
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: May 6, 2008

SUBJECT: Petition No. 400-07-25 – A petition by CLC Associates, to close and abandon a portion of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (approximately 1170 South), and to be sold to the adjacent property owner.

STAFF REPORT BY: Jennifer Bruno, Policy Analyst

AFFECTED COUNCIL DISTRICTS: District 5

**ADMINISTRATIVE DEPT:
AND CONTACT PERSON:** Community and Economic Development Department
Michael Maloy, Principal Planner

NOTICE REQUIREMENTS: Newspaper advertisement once a week for 4 weeks prior to the Public Hearing

UPDATE:

Per the Council work session discussion on April 22, 2008, Staff request the City Attorney's office amend the ordinance to expire 18 months from date of adoption, rather than 1 year. The Attorney's Office has provided this amended ordinance to the City Recorder, and it is included in Council packets for consideration.

POTENTIAL MOTIONS:

1. **["I move that the Council"]** Adopt an ordinance closing and abandoning a portion of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (approximately 1170 South), to be sold to the adjacent property owner.
 2. **["I move that the Council"]** Not adopt an ordinance closing and abandoning a portion of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (approximately 1170 South), to be sold to the adjacent property owner..
-

The following information was provided previously for the Council Work Session on April 22, 2008. It is provided again for your reference.

KEY ELEMENTS:

- A. Key points from the Administration's transmittal are as follows:
1. The requested alley closure would facilitate the development of a 210,600 square foot commercial retail goods and services center, on approximately 18 acres located at approximately 1120 South 300 West.

2. The alleyway extends westward approximately 500 feet from 300 West, just north of the parcels that front Paxton Avenue, and dead-ends prior to connecting with 400 West (portions west of the dead end were closed in prior years).
 3. The petitioner is requesting that only the westernmost remaining 275.12 feet be closed, as they were not able to secure the property on the corner of Paxton and 300 West. The property owner of this corner parcel does not support the closure of the alleyway directly to the north of their property.
 4. The subject portion of alleyway to be closed is 14 feet wide and 275.12 feet long, 3,852 square feet (approximately .09 acres).
 5. All properties abutting the subject portion of the alleyway are under contract for purchase by the developer.
 6. The site is zoned General Commercial (CG).
 7. The petitioner has already purchased the parcels necessary for the project, and received subdivision and planned development approval from the planning commission at the February 13, 2008 meeting. This will facilitate the redevelopment this block.
 - i. The Administration's transmittal contains a detailed list of specific businesses that will be relocated due to this development. The uses include auto service companies, semi service companies, construction companies, and an electric sign manufacturing facility.
 - ii. One exception is a residential unit that is currently occupied as a rental residence. This is a non-conforming use, as the property is zoned General Commercial. Single-family residential units are not permitted in the General Commercial zone. However, Multi-family residential and Mixed-use developments that include residential are permitted.
 8. The Planning Commission Staff report notes the following findings in relation to this petition:
 - i. The alleyway is not necessary for continued use as a public right-of-way, and does not serve as a positive urban design element.
 - ii. The subject alley closure does not deny sole access to any adjacent property, nor would it create any landlocked parcels.
 - iii. No abutting property owner intends to build a garage requiring access from the alley property.
 - iv. Though the alley closure does not dispose of the entire alleyway (per city standard), it does dispose of the entire width of the westernmost portion.
Note: Due to objections raised from the abutting property owner, the Planning Commission did not recommend to close the eastern half of the alleyway.
- B. The surrounding land uses are Commercial services and outdoor storage to the North, Commercial and Manufacturing to the South and East, and I-15 to the West.
- C. All necessary City departments and divisions reviewed the proposal and recommended approval of the street and alley closures subject to City standards and specific requirements. The Transportation Division and Property Management Division recommended closure of the full alleyway. However, due to the objections of the abutting property owner at 300 West and Paxton Avenue, the Planning Commission recommend closure of only the western portion of the alley. Planning staff indicates that they do not anticipate any negative impacts to either the City, the petitioner, or the abutting property owner if the petition is approved.

- D. On November 7, 2007, the Planning Division held an open house and invited both the Poplar Grove and People's Freeway Community Council's. No attendees objected to the project but some raised concerns about phasing, construction impacts, and transportation impacts.
- E. On February 13, 2008 the Planning Commission held a public hearing on the petition. The Commission voted unanimously to forward a positive recommendation for partial closure of the alley, with the condition that the applicant should coordinate with the City and the owner of the adjacent property in the design for improvements and landscaping in the development around the adjacent property owner to maximize traffic and safety efficiency. Items discussed at the public hearing included the following:
1. Planning staff recommendations, including a requirement for a landscaped park strip (see Matters at Issue), and cross access requirements between abutting parcels.
 2. A representative from the Glendale Community Council spoke at the hearing and noted that the Community Council was very much in favor of the project though it did have concerns about traffic in the area.
 3. The property owner on the corner of Paxton and 300 West (abutting the portion of the alleyway that will remain open), spoke and noted his support of the project. His concerns about access to the north of his property are addressed by the Planning Commission recommendation that only the West end of the alleyway be vacated.
- F. An ordinance will be prepared by the City Attorney's office subject to conditions of approval identified by the Planning Commission. The City Recorder is instructed not to record the ordinance until the conditions have been met and certified by the Planning Director and the City Property Manager.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR ADMINISTRATION:

While the Council does not have authority over planned development or subdivision approval, given the Council's interest in improving walkability along the 300 West corridor - the Council may wish to clarify with Planning Division staff, what the Planning Commission recommendation in terms of landscape buffers, implies for the treatment of the sidewalk along 300 West.

- The developer originally intended to include no landscaped buffer between the sidewalk and the vehicular traffic lane along 300 West (except a 2 ft concrete park strip), citing concerns about the ability of vegetation to survive during the winter, when snowplows may bury the vegetation.
- The Planning Commission recommendation for approval included the condition that all park strips comply with city code (be fully planted with deciduous shade trees planted no less than every 30 feet on center) and be a minimum of 5 feet in width. At the hearing Planning Commissioner Muir specifically mentioned the Council's District 5 outreach tour, which included the 300 West corridor, and on which walkability was the focus.
- The developer indicated during the planning commission hearing that if the City required this they would be happy to comply, but that they felt the landscaping would be better maintained on the other side of the sidewalk (not adjacent to vehicular traffic).
- It is Council Staff's understanding that the Planning Commission's condition of approval would require a 5 ft park strip next to 300 West (planted with trees every 30 feet), then the sidewalk, then a 7 ft landscaped buffer between the sidewalk and the development.

- November 7, 2007 Planning Division Open House
- February 13, 2008 Planning Commission public hearing
- March 13, 2008 Ordinance received from Attorney's Office
- March 31, 2008 Transmittal received in Council Office

cc: David Everitt, Lyn Creswell, Esther Hunter, Ed Rutan, Lynn Pace, Melanie Reif, Orion Goff, Larry Butcher, Rick Graham, Jeff Neirmeyer, Tim Harpst, Max Peterson, Mary De La Mare Schaefer, Cheri Coffey, Nick Britton, Karen Hale, Sylvia Richards, Quin Card, Nick Tarbet, Barbara Mellen, Janice Jardine, Sarah Church

File Location: Community and Economic Development Dept., Planning Division, Alley Closures, CLC Associates, Alley north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (approximately 1170 South)

SALT LAKE CITY ORDINANCE

No. _____ of 2008

(Closing and abandoning the alley generally located at 338-356 West 1150 South, with conditions)

AN ORDINANCE CLOSING AND ABANDONING THE ALLEY GENERALLY LOCATED AT 338-356 WEST 1150 SOUTH, PURSUANT TO PETITION NO. 400-07-25.

WHEREAS, the City Council of Salt Lake City, Utah, finds after public hearings that the City's interest in the portion of the alley described below is not necessary for use by the public as an alley and that closure and abandonment of the portion of the alley will not be adverse to the general public's interest.

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

SECTION 1. Closing and Abandoning Alley. A portion of alley generally located at 338-356 West 1150 South, which is the subject of Petition No. 400-07-25, and which is more particularly described on Exhibit "A" attached hereto, be, and the same hereby is, closed and abandoned and declared no longer needed or available for use as an alley.

SECTION 2. Reservations and Disclaimers. The above closure and abandonment is expressly made subject to all existing rights-of-way and easements of all public utilities of any and every description now located on and under or over the confines of this property, and also subject to the rights of entry thereon for the purposes of maintaining, altering, repairing, removing or rerouting said utilities, including the City's water and sewer facilities. Said closure and abandonment is also subject to any existing rights-of-way or easements of private third parties.

SECTION 3. Conditions. This alley closure and abandonment is conditioned upon the following:

- A. Payment by petitioner, to the City, of fair market value of that portion of the alley, or its equivalent, and title to the alley shall remain with the City until sale for fair market value, or the receipt of the equivalent value, in accordance with Salt Lake City Code Chapter 2.58; and
- B. Coordination with the City and the adjacent property owner at 1154 South 300 West pertaining to the design for improvements within the alley closure and abandonment, as certified by the Salt Lake City planning director.

SECTION 4. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The City Recorder is instructed not to publish or record this ordinance until the conditions identified above have been met, as certified by the Salt Lake City property manager and planning director.

SECTION 5. Time. If the condition identified above has not been met within eighteen (18) months after adoption, this ordinance shall become null and void. The City Council may, for good cause shown, by resolution, extend the time period for satisfying the condition identified above.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____,
2008.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

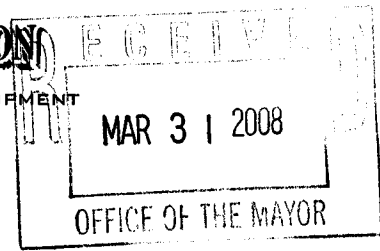
Bill No. _____ of 2008.

Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date April 23, 2008
By Melanie Key

HB_ATT#3473-v1-Closing_a_portion_of_alley_at_338-356_West_1150_South.DOC

SALT LAKE CITY CORPORATION
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR



CITY COUNCIL TRANSMITTAL

TO: David Everitt, Chief of Staff

Handwritten initials "DE" in black ink.

DATE: March 27, 2008

FROM: Mary De La Mare-Schaefer, Community & Economic Development Interim Director

Handwritten initials "MS" in black ink.

RE: Petition 400-07-25 submitted by Chad Nielson, project manager with CLC Associates, has requested that a portion of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (1170 S), be closed and sold to the adjacent property owner in compliance with Chapter 2.58 of the Salt Lake City Code

Handwritten signature in black ink.

STAFF CONTACTS: Michael Maloy, AICP, Principal Planner, at 535-7118 or michael.maloy@slcgov.com.

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

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: The Property Management Division has determined the value of the alley property is \$14,445.00. The applicant has agreed to purchase the property for this amount.

DISCUSSION:

Issue Origin: Chad Nielson, Project Manager with CLC Associates, in behalf of Weingarten Miller EquiWest Salt Lake LLC, has proposed development of a 210,600 ± square foot commercial retail goods and services center located approximately at 1120 South 300 West. As part of this proposal, the applicant has requested partial closure of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (1170 S), which is within the project boundaries. The 14 foot wide alley extends westward from 300 West approximately 500.66 feet; however, the applicant has requested that only 275.12 feet of the west end of the alley be closed. The area of the requested closure measures 3,852 square feet or 0.09 acre.

Chapter 14.52 of the Salt Lake City Code outlines the procedure for the disposition of City owned alleys and establishes criteria for evaluating the public's interest in an alley. Chapter 2.58 of City Code regulates the disposition of surplus City-owned real property. When evaluating a request to close or vacate a public alley, the City considers whether or not the continued use of the property as a public alley is in the City's best interest. To accomplish this, noticed public

hearings are held before both the Planning Commission and City Council to consider potential adverse impacts created by a proposal. Once the Planning Commission has reviewed the request, a recommendation from the Commission is forwarded to the City Council for consideration.

The City Council has the authority to make the final decision with respect to alley vacations and closures. If the City Council decides to close the alley and declare the property as surplus, the Mayor has the authority to dispose of the surplus property.

Analysis: Approval of the attached ordinance will result in the partial closure of a public alley. Department comments are in favor of the partial alley closure. However, both the Transportation Division and Property Management Division recommended full closure of the alley based on a determination that the public's interest is no longer served by maintaining the alley. However, due to objections received by Planning Staff from Mr. Wesley "Tab" Cornelison, managing owner of an adjacent commercial property located at 1154 South 300 West, the Planning Commission recommended approval of the partial alley closure as requested by the applicant. As the partial closure is for the full width and west end of the public alley, Staff does not anticipate any negative impacts to either the City, the petitioner, or Mr. Cornelison if the petition is approved.

Master Plan Considerations: The Central Community Future Land Use map identifies the subject property as Regional Commercial/Industrial (page 2, Central Community Master Plan). The Central Community Master Plan, which was adopted November 1, 2005, defines Regional Commercial/Industrial as:

Regional commercial / industrial land uses include larger commercial land uses that require regularly scheduled trucking deliveries and product shipping. These land uses attract large volumes of traffic from customers and/or employees and therefore are located near freeways and major arterials. Examples include, but are not limited to, automobile dealers, light manufacturing, assembly, small production, semi/ truck dealers, "big box" and "superstore" retailers, and businesses heavily dependent on the automobile and trucking industries (page 11, Central Community Master Plan).

Staff has determined that both the existing zoning district and proposed land uses (i.e., retail goods and services) are compatible with the current master plan designation. With regard to transportation related master plan recommendations, Staff identified the following applicable policy:

Policy Concept:

Decline to vacate streets, alleys and other public rights-of-way unless it is demonstrated that the vacation will result in a public benefit (page 80, Salt Lake City Urban Design Element, adopted 1991).

