT 84108

PINECREST APARTMENTS LLC
148 S MAIN
HELPER UT 84526

POWER, BELINDA
1075 E GREEN RD
FRUIT HEIGHTS UT 84037

QBS INVESTMENTS INC
4222 S WANDER LN
SALT LAKE CITY UT 84124

PLATINUM CENTURY INVESTMENTS LLC
6050 S 1820 W
TAYLORSVILLE UT 84118

PRATT, SPENCER & HOLLI; JT
931 W EUCLID AVE
SALT LAKE CITY UT 84104

QUESTAR GAS COMPANY
244 W 400 S
SALT LAKE CITY UT 84101

PLATT, MATTHEW J
2710 S 1000 E
SALT LAKE CITY UT 84106

PREMIER ROOFING, LLC
176 S 1100 E
SALT LAKE CITY UT 84102

RAMMELL, SHARON
414 E TENTH AVE
SALT LAKE CITY UT 84103

PLUMB, JACK
297 N 1100 E
OREM UT 84057

PRICE, GIFFORD W & BERIT S; JT
3612 S 5200 W
WEST VALLEY UT 84120

RAMOS, DANIEL A & JANET L; TC
1599 DAPHNE AVE
VENTURA CA 93004

RASMUSSEN, CLAIR F.
167 W 1300 N
SUNET UT 84015

REMINGTON, LOIS
2804 W MIDWEST DR
TAYLORSVILLE UT 84118

RIEMER, FREDERICK J
1578 W 1700 S
SALT LAKE CITYUT 84104

RASSMUSSEN, CLAIR F & GADDIS, JAMES
839 N GRANDRIDGE CT
SALT LAKE CITYUT 84103

REYNOLDS, PAUL L & GRETCHEN L; JT
PO BOX 6120
INDIANAPOLIS IN 46206

RIGBY, W TRUMAN & MAE A; JT
3144 W MILLERAMA AVE
SALT LAKE CITYUT 84119

RAYNES, MARYBETH; TR ET AL
801 E THIRD AVE
SALT LAKE CITYUT 84103

RICH, WILLIAM K; TR
831 W 100 S
SALT LAKE CITYUT 84104

RIVERA, WILDOR A
5965 S 900 E
SALT LAKE CITYUT 84121

RCKP, LTD, ET AL
5905 W ZINA CIR
WEST VALLEY UT 84128

RICHARDS, BRUCE D; TR
1123 W PARK PALISADE DR
SOUTH JORDAN UT 84095

ROBBINS, PEARL; ET AL
1872 N 40 E
OREM UT 84057

RED GATE PROPERTIES, LLC
544 W 20TH
MERCED CA 95340

RICHARDS, PAMELA M
969 N TERRACE HILLS DR
SALT LAKE CITYUT 84103

ROBBINS, WILLIAM H & LORETTA G; TRS
1811 E SOUTHMOOR DR
SALT LAKE CITYUT 84117

REDD, LAURIE K
2451 E MAYWOOD DR
SALT LAKE CITYUT 84109

RICHARDSON, TORY C
824 N JUNIPERPOINT DR
SALT LAKE CITYUT 84103

ROBCO-ONE LLC
7602 S 425 E
MIDVALE UT 84047

REDD, MATT
847 N JUNIPERPOINT DR
SALT LAKE CITYUT 84103

RICHARDSON, WILLIAM C & BOWLES,
PO BOX 342
PROVO UT 84603

ROBINSON, CHRISTOPHER W
2277 S SIGNAL POINT CIR
SALT LAKE CITYUT 84109

REESE, RALPH G
1081 E SOUTHTEMPLE ST
SALT LAKE CITYUT 84102

RICHINS, RYAN H & CYNTHIA B; JT
2240 S SCENIC DR
SALT LAKE CITYUT 84109

ROBINSON, DARRELL S & SALLY L; JT
601 S STATE ST
SALT LAKE CITYUT 84111

REGGIO, MATTHEW J &
805 N GRANDRIDGE DR
SALT LAKE CITYUT 84103

RIDEOUT, SIMON T & NATALIE; JT
321 S 600 E
SALT LAKE CITYUT 84102

ROBINSON, DEBRA J
470 E 900 S
SALT LAKE CITYUT 84111

REITER, ROLLAND H; ET AL
4535 S 2300 E
SALT LAKE CITYUT 84117

RIDGEVIEW INVESTMENTS LTD
PO BOX 16112
SALT LAKE CITYUT 84116

ROBINSON, KRISTIN E
5695 S HIGHLAND DR
SALT LAKE CITYUT 84121

ROBINSON, MICHAEL S; TR
3905 E PARKVIEW DR
SALT LAKE CITYUT 84124

ROWELL, DEAN W
PO BOX 17356
SALT LAKE CITYUT 84117

SAJE, NATASAH & ROBERTSON,
6661 N SKYWAY RD
TUCSON AZ 85718

ROBISON, REID J
975 W 300 N
SALT LAKE CITYUT 84116

ROWLAND, FREDERICK C JR
2084 E HARVARD OAKS CIR
SALT LAKE CITYUT 84108

SALISBURY, ROBERT & BECKY; JT
PO BOX 25484
SALT LAKE CITYUT 84042

ROCHA, SERGIO M & MARIA D; JT
3344 S 8525 W
MAGNA UT 84044

ROWLAND, GERALD K; TR
4210 S PANORAMA DR
SALT LAKE CITYUT 84124

SALT LAKE COMMUNITY COLLEGE
979 E SECOND AVE
SALT LAKE CITYUT 84103

ROGERS, JANIE L, ET AL
2490 E OLYMPUS DR
SALT LAKE CITYUT 84124

RUBY'S CATERING
2726 E PARLEYS WY
SALT LAKE CITYUT 84109

SALT LAKE THEOLOGICAL SEMINARY
466 E 500 S
SALT LAKE CITYUT 84111

ROGERS, RICHARD B & ELIZABETH D;
1686 E RIDGEMARK DR
SANDY UT 84092

RUDD PROPERTIES LLC
4600 S HOLLADAY BLVD
SALT LAKE CITYUT 84117

SANDERS HODSON COMPANY
2933 E 3135 S
SALT LAKE CITYUT 84109

ROGERS, RICHARD B; TR ET AL
6325 S WRENHAVEN RD
SALT LAKE CITYUT 84121

RUFENER, MICHELLE & JOSEPHSON,
1183 S 1000 E
SALT LAKE CITYUT 84105

SANDERSON, MARK B & LYNNE W; JT
235 E SOUTHSANDRUN RD
SALT LAKE CITYUT 84103

ROLFE, VERNA W; TR
1164 W WASATCH DOWNS DR
SOUTH JORDAN UT 84095

RUST, THOMAS C & GONZALES, GLORIA
1861 S LAKE ST
SALT LAKE CITYUT 84105

SANDRY, DANIEL I & LINDA L; JT
132 N 'E' ST
SALT LAKE CITYUT 84103

ROMERO, RICHARD G; ET AL
125 S 900 W
SALT LAKE CITYUT 84104

RYON, MICHAEL E & GAYE L; JT
PO BOX 203
WILSON WY 83014

SATER, KATHRYN E
264 S GLENDALE ST
SALT LAKE CITYUT 84104

ROPER, SHARON L
8340 S WASATCH BLVD
SALT LAKE CITYUT 84121

SABALA BROS & CO
461 E SECOND AVE
SALT LAKE CITYUT 84103

SAUER, BLAIR
268 W 400 S
SALT LAKE CITYUT 84101

ROSENSTEIN, DARREN L
152 N 'M' ST
SALT LAKE CITYUT 84103

SADOSKI, PETER A & PATRICIA C; JT
1486 S 1100 E
SALT LAKE CITYUT 84105

SAWATZKI, SUSAN C
320 ST MARITZ STRAUSS
PARK CITY UT 84098

SCHAUERHAMER LIMITED
PO BOX 2133
OREM UT 84059

SCSC LEASING LC
1825 S 700 E
SALT LAKE CITYUT 84105

SHERWOOD FOREST LTD
247 E BURTON AVE
SALT LAKE CITYUT 84115

SCHMIDT, DENNIS R; ET AL
68 S 600 E
SALT LAKE CITYUT 84102

SEAL, CAROLEE C; TR
158 W 300 N
SALT LAKE CITYUT 84103

SHERWOOD, JOSEPH M
421 E NINTH AVE
SALT LAKE CITYUT 84103

SCHMIDT, K WALTER & BARBARA B
2006 S 775 E
BOUNTIFUL UT 84010

SEARS, CLARA B
807 N JUNIPERPOINT DR
SALT LAKE CITYUT 84103

SHERWOOD, MARK E
97 FAIRFIELD CIR
VENTURA CA 93003

SCHUMACHER, KERN W
2800 S IMPERIAL ST
SALT LAKE CITYUT 84106

SEASTRAND, STEPHEN A & NANCY G;
775 E HARRISON AVE
SALT LAKE CITYUT 84105

SHIELDS, DAVID G & ELEANOR D; JT
66 N 'D' ST
SALT LAKE CITYUT 84103

SCHWARZ, CHARLES M & VERED R; JT
1160 E GILMER DR
SALT LAKE CITYUT 84105

SEGO JUNCTION LC
6423 S 1680 E
SALT LAKE CITYUT 84121

SHIELDS, GLEN V & MARIA; JT
219 S ELIZABETH ST
SALT LAKE CITYUT 84102

SCHWIEGER, YONG SUK
36 S 1200 E
SALT LAKE CITYUT 84102

SENZEE, NORMA K
724 N WALL ST
SALT LAKE CITYUT 84103

SHOOL, JOSEPH; TR
1417 E SILVERCREST DR
SANDY UT 84093

SCOTT B BRADSHAW LLC
1382 W HEATHER BRAE CT
SOUTH JORDAN UT 84095

SEPEHRI-NIK, HOSSEIN KABIR; TR
11221 S AUBREY MEADOW CIR
SOUTH JORDAN UT 84095

SHOORE, JOSEPH D
1754 S OAK SPRINGS DR
SALT LAKE CITYUT 84108

SCOTT, KIMBERLY
8784 S GRAND OAK DR