In response to the previously quoted policy, Staff documented within the Planning Commission Staff Report published February 7, 2008, that the "public benefit" was reasonably satisfied by the

petition, especially given compliance with the following Central Community Master Plan Committee Goal and Recommendation:

Industrial Land Use:

1. **Relocation:** Assist industrial land uses to relocate to other appropriate industrial areas outside of the Central Community (page 23, Central Community Master Plan).

As evidence of compliance with the above Central Community Master Plan goal, the applicant provided the following list of businesses that will be relocated as part of the proposed retail development, which is facilitated in part by the proposed partial alley closure:

1. **Semi Service** is located at 1082 South 300 West, extending west to (but not including) a vacated section of 400 West. This property is owned and occupied by Semi Service.
2. **Swirl Woodcraft** is located at 1104 South 300 West. The property is owned and occupied by Swirl Woodcraft.
3. **Crankshaft Grinding** is located at 1124 South 300 West. This property is owned and occupied by Crankshaft Grinding.
4. **The Young Electric Sign Company (YESCO)** operation is located at 1148 South 300 West, extending west to the Interstate 15 corridor, including a vacated section of 400 West. This property is owned and occupied by YESCO.
5. **Superior Grinding** (YESCO tenant) occupies two buildings located at 344 West Paxton Avenue and 352 West Paxton Avenue.
6. The **Krueger** rental residence is located at 356 West Paxton Avenue.
7. **Tolboe Construction Company** (YESCO tenant) occupies the building located at 1150 South 400 West.
8. **Schneider Auto Karosserier** (YESCO tenant) occupies the building at 1162 South 400 West for automobile detail and storage. The main Schneider operation is located adjacent to and south of this building.
9. **Baker's C&C** (YESCO tenant) is located at 367 West Paxton Avenue.
10. **YESCO Long-Term Document and Personal Storage** property (361 West Paxton Avenue) is located in the building at 361 West Paxton Avenue.

With regard to City Council policy, staff has reviewed all applicable policy and finds that the requested alley closure is in harmony with the intent of E.1 Alley Vacation/Closure of the Salt Lake City Council Policy Guidelines.

PUBLIC PROCESS:

All properties abutting the portion of the alley being requested for closure are under contract for purchase by Weingarten Miller EquiWest Salt Lake LLC to facilitate a pending commercial

development. As such, all abutting property owners support the proposal and have authorized the applicant to represent their interest in this petition.

The proposed alley closure lies within the People's Freeway Neighborhood Community Council district and is also within 600 feet of the Poplar Grove Community Council district. Although staff is not required by City Code or policy to obtain community council input on a petition for alley closure, an Open House was held by the Planning Division at the Salt Lake City & County Building on November 7, 2007. Both the applicant and staff attended. Affected property owners and the two Community Councils were also invited to attend the meeting to discuss the petition and proposed development plans for the subject property. No concerns were raised during the Open House.

The Planning Commission held a public hearing on February 13, 2008. Mr. Cornelison stated that he was supportive of the development but wanted to "maintain access from Paxton Avenue to (his) property" located at 1154 South 300 West. Since the requested partial alley closure is beyond the western boundary of Mr. Cornelison's property, the petition will not restrict public access to his property. The Planning Commission unanimously passed a motion to forward a positive recommendation for partial closure of the public alley as petitioned by the applicant subject to the following conditions:

1. The proposed method of disposition of the alley property shall be consistent with Section 14.52.020 Method of Disposition and Chapter 2.58 City-Owned Real Property of the Salt Lake City Ordinance.
2. Applicant shall coordinate with the City and the owner of the adjacent property located at 1154 S 300 W the design for improvements within the alley closure, whether closure is granted in full or in part. (Colored site plan incorrectly indicates off-site landscaping located along alley abutting property, which is not a part of the proposed subdivision or planned development).

RELEVANT ORDINANCES:

- Utah Code, Title 10, Chapter 08 – Powers and Duties of All Cities (regulates municipal authority regarding amendment of a public right of way);
- Salt Lake City Code, Chapter 2.58 – City Owned Property; and
- Salt Lake City Code, Section 14.52.020 – Method of Disposition.

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February 13, 2008 – Planning Commission
- 6. ORIGINAL PETITION**

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
Petition 400-07-25

- September 18, 2007 Petition submitted to City for consideration and processing.
- September 25, 2007 Petition assigned to Ana Valdemoros, Associate Planner for staff analysis and processing.
- October 29, 2007 Petition reassigned to Michael Maloy, Principal Planner for staff analysis and processing. Petition reviewed by inter-departmental Development Review Team for comment and recommendation.
- November 5, 2007 Petition reviewed during a Planning Commission Sub-Committee meeting. Applicant and staff attended meeting.
- November 7, 2007 Petition reviewed during Open House for public comment. Applicant and planning staff attended the Open House meeting. The People's Freeway Community Council and Poplar Grove Community Council were also invited to attend the meeting.
- December 12, 2007 Planning Commission reviewed petition during an Issues Only hearing.
- January 29, 2008 Publication of Planning Commission public hearing notice.
- February 7, 2008 Publication of Planning Commission Staff Report.
- February 13, 2008 Planning Commission held public hearing on Petition 400-07-25. Planning Commission voted 7-0 to recommend approval of petition to City Council.
- February 25, 2007 Staff requested draft of proposed ordinance from City Attorney's Office.
- February 27, 2008 Planning Commission ratified minutes for February 13, 2008 meeting.
- March 13, 2008 Staff received draft of proposed ordinance from City Attorney's Office.

2. PROPOSED ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2008

(Closing and abandoning the alley generally located at 338-356 West 1150 South, with conditions)

AN ORDINANCE CLOSING AND ABANDONING THE ALLEY GENERALLY LOCATED AT 338-356 WEST 1150 SOUTH, PURSUANT TO PETITION NO. 400-07-25.

WHEREAS, the City Council of Salt Lake City, Utah, finds after public hearings that the City's interest in the portion of the alley described below is not necessary for use by the public as an alley and that closure and abandonment of the portion of the alley will not be adverse to the general public's interest.

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

SECTION 1. Closing and Abandoning Alley. A portion of alley generally located at 338-356 West 1150 South, which is the subject of Petition No. 400-07-25, and which is more particularly described on Exhibit "A" attached hereto, be, and the same hereby is, closed and abandoned and declared no longer needed or available for use as an alley.

SECTION 2. Reservations and Disclaimers. The above closure and abandonment is expressly made subject to all existing rights-of-way and easements of all public utilities of any and every description now located on and under or over the confines of this property, and also subject to the rights of entry thereon for the purposes of maintaining, altering, repairing, removing or rerouting said utilities, including the City's water and sewer facilities. Said closure and abandonment is also subject to any existing rights-of-way or easements of private third parties.

SECTION 3. Conditions. This alley closure and abandonment is conditioned upon the following:

- A. Payment by petitioner, to the City, of fair market value of that portion of the alley, or its equivalent, and title to the alley shall remain with the City until sale for fair market value, or the receipt of the equivalent value, in accordance with Salt Lake City Code Chapter 2.58; and
- B. Coordination with the City and the adjacent property owner at 1154 South 300 West pertaining to the design for improvements within the alley closure and abandonment, as certified by the Salt Lake City planning director.

SECTION 4. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The City Recorder is instructed not to publish or record this ordinance until the conditions identified above have been met, as certified by the Salt Lake City property manager and planning director.

SECTION 5. Time. If the condition identified above has not been met within one year after adoption, this ordinance shall become null and void. The City Council may, for good cause shown, by resolution, extend the time period for satisfying the condition identified above.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2008.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2008.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date March 12, 2008
By Melanie Peif

Exhibit "A"

Portion of an alley to be closed is located in Davis Sharp & Stringer Subdivision, a Subdivision being in part of Block 24, 5-Acre Plat "A", Big Field Survey. Also being in the south half of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian. More particularly described as follows:

Beginning at the Northeast corner of Lot 10, Block 5, Davis Sharp & Stringer's Subdivision; thence West 275 feet to the Northeast corner of Lot 21; thence North 14 feet to the North line of said subdivision; thence East along said subdivision boundary 275 feet; thence South 14 feet to the point of beginning, containing 3,850 square feet more or less.

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding Petition 400-07-25 to consider a request to close and declare as surplus a portion of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (1170 South).

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, 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: Room 315 (City Council Chambers)*
Salt Lake City and County Building
451 S. State Street
Salt Lake City, UT

*Please enter building from east side.

If you have any questions relating to this proposal or would like to review the petition on file, please call Michael Maloy, Principal Planner, at 535-7118 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at michael.maloy@slcgov.com.

People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. The City & County Building is an accessible facility. For questions, requests, or additional information, please contact the ADA Coordinator at (801) 535-7971; TDD 535-6021.

4. MAILING LABELS

| | | |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1512402001 RESIDENT 4501 S 2700 W TAYLORSVILLE UT 84119 | 1512401001 RESIDENT 390 INTERLOCKEN CRESCENT BROOMFIELD CO 80021 | 1512404003 RESIDENT 315 4TH AVE SAN DIEGO CA 92101 |
| 1512401004 RESIDENT 1437 E 900 S SALT LAKE CITY UT 84105 | 1512328006 RESIDENT 315 4TH AVE SAN DIEGO CA 92101 | 1512404001 RESIDENT 315 4TH AVE SAN DIEGO CA 92101 |
| 1512401005 RESIDENT 390 INTERLOCKEN CRESCENT BROOMFIELD CO 80021 | 1512329001 RESIDENT 390 INTERLOCKEN CRESCENT BROOMFIELD CO 80021 | 1512405009 RESIDENT PO BOX 88 SALT LAKE CITY UT 84110 |
| 1512401003 RESIDENT 390 INTERLOCKEN CRESCENT BROOMFIELD CO 80021 | 1512329002 RESIDENT 390 INTERLOCKEN CRESCENT BROOMFIELD CO 80021 | 1512328001 RESIDENT 315 4TH AVE SAN DIEGO CA 92101 |
| 1512401002 RESIDENT 390 INTERLOCKEN CRESCENT BROOMFIELD CO 80021 | 1512406017 RESIDENT 1050 S WASHINGTON ST SALT LAKE CITY UT 84101 | 1512328004 RESIDENT 315 4TH AVE SAN DIEGO CA 92101 |
| 1512402002 RESIDENT 565 S 600 W SALT LAKE CITY UT 84101 | 1512406013 RESIDENT 1050 S WASHINGTON ST SALT LAKE CITY UT 84101 | 1512328007 RESIDENT 220 S BANKS CT SALT LAKE CITY UT 84102 |
| 1512402003 RESIDENT 511 W 200 S # 160 SALT LAKE CITY UT 84101 | 1512406004 RESIDENT 1050 S WASHINGTON ST SALT LAKE CITY UT 84101 | 1512328009 RESIDENT 220 S BANKS CT SALT LAKE CITY UT 84102 |
| 1512401006 RESIDENT 390 INTERLOCKEN CRESCENT BROOMFIELD CO 80021 | 1512406005 RESIDENT PO BOX 4018 SALT LAKE CITY UT 84110 | 1512328010 RESIDENT 1047 E YALE AVE SALT LAKE CITY UT 84105 |
| 1512329003 RESIDENT 390 INTERLOCKEN CRESCENT BROOMFIELD CO 80021 | 1512328001 RESIDENT 315 4TH AVE SAN DIEGO CA 92101 | 1512406018 RESIDENT 1050 S WASHINGTON ST SALT LAKE CITY UT 84101 |

This list of ownership was compiled by the Salt Lake County Recorder's Office, with a copy being sent to the city it pertains to. Any alteration or deletion will be tracked and appropriate action taken. Feb2006Page 1 of 5



See Instruction Sheet for Easy Peel Feature



Feed Paper



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1512406016
RESIDENT
1050 S WASHINGTON ST
SALT LAKE CITY UT 84101

1512405004
RESIDENT
1057 S 300 W
SALT LAKE CITY UT 84101

1512331003
RESIDENT
1082 S 300 W
SALT LAKE CITY UT 84101

~~1512406015
RESIDENT
1050 S WASHINGTON ST
SALT LAKE CITY UT 84101~~

~~1512330006
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109~~

~~1512331004
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109~~

1512406007
RESIDENT
2078 E CANDLE SPRUCE CV
SANDY UT 84092

1512331002
RESIDENT
1082 S 300 W
SALT LAKE CITY UT 84101

1512404004
RESIDENT
1104 S 300 W
SALT LAKE CITY UT 84101

1512331001
RESIDENT
390 INTERLOCKEN CRESCENT
BROOMFIELD CO 80021

1512405005
RESIDENT
4750 S 3685 W
TAYLORSVILLE UT 84118

1512404005
RESIDENT
688 E MUTTON HOLLOW RD
KAYSVILLE UT 84037

1512407009
RESIDENT
1050 S 200 W
SALT LAKE CITY UT 84101

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RESIDENT
2401 S FOOTHILL DR
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RESIDENT
315 4TH AVE
SAN DIEGO CA 92101

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RESIDENT
944 S MILITARY DR
SALT LAKE CITY UT 84108

1512405014
RESIDENT
587 E FIFTH AVE
SALT LAKE CITY UT 84103

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RESIDENT
315 4TH AVE
SAN DIEGO CA 92101~~

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RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

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RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109~~

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RESIDENT
315 4TH AVE
SAN DIEGO CA 92101~~

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RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109~~

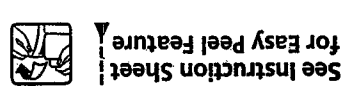
~~1512455001
RESIDENT
587 E FIFTH AVE
SALT LAKE CITY UT 84103~~

1512405003
RESIDENT
PO BOX 88
SALT LAKE CITY UT 84110

~~1512330005
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109~~

~~1512376001
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109~~

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1512380010
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512380008
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512376004
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512380009
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512380004
RESIDENT
1150 E IRIS LN
SALT LAKE CITY UT 84106

1512377007
RESIDENT
1180 S 400 W
SALT LAKE CITY UT 84101

1512455005
RESIDENT
260 W PAXTON AVE
SALT LAKE CITY UT 84101

1512380007
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512377001
RESIDENT
4501 S 2700 W
TAYLORSVILLE UT 84119

1512455006
RESIDENT
260 W PAXTON AVE
SALT LAKE CITY UT 84101

1512451001
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512377002
RESIDENT
4501 S 2700 W
TAYLORSVILLE UT 84119

1512455007
RESIDENT
260 W PAXTON AVE
SALT LAKE CITY UT 84101

1512451002
RESIDENT
6550 S MILLROCK DR # 250
HOLLADAY UT 84121

1512377003
RESIDENT
1180 S 400 W
SALT LAKE CITY UT 84101

1512455008
RESIDENT
260 W PAXTON AVE
SALT LAKE CITY UT 84101

1512380005
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512381001
RESIDENT
1193 S 400 W
SALT LAKE CITY UT 84101

1512455009
RESIDENT
260 W PAXTON AVE
SALT LAKE CITY UT 84101

1512380006
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512381016
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1512380001
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512376002
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512381004
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512455013
RESIDENT
966 E BEST AVE
SALT LAKE CITY UT 84106

1512376003
RESIDENT
2401 S FOOTHILL DR
SALT LAKE CITY UT 84109

1512452011
RESIDENT
PO BOX 566
GLENORA CA 91740

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| 1512452013 RESIDENT 1174 S 300 W SALT LAKE CITY UT | 84101 | 1512457038 RESIDENT PO BOX 70 FT BRIDGER WY | 82933 | 1512381013 RESIDENT 2460 E MELONY DR HOLLADAY UT | 84124 |
| 1512457001 RESIDENT 380 W 7200 S MIDVALE UT | 84047 | 1512381005 RESIDENT 1193 S 400 W SALT LAKE CITY UT | 84101 | 1512381014 RESIDENT 342 W LUCY AVE SALT LAKE CITY UT | 84101 |
| 1512457008 RESIDENT 380 W 7200 S MIDVALE UT | 84047 | 1512452017 RESIDENT 1202 S 300 W SALT LAKE CITY UT | 84101 | 1512381015 RESIDENT 2172 S HANNIBAL ST SALT LAKE CITY UT | 84106 |
| 1512457009 RESIDENT 263 W PAXTON AVE SALT LAKE CITY UT | 84101 | 1512381019 RESIDENT 1193 S 400 W SALT LAKE CITY UT | 84101 | 1512452016 RESIDENT 2026 E BRYAN AVE SALT LAKE CITY UT | 84108 |
| 1512457045 RESIDENT 260 W PAXTON AVE SALT LAKE CITY UT | 84101 | 1512452018 RESIDENT PO BOX 566 GLENORA CA | 91740 | 1512452004 RESIDENT 2460 E MELONY DR HOLLADAY UT | 84124 |
| 1512457046 RESIDENT 11552 S WOODHAMPTON DR SANDY UT | 84092 | 1512452014 RESIDENT 2460 E MELONY DR HOLLADAY UT | 84124 | 1512381022 RESIDENT 2460 E MELONY DR HOLLADAY UT | 84124 |
| 1512457012 RESIDENT 249 W PAXTON AVE SALT LAKE CITY UT | 84101 | 1512457039 RESIDENT 1191 S 300 W SALT LAKE CITY UT | 84101 | 1512381017 RESIDENT 2460 E MELONY DR HOLLADAY UT | 84124 |
| 1512377004 RESIDENT 1180 S 400 W SALT LAKE CITY UT | 84101 | 1512381023 RESIDENT 2401 S FOOTHILL DR SALT LAKE CITY UT | 84109 | 1512452010 RESIDENT 2026 E BRYAN AVE SALT LAKE CITY UT | 84108 |
| 1512457002 RESIDENT 380 W 7200 S MIDVALE UT | 84047 | 1512381024 RESIDENT 2460 E MELONY DR HOLLADAY UT | 84124 | 1512457040 RESIDENT PO BOX 70 FT BRIDGER WY | 82933 |

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| 1512457050 RESIDENT 1800 PERALTA ST OAKLAND CA 94607 | 1512377008 RESIDENT 5385 S RIDGECREST DR TAYLORSVILLE UT 84118 | 1512453014 RESIDENT 1220 S 300 W SALT LAKE CITY UT 84101 |
| 1512377005 RESIDENT 5385 S RIDGECREST DR TAYLORSVILLE UT 84118 | 1512378005 RESIDENT 1758 S 900 E SALT LAKE CITY UT 84105 | 1512382002 RESIDENT 1215 S 400 W SALT LAKE CITY UT 84101 |
| 1512381006 RESIDENT 1193 S 400 W SALT LAKE CITY UT 84101 | 1512378004 RESIDENT 1758 S 900 E SALT LAKE CITY UT 84105 | |
| 1512381020 RESIDENT 1193 S 400 W SALT LAKE CITY UT 84101 | 1512382001 RESIDENT 1215 S 400 W SALT LAKE CITY UT 84101 | |
| 1512457006 RESIDENT 1800 PERALTA ST OAKLAND CA 94607 | 1512382012 RESIDENT 1215 S 400 W SALT LAKE CITY UT 84101 | |
| 1512377006 RESIDENT 5385 S RIDGECREST DR TAYLORSVILLE UT 84118 | 1512382003 RESIDENT 1215 S 400 W SALT LAKE CITY UT 84101 | |
| 1512381007 RESIDENT 380 W LUCY AVE SALT LAKE CITY UT 84101 | 1512382011 RESIDENT 1972 S 2000 W SYRACUSE UT 84075 | |
| 1512381021 RESIDENT 380 W LUCY AVE SALT LAKE CITY UT 84101 | 1512453018 RESIDENT 1220 S 300 W SALT LAKE CITY UT 84101 | |
| 1512457007 RESIDENT 1800 PERALTA ST OAKLAND CA 94607 | 1512453013 RESIDENT 4451 S ALBRIGHT DR HOLLADAY UT 84124 | |

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CITY COUNCIL
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SOUTH SALT LAKE
COMMUNITY DEV & PLANNING
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Majorie Riches Gunn
868 2nd Avenue
Salt Lake City UT 84103

BUTCH STUART
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MIDVALE UT 84047

STEPHEN STJOHN
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101 WASATCH DR
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SALT LAKE CITY, UT 84111

ROSEMARY HILLYERD
BUSINESS SOURCE
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SALT LAKE CITY, UT 84103

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SALT LAKE CITY, UT 84108

TOM ARMSTRONG
1011 MELBOURNE CIRCLE
FARMINGTON, UT 84025

RUSS COTTAM
1170 E REDDING COURT
SANDY, UT 84094

ESTHER HUNTER
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SALT LAKE CITY, UT 84102

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2135 SOUTH 1900 EAST
SALT LAKE CITY, UT 84106

SHELLEY WISME
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SALT LAKE CITY, UT 84105

JAY INGLEBY
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SALT LAKE CITY, UT 84104

STACIE SEARS
2126 YUMA STREET
SALT LAKE CITY, UT 84109

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SENIOR PLANNER
5295 SOUTH 300 WEST, SUITE 475
MURRAY, UT 84107

PHIL SANDOVAL
1137 NORTH ANTILLES DRIVE
SALT LAKE CITY, UT 84116

LAND USE & ZONING CHAIR
HELEN M. PETERS
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SALT LAKE CITY, UT 84106

NICOLE KIPPEN
188 C STREET
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SAMANTHA FRANCIS
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SALT LAKE CITY, UT 84104

SHIRLEY MCLAUGHLAN
160 WEST CLINTON AVENUE
SALT LAKE CITY, UT 84103

RICHARD W. DOUGHERTY
235 WEST 600 NORTH, APT. 321
SALT LAKE CITY, UT 84103

R. KENT FAIRBANKS
299 NORTH POINT CT
SLC UT 84103

EWA ZMIERCZAK
850 DONNER WAY #406
SLC UT 84108

STEVE DIAMOND
475 13TH AVENUE
SLC UT 84103

JUDY DENCKER
475 13TH AVENUE
SLC UT 84103

JOHN MACFARLANE
1441 EAST SOUTH TEMPLE
SLC UT 84102

JULIE & BILL MACKIE
685 G. STREET
SLC UT 84103

JESS KRANNICH
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SLC UT 84103

KEN AMENT
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SALT LAKE CITY, UT 84111

LAURI MCCOY
1465 SIGSBEE AVENUE
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DELBERT RUSHTON
PEOPLE'S FREEWAY CHAIR
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SLC UT 84115

PAUL TAYLOR
OAK HILLS CHAIR
1165 OAKHILLS WAY
SLC UT 84108

TIM DEE
SUNSET OAKS CHAIR
1575 DEVONSHIRE DRIVE
SLC UT 84108

WESTSIDE ALLIANCE
C/O NEIGHBORHOOD HOUSING
SERVICES
MARIA GARCIA
622 WEST 500 NORTH
SALT LAKE CITY, UTAH 84116

SALT LAKE CHAMBER OF COMMERCE
175 EAST 400 SOUTH, SUITE #600
SALT LAKE CITY, UTAH 84111

DOWNTOWN MERCHANTS ASSN
ATTN: CAROL DIBBLE
10 W BROADWAY SUITE #420
SLC UT 84101

DOWNTOWN ALLIANCE
BOB FARRINGTON, DIRECTOR
175 EAST 400 SOUTH, #100
SALT LAKE CITY, UT 84111

VEST POCKET BUSINESS COALITION
PO BOX 521357
SLC UT 84152-1357

TAMI HANSEN
PLANNING DIVISION
451 SO. STATE ST. ROOM 406
SALT LAKE CITY, UT 84111

WESTSIDE ALLIANCE
C/O NEIGHBORHOOD HOUSING SVS.
MARIA GARCIA
622 WEST 500 NORTH
SLCT UT 84116

SUSAN LOFFLER
940 SOUTH DONNER WAY #590
SLC UT 84108

ROBERT L. BLISS
27 UNIVERSTIY ST.
SLC, UT 84102

KEITH SIMKINS
432 N. 300 W.
SLC, UT 84113

GLEN DECKER
1082 S. 1100 E.
SLC, UT 84105

JIM CHRISTOPHER
252 S. 200 E.
SLC, UT 84111

JULIE BERRETH
5315 EMIGRATION CANYON RD.
SLC, UT 84108

VEST POCKET BUSINESS COALITION
PO BOX 521357
SALT LAKE CITY, UTAH 84152-1357

ATTN: CAROL DIBBLE
DOWNTOWN MERCHANTS ASSOCIATION
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SALT LAKE CITY, UT 84101

ANNA MARIE FIORE
417 EAST 1300 SOUTH
SLC, UT 84115

NICOLE KIPPEN
2000 S. VIEW STREET
SLC, UT 84105

TONY & WANDA GUTIERREZ
1993 S. 1400 E.
SALT LAKE CITY, UT 84105

ANN LANGE
1468 REDONDO AVE.
SALT LAKE CITY, UT 84105

KAREN ANTHONY
1999 VIEW
SALT LAKE CITY, UT 84105

LEEANN DIAMOND
1401 HOLLYWOOD AVE.
SALT LAKE CITY, UT 84105

MELISSA CLYNE
1760 E. HOLLYWOOD AVE.
SALT LAKE CITY, UT 84108

ERIC STRAIN
1984 VIEW STREET
SALT LAKE CITY, UT 84105

Wesley T. Cornelison
Coldwell Banker Commercial NRT
6550 So. Millrock Drive
Salt Lake City, UT 84121

Margrit S. Schneider
1180 S 400 W
Salt Lake City, UT 84101

Bill Davis
Peoples Freeway Com Council
332 West 1700 South
SLC UT 84115

Mike Harmon
Poplar Grove Com Council
1044 West 300 South
Salt Lake City UT 84104

Michael Maloy
SLC Planning Division
451 S State St Room 406
SLC UT 84111

Angie Vorher
Jordan Meadows Com Council
1988 Sir James Drive
Salt Lake City UT 84116

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**5.A PLANNING COMMISSION
ORIGINAL NOTICE AND POSTMARK**

PUBLIC HEARING NOTICE

MAILED FROM ZIP CODE 84116
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FIRST CLASS

Salt Lake City Planning Division
451 South State Street, Room 406
PO Box 145480
Salt Lake City UT 84111

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting.
Written comments should be sent to:

Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111

4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. The Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.



Salt Lake City Planning Div
Michael Maloy
451 South State St Room 406
PO Box 145480
Salt Lake City UT 84111

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, February 13, 2008 at 5:45 p.m.**

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work Session**—a brief introduction to the Salt Lake City Zoning Ordinance. The Planning Commission may also discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

APPROVAL OF MINUTES FROM WEDNESDAY, January 23, 2007

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR— Planning Division Annual Report presentation.

OTHER BUSINESS—The Planning Commission will consider supporting a proposed resolution of the City Council to support UTA's proposed fixed guideway transit system along the Sugar House transit corridor, located at approximately 2225 South and within City Council District Seven (Staff—George Shaw at 535-7226 or george.shaw@slcgov.com).