SALT LAKE CITYUT 84121

SHEA, P DANIEL & WOOD, DENNIS E; TC
7552 S 3430 W
WEST JORDAN UT 84084

SHORTINO, NINA M.
1568 E 4095 S
SALT LAKE CITYUT 84124

SCOTT, STEVEN L
3430 S 3570 E
SALT LAKE CITYUT 84109

SHEN, GREGORY S
1083 OAKRIDGE DR
FARMINGTON UT 84025

SIDWELL, LYNN W. & GLENNIS V.
457 E 300 S
SALT LAKE CITYUT 84111

SCROGGINS, A. DEWEY & CLARA D.
2951 E 3215 S
SALT LAKE CITYUT 84109

SHEPHERD PROPERTIES LC
2227 W GARDNER LN
WEST JORDAN UT 84088

SIGNATURE BOOKS, INC
3795 S BECKY CIR
SALT LAKE CITYUT 84109

SILLOWAY, STUART F JR & MARY H; JT
2042 E 900 S
SALT LAKE CITYUT 84108

SMELSER, RONALD; TR ET AL
PO BOX 712224
SALT LAKE CITYUT 84171

SNYDER, DAVID & TERESA; JT
910 N CATHERINE ST SUITE 1
SALT LAKE CITYUT 84116

SILVER SAGE CONDOMINIUM
1781 E SEVERN DR
SALT LAKE CITYUT 84124

SMITH, BRADY & SMITH, CHAD; JT
959 E SILVER SAGE DR
SANDY UT 84094

SOMPHOU, KHAMPHET & CHANTHANA I
1935 S DOUGLAS ST SUITE 10
SALT LAKE CITYUT 84105

SIMONS, DELORES D; TR
364 E CAPITOL PARK AVE
SALT LAKE CITYUT 84103

SMITH, DAVID H
2841 N 220 E
PROVO UT 84604

SONNTAG, DONALD T. & JUANITA L
3804 S HIGHLAND DR SUITE 10
SALT LAKE CITYUT 84106

SIMONS, SPENCER W & LUCILLE M; JT
2722 S 1000 E
SALT LAKE CITYUT 84106

SMITH, DUSTIN M & O'VERY-SAYLOR,
3418 S 3650 E
SALT LAKE CITYUT 84109

SONNTAG, GLORIA B; TR
5200 S HIGHLAND DR SUITE 100
SALT LAKE CITYUT 84117

SIMS, BETTE L P; TR
1918 S WASATCH DR
SALT LAKE CITYUT 84108

SMITH, JACK B
13727 SYLVAN ST SUITE 1
VAN NUYS CA 91401

SORENSEN, BLAIR W. & MARGENE
406 E 300 S SUITE 100
SALT LAKE CITYUT 84111

SINGH, ANIL K & VENUS; JT
2150 PAUOLE PL
HONOLULU HI 96821

SMITH, LAWRENCE P
404 E TENTH AVE SUITE 1
SALT LAKE CITYUT 84103

SORENSEN, ROGER A & SHIRLEY R; TRS
3989 S 900 E SUITE 100
SALT LAKE CITYUT 84124

SINGLETON, ERIC
4845 S BRON BRECK ST
SALT LAKE CITYUT 84117

SMITH, TERESA R
702 N WALL ST SUITE 1
SALT LAKE CITYUT 84103

SOUTH EAST CENTER, LLC
123 E SECOND AVE SUITE 1003
SALT LAKE CITYUT 84103

SKOUSON, RUTH
24 BRIAR LN
SURRY ME 04684

SMITH'S FOOD KING PROPERTIES INC
2704 S 1000 E SUITE 1
SALT LAKE CITYUT 84106

SOUTH TEMPLE ENTERPRISES, LLC
119 N 'M' ST SUITE 101
SALT LAKE CITYUT 84103

SLOWIKOWSKI, LEO
2483 E MICHIGAN AVE
SALT LAKE CITYUT 84108

SMOOT, A OWEN V; TR ET AL
1935 S DOUGLAS ST SUITE 1
SALT LAKE CITYUT 84105

SOUTHLAND CORPORATION
119 N 'M' ST SUITE 102
SALT LAKE CITYUT 84103

SMB LTD
6751 S 2300 E
SALT LAKE CITYUT 84121

SNARR, RONALD P
125 N 'T' ST SUITE 1
SALT LAKE CITYUT 84103

SOUTHWICK, GRANT H
303 N 'A' ST SUITE 102
SALT LAKE CITYUT 84103

SPARKS, ARITA R; TR
521 E FIFTH AVE SUITE 102
SALT LAKE CITY UT 84103

STENDER, KATHRYN M & PETER J; TRS
717 E FIFTH AVE SUITE 107
SALT LAKE CITY UT 84103

STOKES, LYUDMYLA
2233 S 500 E SUITE 129
SALT LAKE CITY UT 84106

SPARKS, PRISCILLA C & PARKER, JERI; JT
227 N 'H' ST SUITE 103
SALT LAKE CITY UT 84103

STEPHEN A REGAN INC
717 E FIFTH AVE SUITE 107
SALT LAKE CITY UT 84103

STOTT, GERALD
611 E TAYLOR LN SUITE 12F
MURRAY UT 84107

SPENCER CHANCELLOR, LLC
785 E SECOND AVE SUITE 103
SALT LAKE CITY UT 84103

STERLING FURNITURE COMPANY
1935 S DOUGLAS ST SUITE 11
SALT LAKE CITY UT 84105

STOUT, RYAN D & CARRIE-ANNE T; JT
2290 E 4500 S SUITE 130
SALT LAKE CITY UT 84117

SPENDLOVE, J CLIFTON & CAROL C; TRS
785 E SECOND AVE SUITE 104
SALT LAKE CITY UT 84103

STERRETT, MORRIS R; TR
585 W 500 S SUITE 110
BOUNTIFUL UT 84010

STRACHAN, ROBERT K
1411 4TH AVE SUITE 1325
SEATTLE WA 98101

SQUIRES, EDGAR L & APRIL B; JT
211 E FIFTH AVE SUITE 105
SALT LAKE CITY UT 84103

STEWART, ANN K; TR
227 N 'H' ST SUITE 110
SALT LAKE CITY UT 84103

STRAND, REX C & RENEE L; TRS
825 E 4800 S SUITE 133
MURRAY UT 84107

STALEY, LYNN
717 E FIFTH AVE SUITE 105
SALT LAKE CITY UT 84103

STEWART, MARY BETH
201 S MAIN ST SUITE 1100
SALT LAKE CITY UT 84111

STRONG, DAVID T & MERLE J
310 S MAIN ST SUITE 1330
SALT LAKE CITY UT 84101

STANDARD LIFE & CASUALTY
777 E SECOND AVE SUITE 106
SALT LAKE CITY UT 84103

STILLMAN, LARRY
560 E SOUTHTemple SUITE 1105
SALT LAKE CITY UT 84102

STUBBS, BYRON L; TR
720 E FIFTH AVE SUITE 14
SALT LAKE CITY UT 84103

STAUFFER, MARY W
34 S 500 E SUITE 106
SALT LAKE CITY UT 84102

STITES, MERRITT W & THOMAS H; JT
438 E TENTH AVE SUITE 12
SALT LAKE CITY UT 84103

STUBBS, GWEN P; TR
1935 S DOUGLAS ST SUITE 14
SALT LAKE CITY UT 84105

STEAD, MARJORIE M
717 E FIFTH AVE SUITE 106
SALT LAKE CITY UT 84103

STOCKMAN, DONALD G
1935 S DOUGLAS ST SUITE 12
SALT LAKE CITY UT 84105

STUCKENSCHNEIDER, MARK
478 N 'E' ST SUITE 14
SALT LAKE CITY UT 84103

STEFFENS, CAROL K
211 E FIFTH AVE SUITE 106
SALT LAKE CITY UT 84103

STOKER, DOUGLAS G & LOWE, MICHAEL
875 S DONNER WY SUITE 1201
SALT LAKE CITY UT 84108

SUMMIT APARTMENTS LLC
1320 E 500 S SUITE 1400
SALT LAKE CITY UT 84102

SWAIN, JEFFREY L & KIM L (TC)
1935 S DOUGLAS ST SUITE 15
SALT LAKE CITYUT 84105

TAYLOR RENTALS LLC
956 E 600 S SUITE 2
SALT LAKE CITYUT 84102

TESORO WEST COAST COMPANY
150 S 5TH ST SUITE 2000
MINNEAPOLIS MN 55402

SWEET, DON G; TR
19360 RINALDI ST SUITE 164
NORTHRIDGE CA 91326

TAYLOR, BLAINE G. & ANNETTE T.
154 N 'M' ST SUITE 2
SALT LAKE CITYUT 84103

THAIN, BRANDON W & MARY K; JT
7135 S HIGHLAND DR SUITE 201
SALT LAKE CITYUT 84121

SWENSEN, JOSHUA
646 E 4065 S SUITE 17
MURRAY UT 84107

TAYLOR, BRAD E
229 N 'B' ST SUITE 2
SALT LAKE CITYUT 84103

THAYNE LTD
521 E FIFTH AVE SUITE 201
SALT LAKE CITYUT 84103

SWENSEN, KARL J & VIRGINIA E; JT
853 N JUNIPERPOINT DR SUITE 17
SALT LAKE CITYUT 84103

TAYLOR, CLINTON J & KARYN M; JT
1935 S DOUGLAS ST SUITE 2
SALT LAKE CITYUT 84105

THE AVENUES CONDOMINIUMS
303 N 'A' ST SUITE 201
SALT LAKE CITYUT 84103

SYCAMORE HOLDINGS LLC
1935 S DOUGLAS ST SUITE 19
SALT LAKE CITYUT 84105

TEDESCO, FRED B & PAULETTE; JT
435 ASPEN DR SUITE 20
PARK CITY UT 84098

THE FOREST COMPANY
227 N 'H' ST SUITE 201
SALT LAKE CITYUT 84103

TADJE, DAVID P & DIANE C; JT