PUBLIC HEARING

1. **Petition 400-07-24, Street closure and Declaration of Surplus Property for 4145 West Street at 700 South**—a request by Log Cabin Investments, LLC. Represented by Kevin Towle, requesting **street closure and declaration of surplus property** in conjunction with the development of an industrial planned development on the adjoining property. The street is not paved and dead ends at the railroad tracks. The surrounding property is located in the M-1 Manufacturing zoning district, and is located in City Council District Two (Staff— Katia Pace at 535-6354 or Katia.pace@slcgov.com).
2. **Petitions 410-07-38 and 490-07-58, Vista Industrial Planned Development and Subdivision** – requests by Log Cabin Investments, LLC, represented by Kevin Towle, for **preliminary planned development** approval and associated **preliminary subdivision** approval for a proposed industrial development consisting of 28 lots, two parcels, and 28 building units located at approximately 4095 West and 700 South in the M-1 Manufacturing zoning district. The proposed lots would range in size from 7,000 to approximately 15,000 square feet and one common area parcel for parking. The planned development application is for reductions to lot size, width and landscaping requirements. The proposed development is located in City Council District Two (Staff— Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
3. **Petitions 430-07-05 and 480-08-01, Urbana on 11th Condominiums** - requests by Gardiner Properties, LLC, represented by John Gardiner, for **conditional building and site design review** approval and associated **preliminary condominium** approval for a proposed residential condominium project that involves construction of a new building for 31 residential condominium units and a detached accessory garage located at approximately 1988 South 1100 East in the CSHBD2 Sugar House Business District No. 2 zoning district. Conditional building and site design review is required because the proposed height of 60 feet and total floor area exceed the ordinance limits that can be approved administratively. The proposed development is located in City Council District Seven (Staff— Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
4. **Petition No's 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development** — Chad Nielson, Project Manager with CLC Associates, has proposed development of a 210,600 ± square foot commercial retail goods and services center located approximately at 1120 South 300 West. As part of this request, the applicant requests conditional use approval to develop the center as a **planned development** in order to modify landscaping and signage standards. The applicant also requests **preliminary subdivision**, approval that would combine 20 parcels encompassing 18.3 ± acres into 7 lots. Additionally, the applicant has requested **alley closure** of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (1170 S), which is within the project boundaries. With regard to the proposed planned development and subdivision, the Salt Lake City Planning Commission has the final authority to approve the proposed planned development and subdivision. With regard to the alley closure request, the Planning Commission will forward a recommendation to the City Council on whether or not to close the public alley as proposed. The proposed development is in the CG General Commercial District and is in City Council District Five (Staff— Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
5. **Petition 410-07-39 Gateway Hyatt Hotel Conditional Use Planned Development**—a request by the Boyer Company, for a **planned development** to allow new construction for a hotel use, at 55 North 400 West. This property is zoned G-MU Gateway Mixed Use and is located in City Council District Four (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
6. **Petition 410-07-57 Rio Grande Office Conditional Use Planned Development**—a request by the Boyer Company, for a **planned development** to allow new construction of an office use, at 50 North Rio Grande. This property is zoned G-MU Gateway Mixed Use and is located in City Council District Four (Staff— Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

**5.B PLANNING COMMISSION
STAFF REPORT**

PLANNING COMMISSION STAFF REPORT

Petition No's. 410-07-32, 490-07-49, & 400-07-25,
300 West Towne Center Commercial Planned
Development, Subdivision, and Alley Closure
Located Approximately at 1120 South 300 West.

Public Hearing Date: February 13, 2008



Planning and Zoning Division
Department of Community
Development

Applicant: Chad Nielson, Project Manager with CLC Associates

Staff: Michael Maloy, 535-7118
michael.maloy@slcgov.com

Tax ID: 08-33-201-001-2026, 08-33-201-001-6026, 15-01-379-020, 15-02-230-001, 15-12-330-003, 15-12-330-005, 15-12-330-006, 15-12-330-007, 15-12-331-004, 15-12-331-005, 15-12-376-003, 15-12-376-004, 15-12-380-001, 15-12-380-007, 15-12-380-008, 15-12-380-009, 15-12-380-010, 15-12-451-001, 15-24-378-001, 16-23-178-003, 16-23-178-021

Current Zone: CG General Commercial District

Master Plan Designation: Regional Commercial/Industrial (Central Community Master Plan)

Council District: 5, Jill Remington Love

Acres: 18.3 ± acres

Current Use: Various commercial storage, manufacturing, and services.

Applicable Land Use Regulations:

- 21A.26.070 CG General Commercial District
- 21A.54 Conditional Uses
- Title 20 Subdivisions
- Chapter 14.52 Disposition of City Owned Alleys

Attachments:

- A. Planned Development Narrative
- B. Preliminary Subdivision & Site Plan
- C. Proposed Sign Plan
- D. Alley Closure Map
- E. Citizen Letter
- F. Department Comments on Conditional Use & Subdivision
- G. Department Comments on Closure
- H. Photographs of Alley & Abutting Property

Request: Chad Nielson, Project Manager with CLC Associates, in behalf of Miller Weingarten Realty LLC, a design and entitlement company, has proposed development of a 210,600 ± square foot commercial retail goods and services center located approximately at 1120 South 300 West. As part of this proposal, the applicant requests conditional use approval to develop the center as a Planned Development in order to modify landscape buffers, sign standards, and subdivision standards. The applicant also proposes to record a subdivision that would combine 20 parcels encompassing 18.3 ± acres into eight parcels (original petition incorrectly identified seven parcels). Additionally, the applicant has requested closure of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (1170 S), which is within the project boundaries.

Public Notice: Staff has complied with public notice requirements of the Salt Lake City Code by mailing public hearing notices to all land owners within 300 feet of the subject property and posting the property at least ten days in advance of the hearing.

Staff Recommendations: Staff recommends the Planning Commission grant approval of **Petition # 410-07-32** for the proposed commercial planned development as a conditional use based on the enclosed findings and subject to the following conditions of approval:

1. Regulations modified by approval of planned development are limited to landscape buffers widths, signage standards, and subdivision parcels fronting on private property as described and illustrated within the attachments of this staff report dated January 7, 2008. All other City regulations shall remain in force.
2. Applicant may modify buffer widths only where necessary between contiguous properties within the proposed development and adjacent to I-15; however all other buffer regulations should be maintained as required by City Code 21A.48 (Landscaping and Buffers).
3. All sidewalks shall be separated from the public right of way by a park strip with a minimum width of five feet. All park strips shall be fully landscaped and planted with deciduous shade trees spaced no more than 30 feet apart on center in compliance with City standards and subject to approval by the Urban Forester.
4. Sidewalk design does not fully satisfy City standards for ADA access. With the advice and consent of the Transportation Division, Planning staff shall coordinate with the applicant the location and design specifications for additional private sidewalks. All sidewalks intersections with vehicular drive aisles shall provide an accessible ramp. All sidewalks should be interconnected and form a continuous pedestrian path throughout the commercial center.
5. Applicant shall provide for staff approval a lighting study for each phase of construction. To prevent light pollution and glare all lighting should be shielded and downward oriented, with exception for decorative or architectural lighting.
6. Staff shall approve product selection and placement of all outdoor site furnishings, which shall include decorative benches, waste receptacles, and bike racks.
7. Applicant shall provide raised planters along the building fronts of the proposed Target and buildings A and B due the unusually wide sidewalk. Planter height should be suitable for use as secondary seating.
8. Approval is subject to compliance with all department comments contained within Attachment F – Department Comments on Conditional Use & Subdivision.

Staff recommends the Planning Commission grant approval of **Petition # 490-07-49** for the proposed preliminary subdivision based on the enclosed findings and subject to the following recommended conditions of approval:

1. All adjacent public sidewalks and park strips shall comply with City improvement standards. Specifically all park strips and sidewalks shall be a minimum of five feet wide. All park strips shall be fully planted with deciduous shade trees planted no less than every 30 feet on center.
2. To encourage efficient pedestrian and vehicular transportation, the applicant is required to provide cross access between parcels within the subdivision and cross access between parcels immediately abutting the subdivision (where feasible). Fencing and other landscape buffers provided by applicant shall not interfere or prohibit cross-access.
3. Operation of proposed signalized intersection on 300 West, is subject to submittal, approval and construction of off-site improvements required for property located approximately at 1095 S 300 W and 1125 S 300 W (owned by Seelos Family Limited Partnership).
4. Approval is subject to compliance with all department comments contained within Attachment F – Department Comments on Conditional Use & Subdivision.

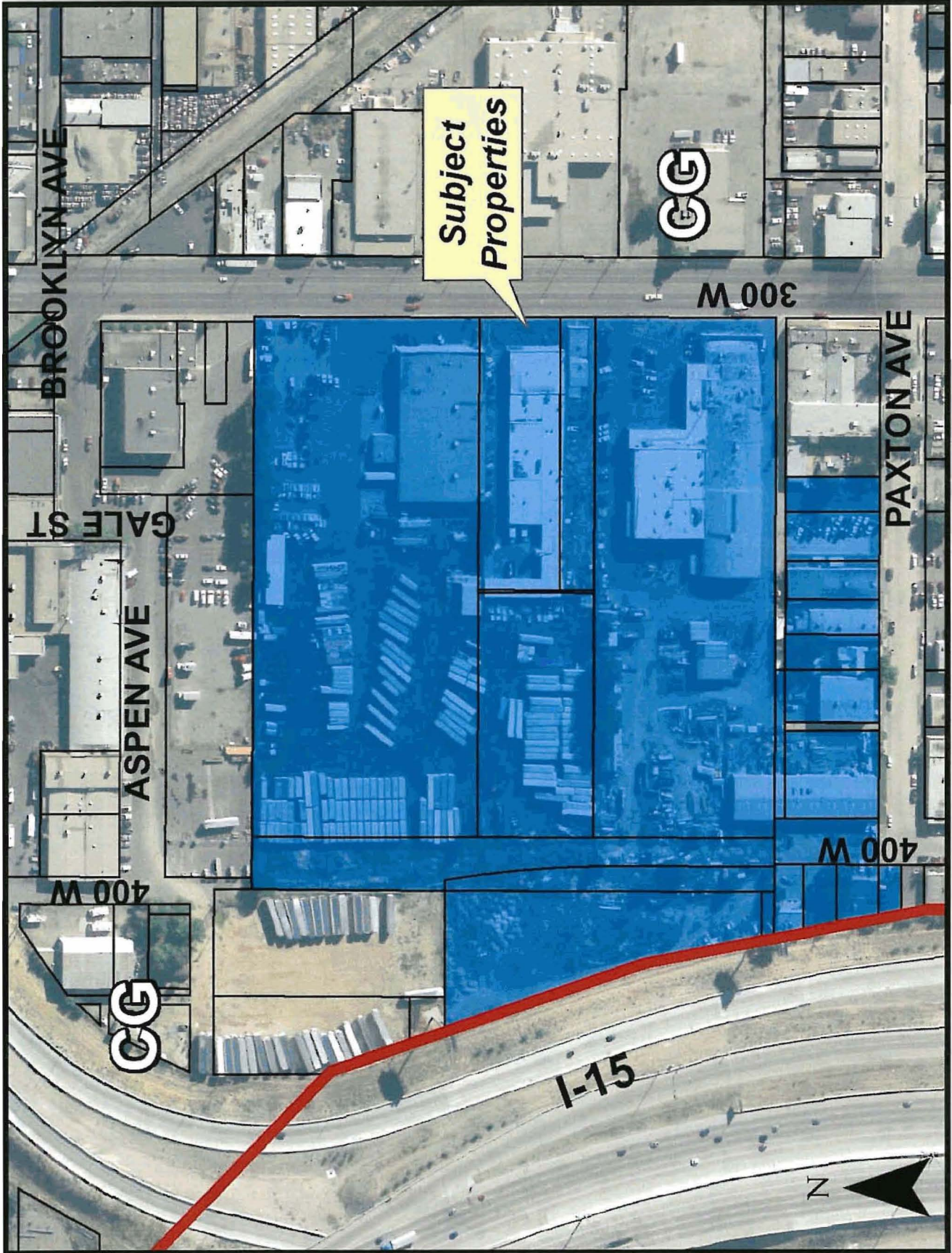
Staff recommends the Planning Commission forward to the City Council a recommendation for approval of **Petition # 400-07-25** for partial alley closure as described in Attachment D – Alley Closure Map based on the enclosed analysis and findings subject to the following condition:

1. The proposed method of disposition of the alley property shall be consistent with Section 14.52.020 Method of Disposition and Chapter 2.58 City-Owned Real Property of the Salt Lake City Ordinance.
2. Applicant shall coordinate with the City and the owner of the adjacent property located at 1154 S 300 W the design for improvements within the alley closure, whether closure is granted in full or in part. (Colored site plan incorrectly indicates off-site landscaping located along alley abutting property, which is not a part of the proposed subdivision or planned development).

Options: If the Planning Commission determines that the enclosed petitions do not meet the requisite standards of approval, then the Commission may chose one of the following courses of action:

- Table the petition for future consideration pending further research, modification, and review; or
- Deny the petition based on additional findings gathered from the public hearing.

VICINITY MAP



COMMENTS

Public Comments: Staff received one citizen e-mail that is supportive of the project and one letter from an adjacent property owner that identified several concerns regarding potential negative impacts to adjacent commercial property (see Attachment E – Citizen Letter).

Open House Comments: Whereas the proposed development lies within the People’s Freeway Neighborhood Community Council district, and is also within 600 feet of the Poplar Grove Community Council district, the Planning Division held an “open house” at the City and County Building on November 7, 2007. The open house was attended by various members from the development team, one staff member, and approximately six members from the general public. No members from either community council were in attendance. Although staff noted that there was positive support for the project, some attendees expressed concerns regarding project phasing, construction impacts, scope of transportation improvements, and potential adverse impacts.

City Department Comments: On October 17, 2007 the Planning Commission routed the Conditional Use and Preliminary Subdivision petitions to all applicable City departments and divisions for comment. On January 18, 2008, the Planning Division routed the Alley Closure petition for comment. All respondent’s comments have been provided within Attachment F – Department Comments on Conditional Use & Subdivision, and Attachment G – Department Comments on Closure.

STAFF ANALYSIS

Project History: The proposed development is located within the People’s Freeway Neighborhood. The Central Community Master Plan has characterized the heavily developed area as “a mixture...of major commercial and manufacturing uses” (page 7, Central Community Master Plan). The subject property contains the following existing land uses, all of which will be relocated if the proposed development is granted approval and permitted by the City:

1. **Semi Service** is located at 1082 South 300 West, extending west to (but not including) a Vacated section of 400 West. This property is owned and occupied by Semi Service. The site contact was identified as Marty Seelos, President of Semi Service, Inc.
2. **Swirl Woodcraft** is located at 1104 South 300 West. The property is owned and occupied by Swirl Woodcraft. The site contact was identified as Jay Hale, owner of Swirl Woodcraft.
3. **Crankshaft Grinding** is located at 1124 South 300 West. This property is owned and Occupied by Crankshaft Grinding. The site contact was identified as Alan Stephens, owner of Crankshaft Grinding.
4. **The Young electric Sign Company (YESCO)** operation is located at 1148 South 300 West, extending west to the Interstate 15 corridor, including a vacated section of 400 West. This property is owned and occupied by YESCO. The site contact was identified as Jeff Young. YESCO owns additional property within the development area that is occupied by various tenants, which are identified and described separately.
5. **Superior Grinding** (YESCO tenant) occupies two buildings located at 344 West Paxton Avenue and 352 West Paxton Avenue. YESCO identified the occupant contacts as Jeff Flitton, owner of Superior Grinding.
6. The **Krueger** rental residence is located at 356 West Paxton Avenue. The property owner was identified as Albert Krueger. The home is currently rented.
7. **Tolboe Construction Company** (YESCO tenant) occupies the building located at 1150 South 400 West. YESCO identified the occupant contact as Michael Tolboe, owner of Tolboe Construction Company.
8. **Schneider Auto Karosserier** (YESCO tenant) occupies the building at 1162 South 400 West for automobile detail and storage. The main Schneider operation is located adjacent south of this building. YESCO identified the occupant contact as Margrit Schneider.
9. **Baker’s C&C** (YESCO tenant) is located at 367 West Paxton Avenue. YESCO identified the occupant contact as Bob Carter.
10. **YESCO Long-Term Document and Personal Storage** property (361 West Paxton Avenue) is located in the building at 361 West Paxton Avenue.

The applicant appeared before a Planning Commission subcommittee on November 5, 2007 to discuss preliminary development plans for the project. Tami Hansen, Senior Secretary in the Planning Division summarized the meeting discussion as follows:

Planning Commission comments and recommendations:

1. What flexibility does the developer need with regard to traffic circulation and landscaping? The Commission did not understand why the developer was choosing to do a planned development.
2. The tenants at the street pad, would like a retail use, but the Commission suggested and bank or shop pad.
3. Is there accessible pedestrian circulation? Developers explained that there would be pedestrian access from 300 West, two accesses from Paxton Street and a controlled intersection with a traffic light as well as a TRAX stop at 300 West that would allow for comfortable access.
4. The Commission commented they would like to see ADA access and not have pedestrians mixing with vehicular traffic. The Developer noted that there would be sidewalks in the parking lot that would lead to storefronts so pedestrians would not have to cut through the parking lot and it would create a safer environment.
5. Commissioners inquired about signage. The Project Manager noted there would be one freeway sign, three monument signs, and one pole sign, which is below the amount of signage the City would allow.
6. The Commissioners questioned the three diamond tree landscaping in the parking lot and suggested that the developer come up with something else since this setup does not really work in four season projects, especially interfering with snow removal.
7. Commissioners suggested making this a Super Target, since a grocery store was desperately needed in the area.

Conclusion:

Overall the Subcommittee liked the layout of the project, would like more input from the Transportation Department.

Recommendation:

Developer to bring details to the next meeting; i.e. color visuals, samples of building supplies, streetscapes, to show that the project is preserving the sense of the surrounding neighborhood.

Following the subcommittee meeting, the proposed development was reviewed by the Planning Commission during an Issues Only Hearing (i.e. conceptual plan review) held December 12, 2007. At that time, staff identified the following issues, concerns and recommendations:

Conditional Use for Planned Development (Petition No. 410-07-32). With regard to the conditional use petition staff is concerned with the landscape plan within the more visible areas of the project. Although the project appears to exceed the total area of required landscaping, staff believes that a significant amount of landscaping is in less visible areas, such as within a proposed detention basin located at the northwest corner of the site.

In general staff would encourage additional landscaping within the parking lot, along store fronts and adjacent to sidewalks (both public and private). More specifically staff suggests the following:

- Parking lot landscape diamonds and fingers should be added to reduce the urban heat island, provide cooling shade, and humanize the expansive parking lot design.
- All park strips should be planted with deciduous shade trees planted at least 25 feet on center (currently some tree plantings are spaced approximately 50 feet apart or non-existent in other areas of the plan).
- All parking lot islands should be fully landscaped and have at least two trees planted symmetrically where possible to provide vertical definition for vehicle operators (especially for snow plow drivers).
- Drive aisles parallel to 300 West should have a formal tree planting plan along both sides of the drive aisle that is aesthetically attractive and visually defines the aisles as primary vehicle transit paths through the center.

Along with vehicle circulation, pedestrian circulation also needs to be thoroughly planned. Although the applicant has provided two east-west pedestrian paths, they do not sufficiently connect with the commercial pads or public sidewalk system along 300 West. Pedestrian paths need to be both desirable and meaningful in their design and placement in order to have any realistic and beneficial use to the public. Linear pathways should be aligned and where reasonable, have demarcation across drive aisles (two striped pedestrian crossings have been shown by the applicant). Pedestrian paths should also be sufficiently buffered from vehicle traffic and include ramps at all intersections with drive aisles. Pedestrians should feel accommodated and not as a trivial afterthought, especially since the site is within walking distance of the *1300 South Ballpark* TRAX station located at 180 West 1300 South.

Site features within the planned development could include upgraded “way-finding” signage, decorative lighting, hardscape improvements, bike racks, and other site furnishings such as benches, waste receptacles and ash urns.

Planning, design and product selection of site features such as these should not be overlooked or deferred to “value engineering” proposals from sub-contractors. Staff highly encourages that these features be planned for and specified as part of the planned development approval.

Building architecture seems reasonable for a “big box” anchored commercial retail strip, but staff questions whether or not it sufficiently meets the intent of the planned development land use regulations. The developer has indicated to staff that the proposed building elevations are an upgrade from standard designs and the store format is new to the local market.

The proposed sign locations and sizes also seems reasonable for the scope and purpose for the proposed development, however staff would encourage the applicant to propose a more design oriented sign plan. Wall signage within the center should also be given design guidelines as part of the planned development.

Subdivision (Petition No. 4907-07-49). The primary concern staff has with the subdivision plan are the potential impacts and proposed improvements to the public right of way. For your information, the applicant submitted to the City a comprehensive traffic impact study prepared by A Trans Engineering which is still under review by the Salt Lake City Transportation Division.

Another concern the Planning Division has identified at this point in time is the question regarding phasing of the project and how to manage future pads or undeveloped portions of the site during operation of completed phases. Staff has encouraged the applicant to specify all of the improvements that would be necessary to support the operation of each phase of development, which improvements will be required for completion prior to occupancy.

Alley Vacation (Petition No. 400-07-25). The alley vacation request was initiated by the petitioner in order to include the property within the developed portion of the project. Initially the applicant desired to vacate the public alley in its entirety, but the applicant was unable to secure control of one property (located at 1154 S 300 W) abutting the public alley and instead submitted a petition for a partial alley vacation (see Attachment D – Alley Vacation Map). However, staff received a cursory comment from the Salt Lake City Transportation Division that they prefer a complete alley vacation rather than a partial. Presently, the alley in question does not appear to serve any useful purpose for the abutting property owners as each affected parcel has frontage on and access from a public street.

Based on Chapter 14.52 (Disposition of City Owned Alleys) of the City Code, this portion of the development proposal will require Planning Commission recommendation to the City Council for decision. In the event that the petition is denied by the City Council, the applicant will need to submit an alternative development plan that maintains the public alley.

In response to the December 12, 2007 staff report the applicant appeared before the Planning Commission and presented a modified site plan with additional pedestrian paths and increased landscaping within parking lots. The modified plan was favorably received by the Commission; however public comment remained concerned with transportation impacts and connectivity with surrounding land uses.

Master Plan Analysis: The Central Community Future Land Use map identifies the subject property as Regional Commercial/Industrial (page 2, Central Community Master Plan). The Central Community Master Plan defines Regional Commercial/Industrial as:

Regional commercial / industrial land uses include larger commercial land uses that require regularly scheduled trucking deliveries and product shipping. These land uses attract large volumes of traffic from customers and/or employees and therefore are located near freeways and major arterials. Examples include, but are not limited to, automobile dealers, light manufacturing, assembly, small production, semi/ truck dealers, “big box” and “superstore” retailers, and businesses heavily dependent on the automobile and trucking industries (page 11, Central Community Master Plan).

Staff has determined that both the existing zoning district and proposed land use are generally compatible with the current master plan designation. However, the Central Community Master Plan identifies on page 8 that the 1990 Urban Design Element plan is also applicable to the subject property. Upon reviewing these plans, staff believes that there are several specific master plan recommendations and policies that may not have been adequately addressed by the applicant’s development plan. Where applicable, staff has recommended plan modifications to more fully comply with the intent of the Central Community Master Plan and Urban Design Element.

APPLICABLE LAND USE REGULATIONS

Salt Lake City Code provides standards of review for each one of the three petitions being considered by the Planning Commission. Salt Lake City Code empowers the Planning Commission to rule upon both the Conditional Use and Preliminary Subdivision petitions. With regard to the Alley Closure petition, the Commission is limited to forwarding a recommendation to the City Council and Mayor for future action.

Conditional Use Standards: A planned development is a specific type of conditional use. Standards for conditional use approval are found in Zoning Title Section 21A.54.080. Section 21A.54.150 of the Zoning Title lists specific approval standards for planned developments. These standards are as follows:

A. The proposed development is one of the conditional uses specifically listed in this title;

Analysis: A planned development is a specific type of conditional use listed in Section 21A.54 of the Zoning Title. The proposed uses (commercial goods and services) are permitted in the CG General Commercial District.

Finding: A planned development is specific category of conditional use listed in the Zoning Title.

B. The proposed development is in harmony with the general purposes and intent of this title and is compatible with and implements the planning goals and objectives of the city, including applicable city master plans;

Analysis: The purpose of a planned development is to encourage the efficient use of land and resources, promote greater efficiency in public and utility services and encourage innovation in the planning and building of all types of development. The subject property contains 18.3 ± acres and is roughly 885' wide by 814' deep. The large scale of the private property creates some difficulty to efficiently develop a harmonious regional commercial center and provide sufficient street frontage (without additional street dedications), landscape buffers (between compatible land uses), and an efficient sign plan for all commercial parcels within the proposed development. Based upon compliance with staff recommendations contained within this staff report and its attachments, the proposed development is generally compatible with and implements the applicable planning goals and objectives of the City.

Finding: The proposed development is consistent with the general purpose and intent of the Salt Lake City Zoning Title and is compatible with and implements the planning goals and objectives of applicable master plans.

C. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets;

Analysis: The Transportation Division has reviewed the proposed development and has found that the traffic generated by the proposed development will require specific improvements to public infrastructure (see Attachment F – Department Comments on Conditional Use & Subdivision). Although both the *Target 300 West/1200 South Traffic Impact* Study and the Transportation Division's findings indicate that the proposed project will have a negative impact on surrounding streets and anticipated traffic, the required improvements will mitigate the negative impacts as much as is reasonably possible while encouraging redevelopment of the site and reinvestment in the Central Community.

Finding: The proposed private development will provide sufficient public improvements that will reasonably mitigate anticipated traffic impacts on adjacent streets.

D. The internal circulation system of the proposed development is properly designed;

Analysis: The internal circulation of the proposed development has been reviewed by the Development Review Team. The review included a representative from Transportation, Public Utilities, Building Services, Engineering, and Fire. The review team noted that the circulation system is adequate for normal vehicle movement. The Fire Plans Inspector specifically mentioned that the design provides adequate space for fire engines to maneuver within the site, including an approved fire apparatus turn around.

Finding: The internal circulation system for the proposed development is properly designed and appropriate for vehicular circulation, however staff recommends further refinement to the pedestrian circulation system.

E. Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources;

Analysis: Public Utilities have reviewed the proposed development and have indicated that the property can be adequately served without having any adverse impact on adjacent land uses or resources.

Finding: Public Utility service for the proposed development is adequate and will not have an adverse impact on adjacent land uses or resources.

F. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;

Analysis: The applicant requests permission to reduce landscape buffers between proposed land uses within the development, and buffer requirements along the Interstate (see Attachment A – Planned Development Narrative). Adjacent land uses are generally classified as follows:

- North – Commercial services / outdoor storage
- South – Commercial services / quasi-manufacturing businesses
- East – 300 West / Commercial services / quasi-manufacturing businesses
- West – Interstate (I-15)

The proposed development is compatible with existing adjacent land uses. Therefore staff recommends approval of the applicant's request to modify buffer widths only where necessary between contiguous properties within the proposed development and adjacent to I-15; however all other buffer regulations should be maintained as required by City Code 21A.48 (Landscaping and Buffers). Staff further recommends maintenance of all other buffers between the subject property and adjacent properties outside of the proposed development. To address this issue, building Services will perform a review of the landscape plan to insure that it complies with the buffer requirements. Staff also recommends the applicant provide a lighting study for each phase of construction. To prevent light pollution and glare all lighting should be shielded and downward oriented, with exception for decorative or architectural lighting.

Finding: Staff finds that buffer widths between contiguous parcels contained within the development, and when adjacent to I-15, may be reduced as requested, however all other buffer regulations shall apply in order to protect adjacent land uses from light, noise, and visual impacts.

I. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;

Analysis: Although the applicant has expressly professed the architectural quality of the proposed development, building architecture appears to be rather typical for current commercial development trends. However, building architecture and materials are compatible with the adjacent neighborhood.

Finding: The architecture and building materials are consistent and compatible with the adjacent neighborhood.

H. Landscaping is appropriate for the scale of the development;

Analysis: The proposed landscape plan provides 19,500 square feet (3 % of total area) of perimeter landscaping, and 67,500 square feet (8 % of total area) of interior landscaping, which complies with the minimum landscaping requirements for the CG District.

Finding: The proposed landscape plan is appropriate for the scale of the proposed development subject to the comments and conditions contained within this staff report.

I. The proposed development preserves historical, architectural and environmental features of the property;

Analysis: The site is not located within a local or national historic district and there are no known environmental features on the subject property.

Finding: There are no known historical, architectural, or environmental features on the subject property.

J. Operating and delivery hours are compatible with adjacent land uses;

Analysis: The proposed development is intended to contain retail goods and service establishments. Although not expressly requested by the applicant, professional offices and other uses permitted within the CG District may also occupy portions of the project. As such, it is reasonable to assume that operating and delivery hours may be 24 hours each day, unless specifically prohibited by code. For example, Salt Lake City Ordinance 9.28.040(6) (Noise Control – Noises Prohibited) regulates the following:

Loading Operations: Loading, unloading, opening or otherwise handling boxes, crates, containers, garbage containers or other objects between the hours of nine o'clock (9:00) P.M. and seven o'clock (7:00) A.M. the following day, or between the hours of nine o'clock (9:00) P.M. and nine o'clock (9:00) A.M. when the following day is a Sunday or legal holiday, in such a manner as to violate section 9.28.060 of this chapter, or its successor section, or cause a noise disturbance;

Finding: Operating and delivery hours of the proposed land use will be compatible with adjacent land uses subject to compliance with all applicable City ordinances.

K. The proposed conditional use or, in the case of a planned development, the permitted and conditional uses contained therein, are compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the city as a whole;

Analysis: The proposed planned development is consistent with the purpose, intent, and standards for the CG District.

Finding: The proposed planned development is compatible with the surrounding neighborhood and will not have a material net cumulative adverse impact on the neighborhood or the city because it is consistent with the objectives of a planned development and is compatible with and implements the planning goals and objectives of applicable master plans.

L. The proposed development complies with all other applicable codes and ordinances.

Analysis: The proposed development has been reviewed by the Development Review Team (DRT) and applicable City Divisions. The requirements of the applicable City Divisions shall be fulfilled by the applicant prior to building permits being issued by the City.

Finding: The proposed development shall comply with all applicable codes and ordinances.

In order to process the attached petition as a planned development, the project must also meet the intent of the purpose statement for planned developments. The purpose statement lists the objectives that the City seeks to achieve. Zoning Ordinance Section 21A.54.150 (A) discusses these objectives:

21A.54.150 Planned Developments:

- A. Purpose Statement: A planned development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned development technique, the city seeks to achieve the following specific objectives:
1. Creation of a more desirable environment than would be possible through strict application of other city land use regulations;
 2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities;
 3. Combination and coordination of architectural styles, building forms and building relationships;
 4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
 5. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
 6. Use of design, landscape or architectural features to create a pleasing environment;
 7. Inclusion of special development amenities; and
 8. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

Zoning Ordinance Section 21A.54.150 (E) lists the following specific standards of approval for planned developments:

- 1. Minimum Area: A planned development proposed for any parcel or tract of land under single ownership or control shall have a minimum net lot area for each zoning district as set forth in table 21A.54.150E2 of this section.**

Analysis: The minimum lot area for a planned development located in a CG District is 1 acre. The subject property contains 18.30 ± acres, with proposed parcels ranging in size from 0.79 of an acre to 6.12 acres.

Finding: The subject property exceeds the minimum net lot area for a planned development in the CG District.

- 2. Density Limitations: Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density.**

Analysis: The proposed commercial development does not include any residential development, nor does it exceed any of the requisite CG Commercial General District regulations. Therefore this standard does not strictly apply.

Finding: This standard is not relevant to the proposed commercial planned development.

- 3. Consideration of Reduced Width Public Street Dedication.**

Analysis: The proposed planned development does not include a reduced width public street.

Finding: The proposed planned development does not include any reduced width public street dedications.

- 4. Planned Developments: Planned developments within the TC-75, RB, R-MU, MU, CN, CB, and CSHBD zoning districts and the South State Street overlay. Also planned developments within the CS zoning district, when the district is adjacent to more than sixty percent (60%) residential zoning (within 300 feet, either on the same block or across the street).**

Planned developments within these zoning districts may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

- The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- The primary access shall be oriented to the pedestrian and mass transit,
- The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- Architectural detailing shall emphasize the pedestrian level of the building,
- Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,
- Dumpsters and loading docks shall be appropriately screened or located within the structure, and
- Signage shall emphasize the pedestrian/mass transit orientation.

Analysis: The CG General Commercial District is not listed in this section. Therefore, these standards do not apply.

Finding: These standards do not apply to planned developments in the CG General Commercial District.

- 5. Perimeter Setback: The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the planning commission.**

Analysis: Table 21A.26.090 specifies the following yard and bulk regulations for the CG District:

| Lot Area Regulations | Minimum Lot Width | Maximum Building Size | Maximum District Size | Maximum Building Height | Minimum Front or Corner Side Yard | Minimum Interior Side Yard | Minimum Rear Yard | Required Landscape Yard | Landscape Buffer Yard |
|----------------------|-------------------|-----------------------|-----------------------|-------------------------------------------------------------|-----------------------------------|----------------------------|-------------------|---------------------------------------------|-----------------------|
| 10,000 sf minimum | 60' | None | None | 60' or 4 stories; conditional use; maximum 90' or 6 stories | 10' | No minimum | 10' | The first 10' of front or corner side yards | 15' |

Finding: Proposed development complies with the standard for minimum perimeter setbacks.

6. Topographic Change: The planning commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.

Analysis: The proposed development plan complies with applicable side and rear yard setback regulations.

Finding: Applicant has not requested any modification of side or rear yard setbacks.

Preliminary Subdivision Standards: City Code 20.08.210 categorizes and defines the proposed subdivision as follows:

Minor subdivision

A. The division of real property, including condominiums and planned unit developments, into thirty (30) or fewer lots which have frontage on an existing dedicated street or on a street to be dedicated as part of the subdivision and which are not located within the Foothills FR-1, FR-2, FR-3 District or FP Foothills Protection District;

B. The division of any real property for the creation of a commercial/industrial/agricultural subdivision.

According to Section 20.20.070 of the Salt Lake City Subdivision Ordinance, a minor subdivision may be granted approval if the following standards are met:

A. The minor subdivision will be in the best interests of the city.

Analysis: The proposed commercial subdivision is necessary for the redevelopment of the subject property in a manner that will demonstrably advance the policies and objectives of the Central Community Master Plan and CG General Commercial zoning district.

Finding: Staff finds that the proposed subdivision is in the best interest of the city.

B. All lots comply with all applicable zoning standards.

Analysis: The proposed lots comply with zoning regulations for the CG zoning district.

Finding: Staff finds that all lots comply with all applicable zoning standards.

C. All necessary and required dedications are made.

Analysis: All necessary and required dedications will be made with the recording of the final plat.

Finding: Staff finds that all necessary and required dedications will be made upon recordation of the final subdivision plat.

D. Provisions for the construction of any required public improvements are included.

Analysis: All plans for required public improvements must be submitted and approved prior to approval of the final plat.

Finding: Staff finds that the provisions for the construction of any required public improvement must be included as part of the final plat process.

E. The subdivision otherwise complies with all applicable laws and regulations.

Analysis: The proposed subdivision has been forwarded to the pertinent City Departments for comment. All public improvements must comply with all applicable City Department standards.

Finding: Staff finds that the subdivision must comply with all applicable laws and regulations.

Alley Closure Standards: Chapter 14.52 of the Salt Lake City Code outlines the procedure for the disposition of City owned alleys and establishes criteria for evaluating the public's interest in an alley. Chapter 2.58 of City Code regulates the disposition of surplus City-owned real property. When evaluating requests to close or vacate a public alley, the City considers whether or not the continued use of the property as a public alley is in the City's best interest. To accomplish this, noticed public hearings are held before both the Planning Commission and City Council to consider the potential adverse impacts created by a proposal. Once the Planning Commission has reviewed the request, a recommendation from the Commission is forwarded to the City Council for consideration.

The Planning Commission must also make a recommendation to the Mayor regarding the disposition of the property. If the Commission recommends that the alley property be declared surplus, the property should be disposed of according to Section 2.58 City-Owned Real Property of the Salt Lake City Code. The City Council has the authority to make the final decision with respect to alley vacations and closures.

A recommendation from the Planning Commission requires analysis of the following ordinances with respect to the requested partial alley closure (see Attachment D – Alley Closure Map):

Salt Lake City Code, Section 14.52.020: Policy Considerations for Closure, Vacation or Abandonment of City Owned Alleys

The City will not consider disposing of its interest in an alley, in whole or in part, unless it receives a petition in writing which demonstrates that the disposition satisfies at least one of the following policy considerations:

- A. Lack of Use: The City’s legal interest in the property appears of record or is reflected on an applicable plat; however, it is evident from an on-site inspection that the alley does not physically exist or has been materially blocked in a way that renders it unusable as a public right-of-way.**
- B. Public Safety. The existence of the alley substantially contributes to crime, unlawful activity or unsafe conditions, public health problems, or blight in the surrounding area.**
- C. Urban Design. The continuation of the alley does not serve as a positive urban design element.**
- D. Community Purpose. The Petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden.**

Analysis: The portion of the public alley being requested for closure by the applicant does currently exist, however it is located within the proposed 300 West Towne Center redevelopment plan and will not serve as a positive urban design element as proposed.

Finding: Based on the applicant’s redevelopment plan, the public alley is not necessary for continued use as a public right-of-way nor does it serve as a positive urban design element. The request satisfies at least one of the policy considerations listed above as required by Section 14.52.02 of the Salt Lake City Code.

Salt Lake City Code, Section 14.52.030B (Processing Petitions - Public Hearing and Recommendation from the Planning Commission.

Upon receipt of a complete petition, a public hearing shall be scheduled before the Planning Commission to consider the proposed disposition of the City owned alley property. Following the conclusion of the public hearing, the Planning Commission shall make a report and recommendation to the City Council on the proposed disposition of the subject alley property. A positive recommendation should include an analysis of the following factors:

- 1. The City Police Department, Fire Department, Transportation Division, and all other relevant City departments and divisions have no objection to the proposed disposition of the property;**

Analysis: Staff requested input from pertinent City departments and divisions. Comments were received from Property Management, Transportation Division, Building Services and Licensing Division, and the Public Utilities Department. These comments are contained within Attachment G – Department Comments on Closure.

Finding: The appropriate City departments and divisions have reviewed this request and have no objections to the proposed disposition of the alley property.

- 2. The petition meets at least one of the policy considerations stated above;**

Analysis: The proposed alley closure satisfies the” Urban Design” policy considerations (see analysis above).

Finding: The petition meets at least one of the policy considerations stated in Section 14.52.020 of the Salt Lake City Code.

3. The petition must not deny sole access or required off-street parking to any adjacent property;

Analysis: It has been a general policy of the City to deny petitions for alley closure if such action would eliminate sole access or required off-street parking for any adjacent property owner. The existing alley, which extends approximately 744' west from 300 West, does appear to provide vehicular ingress and egress for an adjacent property located at 1154 S 300 W, which is the northwest corner of Paxton Avenue (1170 S) and 300 West. The 0.78 acre property contains a 21,758 square foot commercial building, which is currently being renovated and marketed as "flex space" by Tab Cornelison, Coldwell Banker Commercial. Mr. Cornelison's property is not a part (NAP) of the 300 West Towne Center Subdivision or proposed redevelopment. In addition to access from the public alley, the corner parcel has pedestrian access from 300 West, and vehicle access from Paxton Avenue (see Attachment H – Photographs of Alley & Abutting Property).

Finding: The applicant has requested partial closure of a public alley, which part is beyond the west edge of Mr. Cornelison's corner property located at 1154 S 300 W. Partial closure of the alley as requested will not deny sole access or required off-street parking to any owner of property adjacent to the alley.

4. The petition will not result in any property being landlocked;

Analysis: Should the partial alley closure be approved, it would be sold to the adjacent owner (i.e. the developer) at fair market value, which value is yet to be determined, and no parcel would become landlocked.