2704 S 1000 E SUITE 1B
SALT LAKE CITYUT 84106

TELANDER, BRUCE N & BARBARA J; JT
2159 S 700 E SUITE 200
SALT LAKE CITYUT 84106

THE MID AVENUES CONDMN
119 N 'M' ST SUITE 202
SALT LAKE CITYUT 84103

TAFT, JOLENE
2270 E 4500 S SUITE 1B
SALT LAKE CITYUT 84117

TERASAWA, KAZUKO; ET AL
3331 S 900 E SUITE 200
SALT LAKE CITYUT 84106

THOMAS, DAVID E
521 E FIFTH AVE SUITE 202
SALT LAKE CITYUT 84103

TALIAFERRO, LYNN & JOANNA &
154 N 'M' ST SUITE 2
SALT LAKE CITYUT 84103

TERRACOR II
610 E SOUTHTEMPLE ST SUITE 200
SALT LAKE CITYUT 84102

THOMAS, LESLIE
303 N 'A' ST SUITE 202
SALT LAKE CITYUT 84103

TANGREN, PAMELA Y & BRENT M; JT
720 E FIFTH AVE SUITE 2
SALT LAKE CITYUT 84103

TERRY, EVAN R & JOAN C; JT
303 N 'A' ST SUITE 200
SALT LAKE CITYUT 84103

THOMAS, PATRICIA M; TR
211 E FIFTH AVE SUITE 202
SALT LAKE CITYUT 84103

TAVAZOIE, MAHMOUD & BIGDELOO,
2010 S LAURELHURST DR SUITE 2
SALT LAKE CITYUT 84108

TESEROS INVESTMENTS NO 1
655 E 400 S SUITE 200
SALT LAKE CITYUT 84102

THOMAS, RICHARD K, JR
227 N 'H' ST SUITE 202
SALT LAKE CITYUT 84103

THOMSON, JULIENNE A; TR
227 N 'H' ST SUITE 203
SALT LAKE CITYUT 84103

TOWNSEND, DAVID W
717 E FIFTH AVE SUITE 205
SALT LAKE CITYUT 84103

UJIFUSA, HOWELL & JEAN A; TRS
2710 S 1000 E SUITE 2B
SALT LAKE CITYUT 84106

THORPE, DEBORAH M
521 E FIFTH AVE SUITE 203
SALT LAKE CITYUT 84103

TRAINING TABLE LAND & HOLDING
521 E FIFTH AVE SUITE 206
SALT LAKE CITYUT 84103

UNIVERSITY PROPERTIES INC
229 N 'B' ST SUITE 3
SALT LAKE CITYUT 84103

THREEDY, DEBORA L
227 N 'H' ST SUITE 204
SALT LAKE CITYUT 84103

TRAN, KIEM TUAN & HOA HOANG; JT
211 E FIFTH AVE SUITE 206
SALT LAKE CITYUT 84103

URQUIDI, PETE & CATHY; JT
27 BRADDOCK PARK SUITE 3
BOSTON MA 02116

TILLY, SHANNON
717 E FIFTH AVE SUITE 204
SALT LAKE CITYUT 84103

TRIPENY, PATRICK J
717 E FIFTH AVE SUITE 206
SALT LAKE CITYUT 84103

UTAH ALCOHOLISM FOUNDATION
303 N 'A' ST SUITE 300
SALT LAKE CITYUT 84103

TIMOTHY, ROBERT B & DEVON H; JT
521 E FIFTH AVE SUITE 204
SALT LAKE CITYUT 84103

TROLLEY HOLDINGS LLC
227 N 'H' ST SUITE 207
SALT LAKE CITYUT 84103

UTAH MACHINE & MILL SUPPLY CO.
521 E FIFTH AVE SUITE 301
SALT LAKE CITYUT 84103

TIOGA PROPERTIES LLC
211 E FIFTH AVE SUITE 204
SALT LAKE CITYUT 84103

TROPHIES INC
3336 E 32ND ST SUITE 217
TULSA OK 74135

UTAH NONPROFIT HOUSING
303 N 'A' ST SUITE 301
SALT LAKE CITYUT 84103

TOMKAT ENTERPRISES, LTD
785 E SECOND AVE SUITE 204
SALT LAKE CITYUT 84103

TRUBETZKOY, SERGEI & LESLIE S; JT
76 S 500 E SUITE 240
SALT LAKE CITYUT 84102

UTAH PRIME PROPERTIES, INC
211 E FIFTH AVE SUITE 301
SALT LAKE CITYUT 84103

TOPHAM, JOYCE M; TR
521 E FIFTH AVE SUITE 205
SALT LAKE CITYUT 84103

TRUJILLO, CARL J & BOGENSCHUTZ,
555 E 200 S SUITE 250
SALT LAKE CITYUT 84102

UTAH RETAIL GROCERS ASSN
211 E FIFTH AVE SUITE 301
SALT LAKE CITYUT 84103

TOWER HILL CONDM
211 E FIFTH AVE SUITE 205
SALT LAKE CITYUT 84103

TSUI, TEH-CHANG, CHU-HWA, TED L &
1801 CALIFORNIA ST SUITE 2500
DENVER CO 80202

VALERIO, CHRISTINO & LUCY; JT
303 N 'A' ST SUITE 302
SALT LAKE CITYUT 84103

TOWN CLUB INC.
227 N 'H' ST SUITE 205
SALT LAKE CITYUT 84103

TUITAVUKI, TRULIE A
811 N GRANDRIDGE DR SUITE 29E
SALT LAKE CITYUT 84103

VALLEY VILLA INC
211 E FIFTH AVE SUITE 302
SALT LAKE CITYUT 84103

VAN DE WATER, KAREN; ET AL
303 N 'A' ST SUITE 303
SALT LAKE CITYUT 84103

VIVA CORPORATION
4393 S RIVERBOAT RD SUITE 330
TAYLORSVILLE UT 84123

WALKER ASSOCIATES
303 N 'A' ST SUITE 402
SALT LAKE CITYUT 84103

VAN SCIVER, GLENDA N
211 E FIFTH AVE SUITE 303
SALT LAKE CITYUT 84103

VORMELKER, LEE E
2016 S LAURELHURST DR SUITE 4
SALT LAKE CITYUT 84108

WALKER, C BARRY; TR ET AL
1235 E 200 S SUITE 402
SALT LAKE CITYUT 84102

VANDIJK, LUSAS & DELIA; JT
521 E FIFTH AVE SUITE 304
SALT LAKE CITYUT 84103

VOSNOS, GEORGE J & MARY J; TRS
229 N 'B' ST SUITE 4
SALT LAKE CITYUT 84103

WALKER, H BLAINE & C HILEA; JT
521 E FIFTH AVE SUITE 406
SALT LAKE CITYUT 84103

VANDONGEN, MARINUS A & BECKY L; JT
211 E FIFTH AVE SUITE 304
SALT LAKE CITYUT 84103

VR LTD
2584 S ELIZABETH ST SUITE 4
SALT LAKE CITYUT 84106

WALKOWSKI, ALOYSIUS J; ET AL
829 N GRANDRIDGE DR SUITE 41B
SALT LAKE CITYUT 84103

VANIKIOTIS, GEORGE T. & MARIA G.(JT)
211 E FIFTH AVE SUITE 305
SALT LAKE CITYUT 84103

W & B INVESTMENTS LLC
2514 S ELIZABETH ST SUITE 4
SALT LAKE CITYUT 84106

WALL STREET CONDO
833 N GRANDRIDGE DR SUITE 42D
SALT LAKE CITYUT 84103

VARDAKIS, MIKE M
521 E FIFTH AVE SUITE 305
SALT LAKE CITYUT 84103

W & P, INC 401K AND PROFIT SHARING
417 E NINTH AVE SUITE 4
SALT LAKE CITYUT 84103

WALL, BONNIE K & GRUENDELL,
358 S 700 E SUITE 430
SALT LAKE CITYUT 84102

VENIZELOS, GEORGE A
211 E FIFTH AVE SUITE 306
SALT LAKE CITYUT 84103

W & R, INC
970 E FIRST AVE SUITE 4
SALT LAKE CITYUT 84103

WALLACE, GRAE
1905 W 4700 S SUITE 439
TAYLORSVILLE UT 84118

VICTORIAN CONDMN
241 N VINE ST SUITE 306W
SALT LAKE CITYUT 84103

W. F. O. ASSOCIATES
303 N 'A' ST SUITE 400
SALT LAKE CITYUT 84103

WALLACE, WILLIAM; TR ET AL
1015 AOLOA PL SUITE 448
KAILUA HI 96734

VIERIG, CRAIG R
64 E WINCHESTER ST SUITE 310
MURRAY UT 84107

WAILES, RICHARD R & MARY B; TRS
560 E SOUTHTEMPLE ST SUITE 401
SALT LAKE CITYUT 84102

WANKIER, FARRELL T, JR & DEANNA R
822 N GRANDRIDGE DR SUITE 49C
SALT LAKE CITYUT 84103

VILLATORO, ERIC
869 E 4500 S SUITE 321
MURRAY UT 84107

WAKEFIELD ANDREW L
521 E FIFTH AVE SUITE 401
SALT LAKE CITYUT 84103

WARD, JANICE
2009 S 2500 E SUITE 5
SALT LAKE CITYUT 84108

WARD, STEPHEN M
229 N 'B' ST SUITE 5
SALT LAKE CITYUT 84103

WERNLI INC
521 E FIFTH AVE SUITE 504
SALT LAKE CITYUT 84103

WHITE, ALFRED H; TR
21 E GRAY AVE SUITE 7
SALT LAKE CITYUT 84103

WARHURST, PAUL C & HORNOK, AMBER;
416 E TENTH AVE SUITE 5
SALT LAKE CITYUT 84103

WEST JORDAN REAL ESTATE HOLDINGS
720 E FIFTH AVE SUITE 6
SALT LAKE CITYUT 84103

WHITE, KELLY S
2013 S 2500 E SUITE 7
SALT LAKE CITYUT 84108

WARNE, JEFFERY D
1310 E 900 S SUITE 5