Finding: The proposed alley closure would not create any landlocked parcels.

5. The disposition of the alley property will not result in a use which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;

Analysis: The alley has not been designated for use as a future trail or some other alternative transportation system in either the Open Space Master Plan or the Central Community Master Plan. The proposed reuse of the alley and adjacent properties is for a regional commercial center, which is consistent with the Central Community Future Land Use map.

Finding: The disposition of the alley would not be contrary to any stated transportation plan or policy of the City.

6. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;

Analysis: The applicant represents the sole owner of property that is adjacent to the portion of the public alley being requested for closure. The proposed development plan intends reuse of the alley as part of a parking lot for adjacent commercial land uses on Lot 4 of the 300 West Towne Center Subdivision (see Attachment B – Preliminary Subdivision & Site Plan).

Finding: No abutting property owner intends to build a garage requiring access from the alley property.

7. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and

Analysis: The enclosed petition requests closure of the west end of a public alley, which measures approximately 275 feet long by 14 feet wide. Originally, the applicant submitted a petition to vacate the entire alley, but decided to amend the petition and proceed without the cooperation of an adjacent property owner (see Attachment E – Citizen Letter). Although the applicant has submitted a petition for partial closure, the applicant has repeatedly stated their willingness to purchase the entire length and width of the alley if that is the decision of the City. Please note that full closure of the public alley has been recommended by various departments and divisions of the City (see Attachment G – Department Comments on Closure).

Finding: The petition does not appear to comply with this standard; however the requested closure does vacate the entire width of the west end of a public alley and does not eliminate access to the adjacent property located at 1154 S 300 W.

8. The alley is not necessary for actual or potential rear access to residences or for accessory uses.

Analysis: The east end of the alley is apparently used for access and circulation for property located at 1154 South 300 West; however the west end of the alley is not necessary to access property within the proposed commercial development.

Finding: The alley portion that has been requested for closure is not necessary for actual or potential rear access to residences or for accessory uses.

Attachment A – Planned Development Narrative

Petition No's. 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development, Subdivision, and Alley Closure Published Date: February 7, 2008

January 28, 2008

Planning Commission Members
Salt Lake City
451 South State Street
SLC, Utah 84111
United States of America

Dear Members:

This letter will clarify the following: Why 300 West Towne Center is going through the Planned Development Process verses the Permitted Use Process?

First, the planned development process for Landscaping/Setbacks: Why? Under section 21A.26.070 CG General Commercial District requires each building to receive its' own setbacks and landscaping. This requirement would segregate the project into pieces and circulation would be cumbersome at best. Allowing us to go with the planned site development process will maximize the overall landscaping and parking potential, and provide a master plan incorporating all the strengths of the site. By doing this; we hope to avoid breaking each building into individual dysfunctional landscapes and parking lots, currently required by the zoning ordinance for permitted use. The current zoning ordinance is fine when dealing with smaller developments and retail establishment; but would have made this project's drive aisles confusing and complex, impeding pedestrian and automobile access. In return everyone benefits from the more interior landscaping (5% required, 40,000 sq. ft. verse 8% actual 66,500 sq. ft.), more perimeter landscaping, more green space and better circulation.

Second, the planned development process for Signage: Why? Under section 21A.46.110 Sign Regulations for Downtown Districts the city's current code allows for the amount of signs to be 7 (1 freeway sign, 3 monument signs and 3 poles signs), we will be using only 5 signs (1 freeway sign, 3 monument signs, and 1 pole sign). The current estimated allowed square feet of sign face is 2,733 sq. ft. and we will be using only 700 sq. ft. of that amount estimated. Miller Weingarten (developer), Target, and myself feel a overall signage plan (which has been previously submitted to the city) would be beneficial to the site, users, and the city by maximizing location and face square footage and limiting the number of overall signs. Since our last submittal to the planning commission the signage has been updated by adding brick and a concrete cap (colored samples will be available from Michael Maloy) further beautifying the site.

Third, the planned development process for the required Freeway Landscape Buffer: Why? Under section 21A.48.110 Freeway Scenic Landscape Setback, "Some or all of the requirements of this section may be waived by the zoning administrator (in this case zoning is making it your decision) if conformance with such will not benefit the visual appearance of the city or the general public welfare." The planning commission has the right to waive or lower this requirement if the landscape buffer is not a direct benefit to the public (visually). The site sits 35' below the I-15 corridor. The public will never see the installed landscape or benefit in any way.

Additional items:

Upgrades on Architecture, of the proposed Target and other buildings (Complementing Target's Innovative Architectural Design), will be a major upgrade from existing buildings, which are currently rundown, in need of improvement, and some even an eye-sore to the public. Target prides themselves on being a leader in unique and creative architectural design, all which will greatly benefit the public and Salt



CLC ASSOCIATES

Attachment B – Preliminary Subdivision & Site Plan

Petition No's. 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development, Subdivision, and Alley Closure Published Date: February 7, 2008

300 WEST TOWNE CENTER SUBDIVISION

PART OF LOTS 4, 5, 6, 7, 10, 17, & 18 BLOCK 24, 5 ACRE PLAT A, AND PART OF BLOCKS 4, 5, & 6 OF THE DAVIS SHARP & STRINGER'S SUBDIVISION, AND A PART OF THE SOUTH HALF OF SEC. 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH

JANUARY 2008

SURVEYOR'S STATEMENT

THIS MAP OR PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE MODEL STANDARDS OF PRACTICE ADOPTED BY LICHS IN AUGUST 1999, THE UTAH STATE CODES AND LOCAL ORDINANCES. AT THE REQUEST OF THE OWNER THIS TRACT OF LAND HAS BEEN SUBDIVIDED INTO STREETS AND LOTS HEREAFTER TO BE KNOWN AS: 300 WEST TOWNE CENTER SUBDIVISION. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS UPON COMPLETION OF THE ROAD IMPROVEMENTS. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS MAP OR PLAN SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED PRELIMINARY MAP OR PLAN.

EXECUTED THIS _____ DAY OF _____ 20__

BRAD T. MORTENSEN
PROFESSIONAL LAND SURVEYOR #271154
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.
420 E. SOUTH TEMPLE, SUITE 550
SLC, UT 84111

LEGAL DESCRIPTION RESULT OF SURVEY

ALL THAT LAND BEING PART OF LOTS 4, 5, 6, 7, 10, 17, & 18, BLOCK 24, 5-ACRE PLAT A, SALT LAKE CITY SURVEY, AND THE DAVIS SHARP & STRINGER'S SUBDIVISION, BLOCKS 4, 5, AND 6, ALSO BEING PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF LOT 1, BLOCK 6, DAVIS SHARP & STRINGER'S SUBDIVISION, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH LINE OF PAXTON AVENUE AND THE WEST LINE OF 400 WEST STREET (THIRD WEST STREET) AS DEDICATED PER THE DAVIS SHARP & STRINGER'S SUBDIVISION PLAT, RECORDED 3075-04-001-001, SAID POINT BEING N001°16'12" E 34.50 FEET, AND N89°49'12" W 34.16 FEET, FROM THE MONUMENT AT THE INTERSECTION OF PAXTON AVENUE AND 400 WEST STREET, THENCE S89°49'12" E ALONG SAID NORTH LINE OF PAXTON AVENUE 552.23 FEET, TO THE MONUMENTED WEST LINE OF THE BALDY COURT LLC AND DOROTHY J. HATCH TRUST PARCEL, AS SHOWN ON THE RECORD OF SURVEY S2006-04-028B, PREPARED BY PSOMAS, MARCH 15, 2006; THENCE N001°3'50" E 148.00 FEET ALONG SAID LINE, TO THE NORTH LINE OF A 14 FOOT PUBLIC ALLEY DEDICATED ON SAID SUBDIVISION PLAT, THENCE S89°49'12" E 228.54 FEET ALONG SAID LINE, TO THE WEST LINE OF 300 WEST STREET, MEASURED PERPENDICULAR 48.00 FEET WEST OF THE MONUMENTED LINE, THENCE N001°3'50" E ALONG SAID LINE 736.70 FEET, TO LONG STANDING CHAIN LINK FENCE ACCEPTED AS THE SOUTH LINE OF THE ONTARIO SUBDIVISION PLAT, RECORDED AUGUST 13TH, 1899, OFFICIAL RECORDS; THENCE N89°49'12" W ALONG SAID LINE 813.69 FEET, TO THE EAST LINE OF THE SLO1030/CARMOR PROPERTY; THENCE S00°09'09" W 267.91 FEET ALONG SAID LINE, TO THE SOUTH LINE OF SAID PROPERTY, AS ESTABLISHED IN A BOUNDARY LINE AGREEMENT, RECORDED AS ENTRY NO. 8385439, IN BOOK 8665, AT PAGE 2751, OFFICIAL RECORDS; THENCE N89°56'18" W ALONG SAID LINE AND THE EXTENSION OF SAID LINE 204.79 FEET, TO THE EAST LINE OF THE INTERSTATE HIGHWAY 1-15 RIGHT-OF-WAY AND NO ACCESS LINE, THENCE SOUTHEASTERLY ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: 1) S18°45'39" E 301.56 FEET, 2) S12°48'18" E 85.40 FEET, AND 3) S12°23'52" E 68.04 FEET; THENCE S89°49'12" E 66.92 FEET, THENCE S00°15'09" W 14.00 FEET, THENCE N89°49'12" W 63.78 FEET, TO THE EAST LINE OF THE INTERSTATE HIGHWAY 1-15 RIGHT-OF-WAY AND NO ACCESS LINE; THENCE SOUTHEASTERLY ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES: 1) S11°02'20" E 13.96 FEET, 2) S09°17'14" E 29.70 FEET, 3) S10°49'43" E 46.68 FEET, AND 4) S09°39'37" E 85.09 FEET, TO THE MONUMENTED LINE OF THE CLOSED PORTION OF PAXTON AVENUE WEST OF 400 WEST STREET, PER SALT LAKE CITY ORDINANCE NO. 56 OF 1988; THENCE S89°49'12" E 66.40 FEET ALONG SAID LINE, TO THE WEST LINE OF SAID PAXTON AVENUE; THENCE N001°4'18" E 34.50 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH THAT LAND BEGINNING AT A POINT ON THE SOUTH LINE OF PAXTON AVENUE 6 FEET WESTERLY OF THE NORTHWEST CORNER OF LOT 31, BLOCK 4, OF SAID DAVIS SHARP & STRINGER'S SUBDIVISION, SAID POINT BEING S89°49'12" E ALONG THE MONUMENTED LINE OF PAXTON AVENUE 161.93 FEET, AND S00°14'13" W 31.50 FEET, FROM THE MONUMENT AT THE INTERSECTION OF PAXTON AVENUE AND 400 WEST STREET, THENCE S89°49'12" E ALONG SAID SOUTH LINE 306.20 FEET TO THE MONUMENTED WEST LINE OF THE HATCH PAUL R. & DOROTHY J. TRUST PROPERTY, AS SHOWN ON A RECORD OF SURVEY S89-09-0484, PREPARED BY BUSH & GUGGEL, INC. IN JUNE 1989; THENCE S00°13'55" W 134.12 FEET, TO THE NORTH LINE OF THE 18 FOOT ALLEY OF SAID BLOCK 4; THENCE N89°49'12" W ALONG SAID LINE 217.43 FEET; THENCE S00°11'06" W 16.00 FEET, TO THE SOUTH LINE OF SAID ALLEY; THENCE N89°49'12" W ALONG SAID SOUTH LINE 88.80 FEET, TO THE CENTERLINE OF A 12 FOOT ALLEY OF SAID BLOCK 4; THENCE N001°4'13" E ALONG SAID CENTERLINE 150.09 FEET, TO THE POINT OF BEGINNING.

CONTAINS 18.30 ACRES, MORE OR LESS.

OWNER'S DEDICATION

THE UNDERSIGNED, BEING THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THIS PLAN TO SALT LAKE CITY CORPORATION. THE UNDERSIGNED HEREBY WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR ENCUMBRANCES ON THE DEDICATED STREETS AND EASEMENTS.

IN WITNESS WHEREOF _____ HAVE/HAS HERETO SET
THIS _____ DAY OF _____ A.D., 20__

CORPORATE ACKNOWLEDGMENT

STATE OF _____ S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D., 20__, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT _____ IS THE _____ OF _____ AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID _____ AND THE SAID _____ EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING IN _____ COUNTY,
MY COMMISSION EXPIRES: _____

300 WEST TOWNE CENTER SUBDIVISION

PART OF LOTS 4, 5, 6, 7, 10, 17, & 18 BLOCK 24, 5 ACRE PLAT A, AND PART OF BLOCKS 4, 5, & 6 OF THE DAVIS SHARP & STRINGER'S SUBDIVISION, AND A PART OF THE SOUTH HALF OF SEC. 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH

JANUARY 2008

SHEET 1 OF 1

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE & SUBDIVIDE THE PROPERTY INTO SEVEN COMMERCIAL LOTS AND TO VACATE A 14 FOOT WIDE ALLEY. THIS PLAN IS BASED UPON A SURVEY PERFORMED BY CLC ASSOCIATES BETWEEN THE DATES OF 8-03-07 TO 8-27-07 WITH ADDITIONAL WORK PERFORMED 11-02-07. A RECORD OF SURVEY OF SAID SURVEY WILL BE RECORDED AT THE COUNTY SURVEYORS OFFICE.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE, AS DETERMINED BETWEEN THE FOLLOWING THREE NGS HARN STATIONS:

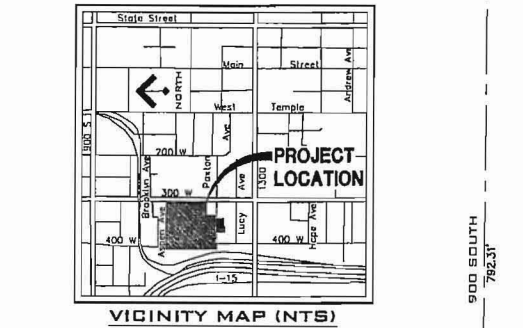
"RED BUTTE CORS ARP" (PID: AF9833), ADJUSTED BY NGS IN MARCH 2002, "LAKE MOUNTAIN GPS BASE STATION ARP" (PID: A15835), ADJUSTED BY NGS IN JUNE 2000, AND "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: A15938), ADJUSTED BY NGS IN JUNE 2000.