SALT LAKE CITYUT 84105

WESTERMANN, PETER N
1935 S DOUGLAS ST SUITE 6
SALT LAKE CITYUT 84105

WHITE, VON M & CAROL S (JT)
477 N 'M' ST SUITE 7
SALT LAKE CITYUT 84103

WASHBURN, PAUL B
68 S MAIN ST SUITE 500
SALT LAKE CITYUT 84101

WESTERN CITY ESTATES LC
627 E THIRD AVE SUITE 6
SALT LAKE CITYUT 84103

WHITEHALL, LLC
720 E FIFTH AVE SUITE 7
SALT LAKE CITYUT 84103

WATERHAVEN, INC.
303 N 'A' ST SUITE 501
SALT LAKE CITYUT 84103

WESTERN ODYSSEY INC
702 N WALL ST SUITE 6
SALT LAKE CITYUT 84103

WIDFOERSTER, KAREN J
3443 S STATE ST SUITE 7
SALT LAKE CITYUT 84115

WEBB, THAES JR; TR ET AL
521 E FIFTH AVE SUITE 502
SALT LAKE CITYUT 84103

WESTIEN, DONALD H & MARY JO; TRS
521 E FIFTH AVE SUITE 602
SALT LAKE CITYUT 84103

WIEKHORST, MARK C & EVELYN L; JT
4930 W 4865 S SUITE 74
SALT LAKE CITYUT 84118

WEBBER, JIM A; ET AL
521 E FIFTH AVE SUITE 502
SALT LAKE CITYUT 84103

WESTON, OLIVE W, AKA YOUNG, OLIVE
521 E FIFTH AVE SUITE 603
SALT LAKE CITYUT 84103

WIGHTMAN, ALAINE; TR
2013 S 2500 E SUITE 8
SALT LAKE CITYUT 84108

WEILER, KIRK S & JENNIFER F; JT
521 E FIFTH AVE SUITE 503
SALT LAKE CITYUT 84103

WESTSIDE RESTORATIONS LC
521 E FIFTH AVE SUITE 604
SALT LAKE CITYUT 84103

WILCOX, FRANCES R; TR
475 N 'M' ST SUITE 8
SALT LAKE CITYUT 84103

WEISHAN, JIN
303 N 'A' ST SUITE 503
SALT LAKE CITYUT 84103

WEYHER, WILLIAM C & MARY J; TRS
521 E FIFTH AVE SUITE 606
SALT LAKE CITYUT 84103

WILKEY, MELVIN D, ET AL
420 OKLAHOMA AVE NE SUITE 8
WASHINGTON DC 20002

WEIXLER ENTERPRISES
303 N 'A' ST SUITE 503
SALT LAKE CITYUT 84103

WHITE FAMILY HARMONY INVESTMENT
1804 W SHANNON CIR SUITE 67
SALT LAKE CITYUT 84116

WILKING, JAMES H & SALLY F; JT
702 N WALL ST SUITE 8
SALT LAKE CITYUT 84103

WILLIAMS, BENNIE L
1935 S DOUGLAS ST SUITE 9
SALT LAKE CITY UT 84105

WOOD, JOHN S & JANET H; JT
663 E THIRD AVE SUITE B
SALT LAKE CITY UT 84103

WRIGHT, RICK & DAURI L; TC
2157 E 2100 S SUITE STE-A
SALT LAKE CITY UT 84109

WILLIAMS, BRIAN C
10 E SOUTHTEMPLE ST SUITE 900
SALT LAKE CITY UT 84133

WOOD, MARGARET H
1625 S 1300 E SUITE B1
SALT LAKE CITY UT 84105

WRIGHT, TYLER W
11231 S PALISADE VIEW DR
SOUTH JORDAN UT 84095

WILLIS, MARVIN B & NAOMI B; JT
845 N VALLEY VIEW DR SUITE 905
SAINT GEORGE UT 84770

WOOD, RICHARD C & MARGARET E O;
358 S 700 E SUITE B326
SALT LAKE CITY UT 84102

WRIGHT, WALLACE A JR
2148 S 900 E
SALT LAKE CITY UT 84106

WILSON, MICHAEL D & MICHELLE N; JT
2559 S 500 E SUITE A
SALT LAKE CITY UT 84106

WOODALL, LAWRENCE S
326 N T ST SUITE C
SALT LAKE CITY UT 84103

YAUNEY, DAMON L
2169 S BELAIRE DR
SALT LAKE CITY UT 84109

WINDSOR STREET, LLC
756 S 200 E SUITE A
SALT LAKE CITY UT 84111

WOODBURY, GORDON C, ET AL
1633 S 1300 E SUITE D-2
SALT LAKE CITY UT 84105

YEE, JACK NAM & SZETO HAR; TRS
PO BOX 271351
SALT LAKE CITY UT 84127

WINEGAR, CARROLL E
1830 E PARKS HWY SUITE A-113
WASILLA AK 99654

WOODBURY, MICHAEL L
2100 E BENGAL BLVD SUITE E201
SALT LAKE CITY UT 84121

YONEMORI, MARSHA A
1599 S DEVONSHIRE DR
SALT LAKE CITY UT 84108

WINTERROTH, CHRISTINE E
11441 S STATE ST SUITE A-233
DRAPER UT 84020

WREN, MICHAEL V
1865 INDEPENDENCE BLVD SUITE L
SALT LAKE CITY UT 84116

YU, JASON C & DOROTHY D S; JT
2169 S BELAIRE DR
SALT LAKE CITY UT 84109

WISE, BARBARA A; TR
358 S 700 E SUITE B
SALT LAKE CITY UT 84102

WRIDE INVESTMENTS
804 S 600 E SUITE N
SALT LAKE CITY UT 84102

ZEAMER, RICHARD J; TR
6360 S WRENHAVEN RD
SALT LAKE CITY UT 84121

WISEMAN, RICK; TR
663 E THIRD AVE SUITE B
SALT LAKE CITY UT 84103

WRIGHT, GRAYSON S, ET AL (TC)
2001 S STATE ST SUITE N2200
SALT LAKE CITY UT 84190

ZEITLIN, ALAN M & KATHLEEN B; JT
3995 S MT OLYMPUS WY
SALT LAKE CITY UT 84124

WOLFE, DOUGLAS B
358 S 700 E SUITE B
SALT LAKE CITY UT 84102

WRIGHT, RICHARD B & RICHARD M (TC)
771 E SIXTH AVE SUITE REAR
SALT LAKE CITY UT 84103

ZHOVNIROVSKAYA, SVETLANA B
680 S 900 E
SALT LAKE CITY UT 84102

ZHOVNIROVSKY, BORIS & IRENA; TRS
2711 NORTH HASKELL AVE
DALLAS TX 75204

ZIMMERMAN, THOMAS N & PATTI A; JT
350 E EDITH AVE
SALT LAKE CITYUT 84111

ZINK, MONTE W & FREDERIEKA M; JT
PO BOX 27801
SALT LAKE CITYUT 84127

ZIONS FIRST NATIONAL BANK; TR
1265 E 100 S
SALT LAKE CITYUT 84102

ZIPSER, EDWARD J
PO BOX 324
BLUFF UT 84512

ZOUMADAKIS, WILLIAM & HELEN M R;
1152 W AUTUMN BLUFF DR
MURRAY UT 84123

4. Planning Commission

Public Hearing Notice

Agendas

Minutes

Staff Memorandums

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

CHERI COFFEY, AICP
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

NOTICE OF PUBLIC HEARING

The Salt Lake City Council adopted Ordinance 15 of 2005 amending Chapter 38 Nonconforming Uses and Noncomplying Structures of the zoning ordinance. The text amendment allows 100% reconstruction of nonconforming and noncomplying structures when damaged by fire or other natural causes. The City Council deferred action on the portion of the nonconforming text that allows, through a conditional use process, enlargement and/or intensification of nonconforming uses. The City Council referred the proposal for enlargement, and/or intensification of nonconforming uses back to the Planning Commission for additional refinement of the ordinance guidelines and criteria to further address neighborhood impacts and concerns.

The Salt Lake City Planning Commission will be reviewing the proposed ordinance standards and guidelines related to the enlargement and/or intensification of a nonconforming use. As part of the zoning text amendment process, the Planning Commission is holding a public hearing to receive comment. During the hearing, the Planning staff will present information to the Commission on the petition request. Anyone desiring to address the Planning Commission about this matter can either attend the public hearing or send in written comments prior the hearing date to the address on the bottom of this notice.

Planning Commission Public Hearing

Petition Number 400-03-34

Enlargement or Intensification of Nonconforming Uses

DATE: July 13, 2005
TIME: Starting generally at 5:45 P.M.
PLACE: ROOM 326*
City and County Building
451 South State Street
Salt Lake City, UT 84111

* Enter the building from the east entrance.

If you have any questions relating to this petition proposal, please attend the meeting or call Everett L. Joyce at 535-7930, between the hours of 8:30 a.m. and 5:30 p.m., Monday through Friday.

We comply with ADA guidelines. Assistive listening devices and interpretive services provided upon 24-hour advance request.

451 SOUTH STATE STREET, ROOM 406, SALT LAKE CITY, UTAH 84111

TELEPHONE: 801-535-7757 FAX: 801-535-6174

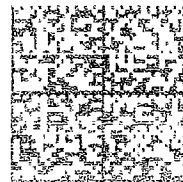
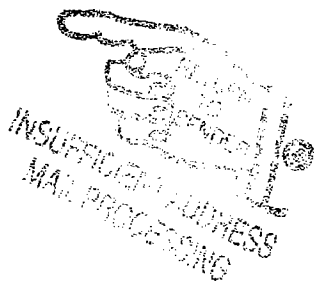
WWW.SLCGOV.COM



NOTICE OF PUBLIC HEARING

Petition 400-03-34 Nonconforming Uses

Salt Lake City Planning Division
451 South State Street
Salt Lake City, Utah 84111
EJ



Master

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US POSTAGE

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, May 25, 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, May 11, 2005

2. REPORT OF THE CHAIR AND VICE CHAIR

3. REPORT OF THE DIRECTOR

- a. Discussion of the letter sent to the Planning Commission from the City Council relative to future master plans:
- b. Discussion with the Commission regarding the City Council's request for refinement to address issues raised by the City Council related to enlargement, alteration or intensification of non-conforming uses or non-complying structures.
- c. Discussion regarding transmittal of Petition 400-02-12 to vacate a parcel of land at 500 West near 200 South.

4. PUBLIC NOTICE AGENDA – Salt Lake City Property Conveyance Matters (Staff: Karryn Greenleaf at 483-6769, John Spencer at 535-7133, and Doug Wheelwright at 535-6178):

- a. Salt Lake Apartment Builders LLC and Salt Lake City Property Management—SL Apartment Builders is requesting that the City allow the subsurface construction of a storm water drain interceptor box within the Right-of-Way for 500 East Street, between the sidewalk and the curb. The project is the Emigration Court Apartments, and the location is 343 South 500 East Street, within the R-MU zoning district. The Property manager intends to approve the public way encroachment permit.
- b. Stephen M. Rosenberg and Salt Lake City Public Utilities Department—Mr. Rosenberg is requesting the approval of an equal area exchange to relocate by approximately 20 feet, the City's existing easement for the Jordan and Salt Lake City Canal, which bisects the old Dairy Queen restaurant property at 1247 South 1100 East. The actual canal pipe will remain in its current location, with just the easement being shifted in location to facilitate the redevelopment of the property, which is zoned Neighborhood Commercial CN. Public Utilities staff intends to approve the re-configuration of the easement.
- c. Rebecca McConnell and Salt Lake City Public Utilities Department—Ms. McConnell is requesting that Public Utilities approve a standard revocable permit to allow her to landscape and use as part of her yard, a portion of the Jordan and Salt Lake City Canal property, located at 6776 South 700 East Street in Midvale City. Public Utilities staff intends to approve the revocable permit.
- d. Qwest and Salt Lake City Public Utilities Department—Qwest is requesting a standard utility permit to install an overhead fiber optic cable on existing utility poles, to cross the right-of-way of the Jordan and Salt Lake City Canal. The location is approximately 1935 East 5600 South in Holladay City. Public Utilities staff intends to approve the utility permit request.
- e. Utah Department of Transportation and Salt Lake City Public Utilities Department—UDOT is purchasing Public Utilities owned property for the Legacy Highway project in Davis County. The City owned property is located at approximately I-215 and Redwood Road and is part of the property owned by the City for the Oil Drain Canal. Public Utilities staff intends to sell the property to UDOT at fair market value and retain easements for the canal use.

5. PUBLIC HEARINGS

- a. **Petition No. 490-05-14: Ivory Development Ltd** requesting preliminary subdivision amendment approval to reconfigure a portion of the Fairmont Subdivision, Lots 6-12, and the west 21' of Lot 13, Block II, of Fairmont Subdivision, at 2311 and 2327 E. Country Club Drive, into **two** residential lots for future construction of **two** single-family homes in an R-1/7,000 Single-Family Residential Zoning District. (NOTE: This petition was tabled from the April 27, 2005, Planning Commission meeting and has been modified by the petitioner). (Staff: Elizabeth Giraud, 535-7128.)
- b. **Petition No. 410-737 – Sortech LLC** requesting planned development approval to build multiple buildings on a single lot and modify landscaping requirements for an industrial park at approximately 3550 West California Avenue in a Light Manufacturing (M-1) zoning district. (Staff – Janice Lew at 535-7625)
- c. **Petition No. 490-05-13 – Sortech LLC** requesting preliminary subdivision approval to reconfigure a portion of Sorenson Technology Park Subdivision Plat 1, Lot 4 (approximately 1235 South 3600 West), Lot 5 (approximately 1232 Gladiola Street), Lot 6 (approximately 3550 West California Avenue) and Lot 7 (approximately 3450 West California Avenue) into five developable lots in a Light Manufacturing (M-1) zoning district. (Staff Janice Lew at 535-7625)

NOTE: The field trip is scheduled to leave at 4:00 P.M.

AMENDED
AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, July 13, 2005, at 5:45 P.M.

The Planning Commission will be having dinner at 5:00 P.M., in Room 126. During dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public.

1. **APPROVAL OF MINUTES** from Wednesdays, June 22, 2005 and June 29, 2005
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
4. **PUBLIC NOTICE AGENDA** – Salt Lake City Property Conveyance Matters (*Staff: Karryn Greenleaf at 483-6769 or karryn.greenleaf@slcgov.com, Matt Williams at 535-6447 or matt.williams@slcgov.com, and Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com*):
 - a. Harper Excavating and Salt Lake City Property Management Division – Harper Excavating is requesting a lease agreement from Salt Lake City to install a private sewer lateral under a portion of the City-owned 2300 North Street. The location of the private sewer line lease is at approximately 1125 West 2300 North. The zoning in the area is Industrial M-1. The lease is proposed to be 20 feet wide and 100 feet long resulting in 2,000 square feet of area. The lease term is proposed for 5 years with two 5-year renewal options. The City would receive fair market based compensation for the lease. A permit to work in the public way will also be required to install the private sewer line under the roadway pavement. Property Management staff intends to approve the lease request.
 - b. Stephen M. Rosenberg and Salt Lake City Public Utilities Department – Mr. Rosenberg is requesting approval of an equal area exchange to relocate by approximately 20 feet, the City's existing easement for the Jordan and Salt Lake City Canal, which bisects the old Dairy Queen restaurant property at 1247 South 1100 East. The actual canal pipe will remain in its current location, with just the easement being shifted in location to facilitate the redevelopment of the property, which is zoned Neighborhood Commercial CN. Public Utilities staff intends to approve the re-configuration of the easement.
 - c. Rebecca McConnell and Salt Lake City Public Utilities Department – Ms. McConnell is requesting that Public Utilities approve a standard revocable permit to allow her to landscape and use as part of her yard, a portion of the Jordan and Salt Lake City Canal property, located at 6776 South 700 East Street in Midvale City. Public Utilities staff intends to approve the revocable permit.
5. **PUBLIC HEARINGS**
 - a. **Petition No. 400-05-10** – A request by the Salt Lake City Planning Commission for a zoning map and master plan amendments to correct the zoning designation of four properties in the 9th and 9th area. The petition includes the following addresses: **916 South 900 East, 909 South 900 East, 900 South, and 919 South Lincoln Street**. The properties are zoned R-1/5000, Single Family Residential, or R-1/5000 and CB, Community Business. The purpose of the petition is to correct zoning map errors resulting from the 1995 Zoning Rewrite by changing the zoning designations of the subject parcels to CB, only. (*Staff – Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com*). **POSTPONED**
 - b. **Petition No. 400-05-22** – A request by Michael Kearns for the Revocation of the Designation of a Landmark Site from the Salt Lake City Register of Cultural Resources. The Landmark Site is the "Malcom A. Keyser" home, located at **381 East Eleventh Avenue**. The site was listed on the City Historic Register in 1978. (*Staff – Elizabeth Giraud at 535-7128 or elizabeth.giraud@slcgov.com*).
 - c. **Petition No. 400-05-01** – A request by Richard Lether requesting that Salt Lake City close a portion of **Navajo Street (1335 West) at approximately 100 South**. The petitioner is also requesting that the City declare the closed street portion surplus property to allow the petitioner to purchase it at fair market value. The property is to be incorporated with his abutting property. The site is located in the M-1 Light Industrial Zoning District. (*Staff – Joel Paterson at 535-6141 or joel.paterson@slcgov.com, or Jackie Gasparik at 535-6354 or jackie.gasparik@slcgov.com*).
 - d. **Petition No. 400-03-34** – A request by the Salt Lake City Planning Commission to address zoning text amendments relating to a proposed conditional use process allowing the enlargement and/or intensification of nonconforming uses. This analysis is being done at the request of the City Council, which adopted regulations relating to the reconstruction of nonconforming uses and noncomplying structures on April 19, 2005. The City Council wanted the Planning Commission to review additional refinement of the ordinance guidelines and criteria to further address neighborhood impacts and concerns relating to the enlargement and/or intensification of nonconforming uses. (*Staff – Everett Joyce at 535-7930 or everett.joyce@slcgov.com*).

For information on public or written comments and ADA accommodations, please see the reverse side of the agenda.

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.

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, August 24, 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, August 10, 2005
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
 - a. Update **Petition 400-03-10** Shaw Homes, Inc. (R - 1/5,000 to CN) at approximately **1545 West 200 South Street and 1551 West 200 South Street**. This petition, a rezone and master plan amendment, was originally heard on May 14, 2003.
 - b. Discussion regarding LDS Church wards and parking needs in neighborhoods.
 - c. Request for Planning Commission to create a petition to allow multi-family developments in commercial and downtown districts.
 - d. Request for Planning Commission to create a petition to establish design guidelines for large retail uses.
4. **PUBLIC NOTICE AGENDA** - Salt Lake City Property Conveyance Matters (*Staff: Karryn Greenleaf at 483-6769 or karryn.greenleaf@slcgov.com, Matt Williams at 535-6447 or matt.williams@slcgov.com, and Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com*)
 - a. Cephalon, Inc. is expanding their operations within Salt Lake City and is seeking a Telecommunications Right-of-Way Permit at **4710 Wily Post Road** to connect the communications between the buildings across the street. Plans call for a perpendicular street crossing with the six 4" ducts installed via trenching (street cut design has already been approved by the Development Review Team).
5. **PUBLIC HEARINGS**
 - ➔ a. **Petition No. 400-03-34**, a request by Salt Lake City Council that the Planning Commission review additional refinement of the nonconforming use ordinance, looking specifically at guidelines and criteria to address neighborhood impacts and concerns relating to the enlargement and/or intensification of nonconforming uses. (*Staff: Everett Joyce at 535-7930 or everett.joyce@slcgov.com*).
 - b. **Petition No. 410-584**, from Salt Lake Apartment Builders to modify a previously approved planned development for the Emigration Court **POSTPONED** Apartments, generally located on the block between **500 to 600 East and 300 to 400 South**. (*Staff: Doug Dansie at 535-6182 or doug.dansie@slcgov.com*)
 - c. **Petition No. 400-05-12**, a request initiated by the Planning Commission to review the definition of "automobile" found in Section 21A.62.060 of the Salt Lake City Zoning Ordinance, specifically considering the removal of the words "motor scooter" and "motorized bicycles" from the existing definition. (*Staff: Kevin LoPiccolo at 535-6003 or kevin.lopiccolo@slcgov.com*)

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, May 25, 2005**

Present from the Planning Commission were Tim Chambless, Chairperson, Laurie Noda, Vice Chairperson, Babs De Lay, John Diamond, Craig Galli, Peggy McDonough, Prescott Muir, Kathy Scott, and Jennifer Seelig.

REPORT OF THE PLANNING DIRECTOR

(This item was heard at 5:52 P.M.)

Mr. Zunguze introduced Ms. Shirley Jensen as the new Planning Commission Secretary. He stated that the Planning Commission lost the services of Andrea Curtis to another office in the City, and was grateful that Ms. Jensen stepped "up to the plate" to take her place.

Mr. Zunguze thanked the Commissioners who were present during the budget hearings at the City Council meeting. He reported that the support of the Planning Commission had a factor on how the Planning Division's budget was received.

Mr. Zunguze reported on the following matters:

- a. Discussion of the letter sent to the Planning Commission from the City Council relative to future master plans:
(This item was heard at 5:58 P.M.)
- b. Discussion with the Commission regarding the City Council's request for refinement to address issues raised by the City Council related to enlargement, alteration, or intensification of non-conforming uses or non-complying structures:
(This item was heard at 6:00 P.M.)

Mr. Zunguze stated that in April of 2005, the City Council adopted an ordinance amending the zoning ordinance relating to "Nonconforming Uses and Noncomplying Structures". He noted that the City Council adopted the amendment which allowed 100 percent reconstruction of nonconforming and noncomplying structures when damaged by fire or other natural causes, but deferred action on the enlargement and/or intensification of nonconforming uses portion of the recommended text changes previously forwarded by the Planning Commission. Mr. Zunguze suggested that the Planning Commission should decide and make a recommendation to reopen Petition No. 400-03-34 to include additional information.

Planner Everett Joyce stated that the City Council referred the proposal for enlargement, alteration, or intensification of nonconforming uses back to the Planning Commission for additional refinement of the guidelines and criteria to address neighborhood impacts and concerns, and identified the items that could be included in the ordinance criteria. He referred to his memorandum, noting that the list of identified items was included. A copy of the memorandum was filed with the minutes of this meeting.

Mr. Joyce explained that the text modifications in red depicted the previously recommended text changes not adopted by the City Council, and the text modifications in blue depicted the changes in response to the City Council's request for refinement. He said that the new standards related to the intensification of nonconforming structures. Mr. Joyce discussed this matter further.

Chairperson Chambless asked if there were any questions for staff.

Commissioner Muir expressed concern that there was a distinction between limitations on development versus projects that have either burned or fallen down. Mr. Joyce said that the distinction was for intensification of an existing nonconforming development. He added that an existing structure could be expanded as long as there would be adequate off-street parking and would meet other City codes.

Mr. Joyce stated that there were over 300 nonconforming properties in the city and several could provide neighborhood community use. He said that the City Council gave an example of intensification of a small grocery store going to a restaurant. Mr. Joyce said that the proposed text changes would allow that to happen if the owner of the property would go through a conditional use process option rather than having to rezone the property for that use.

Commissioner Muir referred to No. C-1 on Page 3 of the text changes (Damage or Partial Destruction of Noncomplying Structures). He inquired why the material distinction between one who voluntarily razes a building to the extent of 75 percent, then replaces it, and someone in good faith deciding to restore a building and finding out that the building might be full of dry rot and termites, and built with unreinforced masonry, and ultimately rebuilding 95 percent of the structure. Commissioner Muir believed that the distinction would discourage people from restoring buildings. Mr. Joyce responded by saying that the current text reads 100 percent. He noted that it had always been 75 percent for fire damage and natural disaster and never a voluntary demolition. Mr. Joyce said that 75 percent threshold was always interpreted as a means to determine when demolition actually happened to a structure. He added that if it was at 100

percent, there would be no control over demolitions. Mr. Joyce said that Commissioner Muir made a good point, that cases could exceed 75 percent. He commented that the Building Services Division had recommended 75 percent.

Chairperson Chambless inquired if there were any additional questions for staff. Hearing none, Chairperson Chambless stated that he would entertain a motion or further discussion.

A short discussion took place among some of the Commissioners relating to the matter at hand.

Motion regarding Petition No. 400-03-34, nonconforming uses and noncomplying structures.

Commissioner De Lay moved that the Planning Commission accept Petition No. 400-03-34, as is. The motion died for lack of a second.

The discussion continued regarding the acceptance of the original draft or to reopen the petition and have a public hearing on the matter.

Second and final motion regarding Petition No. 400-03-34, nonconforming uses and noncomplying structures:

Commissioner De Lay moved that the Planning Commission reopen Petition No. 400-03-34 for the benefit of a public hearing.

Commissioner Noda seconded the motion. Commissioner De Lay, Commissioner Diamond, Commissioner Galli, Commissioner McDonough, Commissioner Muir, Commissioner Noda, Commissioner Scott, and Commissioner Seelig unanimously voted "Aye". Chairperson Chambless did not vote. The motion passed.

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, July 13, 2005**

Petition No. 400-03-34 – A request by the Salt Lake City Planning Commission to address zoning text amendments relating to a proposed conditional use process allowing the enlargement and/or intensification of nonconforming uses. This analysis is being done at the request of the City Council, which adopted regulations relating to the reconstruction of nonconforming uses and noncomplying structures on April 19, 2005. The City Council wanted the Planning Commission to review additional refinement of the ordinance guidelines and criteria to further address neighborhood impacts and concerns relating to the enlargement and/or intensification of nonconforming uses.

At 7:30 P.M., Chairperson Chambless announced that Petition No. 400-03-34 would not be heard at this meeting, but would be carried to the August 10, 2005 or August 24, 2005 meeting. He explained that the Planning Commission would lose a quorum and a quorum must be present to do official City business.

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, August 24, 2005**

Petition No. 400-03-34, a request by Salt Lake City Council that the Planning Commission review additional refinement of the nonconforming use ordinance, looking specifically at guidelines and criteria to address neighborhood impacts and concerns relating to the enlargement and/or intensification of nonconforming uses.

At 6:03 P.M. Chairperson Chambless introduced Petition No. 400-03-34 and Everett Joyce, Principal Planner.

Mr. Joyce stated that this petition was first introduced to the Planning Commission in a public hearing on July 13, 2005. At that time a quorum was not present and the petition was continued to this date, August 24, 2005. Mr. Joyce said that the text changes were high-lighted in red and blue. The red text was part of the original text change recommended by the Planning Commission and forwarded to the City Council. The City Council adopted and recommended changes to the non-conforming, non-complying regulation. They specifically returned the portion on enlarging non-conforming uses.

The blue text contained specific changes made in response to issues brought forward by the City Council. The memo in the packet identified key issues of the City. Mr. Joyce delineated key issues and gave further clarification of the contents of the new blue text, citing page by page, the issues and conditions as stated in the memo.

Chairperson Chambless asked if a representative of a Community Council was present and if Mr. Joyce was representing the petitioner. Mr. Joyce said his response addressed the issues of the City Council. No one in the community wished to speak to this matter.

Commissioner Diamond asked Mr. Joyce what that process would be and Mr. Joyce responded that it is a Conditional Use process for an intensification or expansion of non-conforming uses. It does not cover all situations. The process begins administratively when the petitioner exceeds the ordinance limits. It then goes into the Conditional Use process and comes to the Planning Commission for approval.

Motion for Petition 400-03-34:

Commissioner De Lay moved that the Planning Commission approve Petition No. 400-03-34, based on the analysis outlined in the staff memorandum.

Commissioner Noda seconded the motion. Commissioner De Lay, Commissioner Seelig, Commissioner Scott, Commissioner Noda, and Commissioner Diamond voted "Aye". Commissioner Galli, Commissioner Muir and Commissioner McDonough were not present. The motion passed.

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

MEMORANDUM

TO: Salt Lake City Planning Commission

FROM: Everett L. Joyce, Planning Division *ELJ*

DATE: July 8, 2005

RE: Petition 400-03-34 Nonconforming Uses and Noncomplying Structures

Background:

A July 13, 2005 Planning Commission agenda item includes a public hearing to address Petition 400-03-34 regarding Nonconforming Uses. Previously on the May 25, 2005 Planning Commission meeting, the Commission passed a motion to hold a public hearing regarding proposed zoning text refinements for the expansion and/or intensification of nonconforming uses.

The attached memorandum previously sent to the Planning Commission for the May 25, 2005 meeting identifies the City Council concerns regarding the enlargement and or intensification of nonconforming uses. Also attached are the proposed text changes recommended by the Planning staff.

Requested Action:

At the July 13 public hearing the staff requests that the Planning Commission take public comment, discuss the proposed text changes, and provide a recommendation to the City Council regarding their request for text refinement related to the enlargement and or intensification of nonconforming uses.

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

CHERI COFFEY, AICP
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

MEMORANDUM

TO: Salt Lake City Planning Commission

FROM: Everett L. Joyce, Planning Division *ELJ*

DATE: May 20, 2005

RE: Petition 400-03-34 Nonconforming Uses and Noncomplying Structures

On April 19, 2005, the Salt Lake City Council adopted Ordinance 15 of 2005 amending the Zoning Ordinance relating to Chapter 38 Nonconforming Uses and Noncomplying Structures. The text amendment allows 100% reconstruction of nonconforming and noncomplying structures when damaged by fire or other natural causes. The City Council deferred action until July 2005 on the enlargement and/or intensification of nonconforming uses portion of the recommended text changes previously forwarded by the Planning Commission. The process proposed for allowing intensification or enlargement of a nonconforming use was a conditional use process. The Planning Director recommended to the city Council that the refinement of standards for intensification and enlargement of nonconforming uses should go back to the Planning Commission. The reasoning is that since the Planning Commission will be implementing any additional standards it would be beneficial for the Planning Commission to be involved in the development of the standards. Therefore, the City Council moved to refer the proposal for enlargement, alteration or intensification of nonconforming uses back to the Planning Commission for additional refinement of the guidelines and criteria to address neighborhood impacts and concerns.

The City Council staff report identified the following issues related to additional refinement of the guidelines/criteria for intensification and enlargement. The Council Staff identified items listed below that could be included in the ordinance criteria.

1. Neighborhood compatibility including consideration of:
 - a. Building scale, size, orientation and yard area setbacks. (For example, the potential of a property owner removing an existing building and constructing a new building that is out of scale with the neighborhood and not oriented to

- the street, such as a large building with a blank wall along the street frontage and entrances on the side or back of the building, or a 'box car' – long, narrow multi-family structure with entrances oriented to the side.)
- b. Building materials and architectural features, such as roof pitch, facades etc. (For example, the potential of a property owner removing an existing structure and constructing a new cinder block, flat roofed structure or the 'box car' type structure mentioned above.)
2. Parking and traffic impacts. (For example, replacing an existing, low-impact use with a more intensive use such as a small grocery store replaced with a restaurant.)
 3. Housing mitigation and protecting the residential/ commercial balance in a neighborhood. (This would address the potential of losing residential uses if a property owner expands a non-residential use to occupy an entire structure or constructs a new structure for a non-residential use in place of an existing structure that contains residential and non-residential space. For example, a corner commercial building where the commercial space is located on the street frontage and the residential dwelling is located behind or above the commercial space and the entire building converts to commercial space.)
 4. Define and establish parameters or limits for "intensification."

The Planning staff is requesting that the Planning Commission review the attached text modifications in response to City Council action and discuss them at the May 25th meeting. The Planning Commission should review and finalize the intensification of nonconforming uses text and forward a recommendation regarding the proposed modifications to the City Council.

Attached for your review is a revised ordinance addressing concepts identified above by the City Council. The two key changes are Site and Design Review Standards and Limitations on Development.

1. The Site and Design Review Standards section applies to residentially zoned nonconforming properties or those that abut a residential zoning district. These standards provide a more detailed review and evaluation process than the general conditional use standards and include specific standards regarding intensification or enlargement of nonconforming uses.
2. The Limitations on Development section restricts expansion of nonconforming uses onto additional properties and restricts the potential loss of existing housing stock.

Text modifications in red (underlined) depict previously recommended text changes not adopted by the City Council. Text modifications in blue (underlined in italics) depict changes in response to the City Council request for refinement to the enlargement and/or intensification of nonconforming uses.

In response to an issue raised by the Permits Office, staff has included refinement language relating to voluntarily razing of a noncomplying structure. (See Section 21A.38.090C1 Restoration on page 3 of the attached text changes) The previous ordinance had a 75% limit on demolition of noncomplying structures that has been modified to 100 % if the structure is damaged or destroyed by fire. The proposed text does not address voluntary demolition of a noncomplying structure. The nonconforming use section provides standards for both voluntary demolition and destruction caused by fire or other causes. To address voluntary demolition of a noncomplying structure the Planning Staff recommends refining the text to allow reconstruction to the extent of 75% of the structure in cases of voluntary demolition.

CC: Louis Zunguze, Community Development Director,
Brent Wilde, Deputy Director, Community Development
Doug Wheelwright, Deputy Planning Director
Cheri Coffey, Deputy Planning Director
Kevin LoPiccolo, Zoning Administrator
Larry Butcher, Permits Office

In response to an issue raised by the Permits Office, staff has included refinement language relating to voluntarily razing of a noncomplying structure. (See Section 21A.38.090C1 Restoration on page 3 of the attached text changes) The previous ordinance had a 75% limit on demolition of noncomplying structures that has been modified to 100 % if the structure is damaged or destroyed by fire. The proposed text does not address voluntary demolition of a noncomplying structure. The nonconforming use section provides standards for both voluntary demolition and destruction caused by fire or other causes. To address voluntary demolition of a noncomplying structure the Planning Staff recommends refining the text to allow reconstruction to the extent of 75% of the structure in cases of voluntary demolition.

CC: Louis Zunguze, Community Development Director,
Brent Wilde, Deputy Director, Community Development
Doug Wheelwright, Deputy Planning Director
Cheri Coffey, Deputy Planning Director
Kevin LoPiccolo, Zoning Administrator
Larry Butcher, Permits Office

21A.38.080 Moving, Enlarging Or Altering Nonconforming Uses Of Land And Structures:

No nonconforming use may be moved, enlarged or altered and no nonconforming use of land may occupy additional land, except as provided in this section.

A. **Enlargement:** A nonconforming use may not be enlarged, expanded or extended to occupy all or a part of another structure or site, that it did not occupy on the effective date of any amendment to this title that makes the use nonconforming hereof, April 12, 1995. A nonconforming use for the purposes of this section may be extended within the same structure or as an addition to the same structure, provided the addition enlargement does not increase the need for additional hard surface parking requirement than existing on the property.

1. Reoccupation Or Enlargement Of A Structure With A More Intensive Nonconforming Use. Whenever expansion of a nonconforming use exceeds fifty percent (50%) of the original use at the time the use became nonconforming; a nonconforming use expansion requires additional off-street parking than existing on the site or a nonconforming use changes to a more intensive nonconforming use; such expansions shall only be approved as a conditional use subject to the requirements of Part V Chapter 21A.52 Conditional Uses and applicable specific conditional use standards and/or site and design review standards provided in this section.

a. **Specific Conditional Use Standards.** The Planning Commission may grant a conditional use permit for the enlargement, including additional parking area or the reoccupation of a structure with a nonconforming use that is more intensive, excepting uses which are only permitted as a conditional use in the Heavy Manufacturing District (M-2) of this title located within any residential, mixed use, commercial or nonresidential zoning district, subject to consideration of the following standards:

i. The condition and economic life of the building is such that near future demolition is not likely to occur;

ii. The use provides reuse of buildings with architectural or historic value;

iii. The use supports walk to work or live-work opportunities;

iv. The use provides an appropriate scale of neighborhood or community level of services;

v. The enlargement will not create any additional noncompliance with zoning standards except for building modifications for life safety concerns;

vi. The enlargement and reuse of the structure would not substantially change the character of the neighborhood; and/or

vii. The use is not in conflict with any other current, local or state development standards. (i.e. Floodplain Hazard Protection, Fault Line Hazards, Ground Water Source Protection, Airport Flight Path Protection, Environmental Performance Standards, and Hazardous Waste Prohibition).

b. **Site and Design Review Standards.** Whenever an expansion or intensification of a nonconforming use is located within residentially zoned property or is adjacent to residentially zoned property the following site and design review standards shall be reviewed as part of the conditional use approval process:

i. **Building Orientation.** The development shall orient to the street, not an interior courtyard or parking lot. The primary access shall be oriented to the pedestrian. Provide at least one operable building entrance per elevation that faces a public street. Buildings

that face multiple streets are only required to have one door on any street. Residential uses shall meet the standards for Sections 21A.24.010.H Side Entry Buildings and 21A.24.010.I Front Façade Controls,

ii. **Façade.** For nonresidential uses street oriented facades shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,

(A) Minimum First Floor Glass: The first floor elevation facing a street of all new building additions or buildings in which the property owner is modifying the size of windows on the front façade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized by the Planning Commission as conditional building and site design review, if the Planning Commission finds:

(1). The requirement would negatively impact the historic character of the building,

(2). The requirement would negatively impact the structural stability of the building,

or

(3). The ground level of the building is occupied by residential uses, in which case the 40% glass requirement may be reduced to 25%.

(B) Maximum Length. Architectural detailing shall emphasize the pedestrian level of the building. The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

iii. **Parking Lots.** Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood. Lightproof fencing is required adjacent to residential properties. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods. The poles for parking lot lighting are limited to 16 feet in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties,

iv. **Screening.** Dumpsters and loading docks shall be appropriately screened or located within the structure. All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building, and

v. **Signs.** Signage for residential uses shall meet sign standards for Section 21A.46.080B Sign Regulations for Multifamily Residential Districts. Signage for nonresidential uses shall emphasize a pedestrian scale and shall meet the sign standards of Section 21A.46.090.4 Sign Type, Size and Height Standards for the CN District. Exceptions to this requirement may be authorized by the Planning Commission as conditional building and site design review, if the Planning Commission finds that maintaining the nonconforming sign does not negatively impact the neighborhood character.

c. **Limitations on Development.** Any conditional use authorized for the reoccupation or enlargement of a structure with a more intensive use shall be limited to the following criteria:

i. No additional lot area may be added to the subject nonconforming property,

ii. No nonconforming principal structure may be razed more than fifty percent (50%) of the existing building foot print, and

iii. Any nonconforming property with more than two (2) existing dwelling units shall provide for a mixed-use development with no reduction in the number of dwelling units.

B. Exterior Or Interior Remodeling Or Improvements To Structure: Exterior or interior remodeling or improvements to a structure containing a nonconforming use shall be allowed provided the improvements do not increase the parking requirement.

C. Relocation Of Structure: A structure containing a nonconforming use may not be moved unless the use shall thereafter conform to the regulations of the zoning district into which the structure is moved.

D. Change Of Nonconforming Nonresidential Use To Another Nonconforming Use: Upon application to the zoning administrator ~~pursuant to part II, chapter 21A.12 of this title,~~ a nonconforming use may be changed to another nonconforming use of the same or similar land use type as defined in part VI, chapter 21A.62 of this title. Whenever any nonconforming nonresidential use is changed to a less intensive nonconforming nonresidential use, such use shall not be changed back to a more intensive nonconforming nonresidential use. A For purposes of this section a more intensive nonresidential use is determined when the existing hard surfaced parking available on site does not provide the required number of parking stalls requiring more parking than the existing nonconforming use shall be considered a more intensive use. Whenever any nonconforming nonresidential use is changed to a conforming use, such use shall not later be changed to a nonconforming use.

5. City Council Minutes

April 19, 2005 Public Hearing
Petition 400-03-34

PUBLIC HEARING

#2. RE: Accept public comment and consider amending **Chapter 21A.38**, Salt Lake City Code, pertaining to non-conforming uses and non-complying structures, **Section 21A.52.030**, Salt Lake City Code, pertaining to special exceptions, **Section 21A.62.040**, Salt Lake City Code, pertaining to definitions and amending the **Avenues Community Master Plan** pursuant to Petition No. 400-03-34.

The following spoke or submitted written comments on the proposed ordinance: **Cindy Cromer, Cosette Joesten, Charles Cowley, Victoria Marion, Rod Young, Elyse White, Todd Ridgeway, and Allyn Mahoney**. Comments included uneven property distribution, financing options, conditional use criteria, potential housing loss, lending institutions requiring rebuild letters, landscape buffers, disallow chain link fence, reduce vandalism/noise, and impact on property values.

Councilmember Saxton moved and Councilmember Jergensen seconded to **close the public hearing**, which motion carried, all members voted aye.

Councilmember Christensen moved and Councilmember Saxton seconded to **adopt Ordinance 15 of 2005 amending the zoning ordinance relating to non-conforming uses and non-complying structures to allow 100% reconstruction of structures when damaged by fire or other natural causes, without also addressing enlargement and/or intensification of use, and amending the Avenues Community Master Plan and further moved to refer the proposal for enlargement, alteration or intensification of non-complying uses or non-complying structures back to the Planning Commission for additional refinement and request that the proposal be returned to the Council by July 1, 2005.**

Councilmember Christensen said the motion approved the portion of the ordinance which allowed property owners to rebuild existing structures to current size and conformity. He said even though enlargement issues were addressed by the Planning staff the Council felt there were still concerns which needed to be addressed. He said he hoped the issues could be considered in July.

Councilmember Saxton said this was a difficult issue which had been debated for a long time. She said the number of non-conforming and non-complying structures varied between communities and created concerns about potential impact to residents and neighborhoods. She said she hoped neighborhood diversity would be created with different types of building structures and uses.

Councilmember Saxton said the second half of the motion regarding expanding non-conforming and non-complying structures would be more difficult to address. She said she was confident City staff would present reasonable options for the Council to consider.

Councilmember Jergensen said the Avenues Community Master Plan needed to be amended because it did not address both replacement and enlargement aspects. He said he felt the City was headed in the right direction. He said the proposal would strengthen the community and allow neighborhoods to retain their fabric and history.

Councilmember Turner called for the question, which motion carried, all members voted aye.
(O 03-5)