THE BASIS OF BEARING MAY BE DETERMINED LOCALLY BY THE MONUMENTATION LINE OF 300 WEST, SHOWN HEREON AS N001°3'50"E.

NOTES

1. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE, MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999792193 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.

1. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE, MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999792193 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.



LINE TABLE

| LINE | BEARING | LENGTH |
|------|--------------|--------|
| L1 | S89°49'12" E | 48.87 |
| L2 | S00°13'55" W | 14.00 |
| L3 | N89°49'12" W | 63.78 |
| L4 | S11°02'20" E | 13.96 |
| L5 | S09°17'14" E | 29.70 |
| L6 | S10°49'43" E | 46.68 |
| L7 | S09°39'37" E | 85.09 |
| L8 | N001°4'13" E | 150.09 |
| L9 | N89°49'12" W | 88.80 |
| L10 | N001°4'18" E | 34.50 |
| L11 | S18°45'39" E | 301.56 |
| L12 | N001°4'13" E | 85.04 |
| L13 | S00°15'09" W | 14.00 |
| L14 | S12°48'18" E | 85.40 |
| L15 | N89°49'12" W | 66.92 |
| L16 | S89°49'12" E | 66.92 |
| L17 | S00°13'55" W | 14.00 |
| L18 | S89°49'12" E | 24.62 |
| L19 | S89°49'12" E | 60.21 |
| L20 | S89°49'12" E | 34.67 |

CLC ASSOCIATES

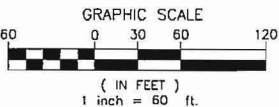
420 EAST SOUTH TEMPLE
SUITE 550
SALT LAKE CITY
UTAH 84111
P 801 363 8608
F 801 363 8604
CLC@SLC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

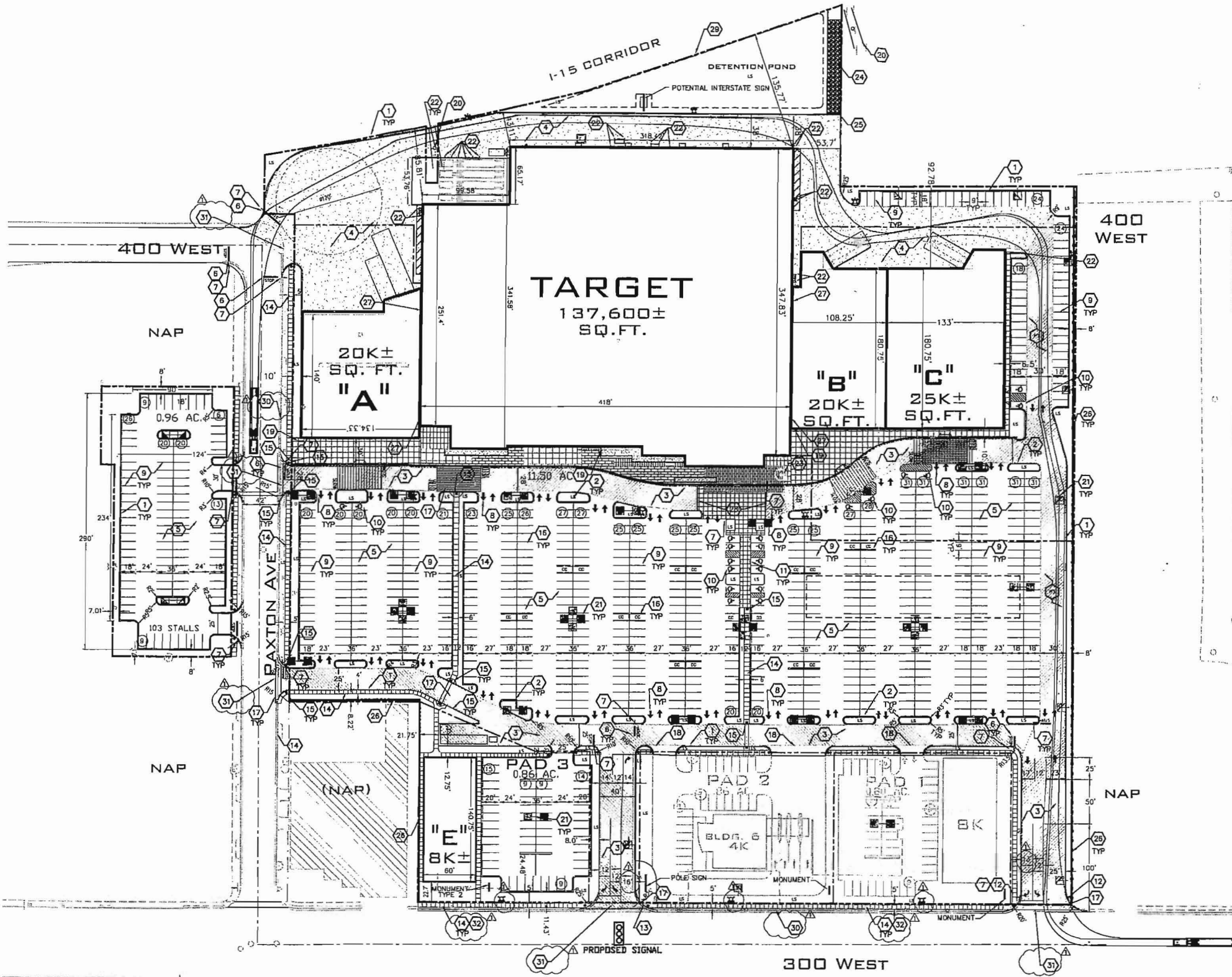
PROJECT NO. 01-17-08
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|-------|---------|-----------|--------|---------|
| C1 | 68.44' | 6°40'27" | 7.75' | 3.88' |
| C2 | 178.44' | 8°40'56" | 14.78' | 7.38' |
| C3 | 119.04' | 10°32'10" | 13.36' | 6.82' |
| C4 | 178.04' | 10°32'10" | 13.32' | 6.82' |
| C5 | 180.00' | 8°30'13" | 24.68' | 12.36' |



| | | | | | | | |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET _____</p> <p>OF _____ SHEETS</p> | <p>DEPT. OF PUBLIC UTILITIES</p> <p>APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____ A.D., 20__</p> <p>SALT LAKE CITY DEPT. OF PUBLIC UTILITIES</p> | <p>CITY PLANNING DIRECTOR</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.</p> <p>APPROVED THIS _____ DAY OF _____ A.D., 20__ BY THE SALT LAKE CITY PLANNING COMMISSION.</p> <p>PLANNING DIRECTOR _____ DATE _____</p> | <p>SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p>APPROVED THIS _____ DAY OF _____ A.D., 20__</p> <p>DIRECTOR SALT LAKE VALLEY HEALTH DEPT. _____</p> | <p>CITY APPROVAL</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20__</p> <p>SALT LAKE CITY ATTORNEY _____</p> | <p>CITY APPROVAL</p> <p>PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ A.D., 20__ AND IT IS HEREBY APPROVED.</p> <p>SALT LAKE CITY MAYOR _____</p> <p>SALT LAKE CITY RECORDER _____</p> | <p>RECORDED #</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE _____ TIME _____ BOOK _____ PAGE _____</p> <p>FEES \$ _____</p> <p>SALT LAKE COUNTY RECORDER _____</p> | <p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET _____</p> <p>OF _____ SHEETS</p> |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|

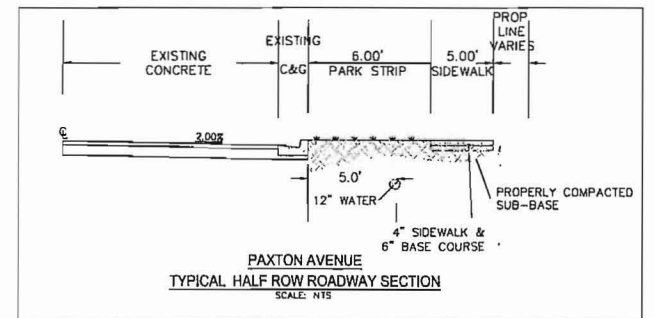


CONSTRUCTION NOTES

- 1 CONSTRUCT CURB AND GUTTER (TYP) ONSITE. RE: SHEET C4.90, DETAIL A.
- 2 CONSTRUCT LANDSCAPED ISLAND WITH 6-INCH CURB AND 1-FOOT GUTTER.
- 3 CONSTRUCT HEAVY DUTY ASPHALT CONCRETE PAVEMENT. RE: SHEET C4.90, DETAIL D.
- 4 CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT. RE: SHEET C4.90, DETAIL D.
- 5 CONSTRUCT STANDARD DUTY ASPHALT CONCRETE PAVEMENT. RE: SHEET C4.90, DETAIL D.
- 6 INSTALL STOP BAR AND LEGEND TYPICAL. RE: SHEET C3.90, DETAIL F.
- 7 INSTALL STOP SIGN. RE: SHEET C3.90, DETAIL B.
- 8 PAINTED DIRECTIONAL ARROWS AS SHOWN, TYPICAL EACH DRIVE AISLE OR AS SHOWN. RE: SHEET 3.90, DETAIL C.
- 9 PAINT 90° PARKING LOT STRIPING AS SHOWN SYSL/4". RE: SHEET C3.92, DETAIL A.
- 10 CONSTRUCT HANDICAP ACCESSIBLE PARKING SPACE TYPICAL. RE: SHEET C3.92, DETAIL A.
- 11 INSTALL HANDICAP PARKING SIGN. RE: SHEET C3.91, DETAIL E.
- 12 INSTALL "TRUCK ENTRANCE" SIGN. RE: SHEET C3.91, DETAIL E.
- 13 INSTALL "NO TRUCKS" SIGN. RE: SHEET C3.91, DETAIL E.
- 14 CONSTRUCT CONCRETE SIDEWALK AT WIDTH SHOWN.
- 15 CONSTRUCT PEDESTRIAN RAMP.
- 16 INSTALL CART CORRAL. RE: SHEET C3.90, DETAIL D.
- 17 PEDESTRIAN CROSSWALK WITH PAINTED 4-INCH WIDE YELLOW STRIPING PERPENDICULAR TO DIRECTION OF TRAFFIC. RE: SHEET C3.91, DETAIL F.
- 18 INSTALL TEMPORARY ASPHALT CURB. RE: SHEET C4.90, DETAIL A.
- 19 FURNISH AND INSTALL BICYCLE RACK (BY TARGET). RE: SHEET C3.91, DETAIL A.
- 20 EXISTING BILLBOARD SIGN (PRESERVE AND PROTECT).
- 21 INSTALL PARKING LOT LIGHT. RE: SHEET C3.90, DETAIL E.
- 22 INSTALL PIPE BOLLARD. RE: SHEET C3.90, DETAIL A.
- 23 TARGET BULLSEYE PATTERN. RE: SHEET C3.91, DETAIL D.
- 24 GRAVEL MAINTENANCE ACCESS ROAD W/9 INCH MINIMUM THICKNESS OF BASECOURSE MATERIAL.
- 25 CURB CUT FOR MAINTENANCE ACCESS.
- 26 INSTALL PRIVACY FENCE.
- 27 9-INCH TOTAL BUILDING SEPARATION AND MINIMUM 2-INCH SEPARATION.
- 28 INSTALL GROOVING PER TARGET STANDARDS. RE: SHEET C3.92, DETAIL F.
- 29 EXISTING FENCE TO REMAIN (PRESERVE & PROTECT).
- 30 NO PARKING SIGNS AND RED PAINTED CURB SHALL BE INSTALLED ON THE SAME SIDE OF STREET AS FIRE HYDRANTS.
- 31 CONSTRUCT DRIVEWAY APPROACH. RE: SHEET C3.93 DETAIL A.
- 32 INSTALL PAVERS CONCRETE IN PARK STRIP.

LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED BUILDING FOOTPRINT
- (15) PROPOSED 18" CURB AND GUTTER
- (15) PROPOSED PARKING SPACE COUNT
- [Hatched] HEAVY DUTY ASPHALT CONCRETE PAVEMENT
- [Dotted] HEAVY DUTY CONCRETE PAVEMENT
- [Horizontal Lines] STANDARD DUTY ASPHALT PAVEMENT
- [Grid] CONCRETE PAVEMENT WALK



| SITE DATA | |
|-----------------------|------------------|
| PERIMETER LANDSCAPING | 19,500 S.F. (3%) |
| INTERIOR LANDSCAPING | 67,500 S.F. (8%) |
| % TOTAL LANDSCAPING | 11% |
| RETAIL SF | 202,600 S.F. |
| BICYCLE STALLS | 12 |
| TOTAL PARKING | 849 |
| RATIO | 4.19/1,000 S.F. |

- PAINT STRIPING LEGEND**
- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
 - SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
 - DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
 - SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
 - SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
 - SWSL/12" - SINGLE WHITE SOLID LINE / 12" WIDE



CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.

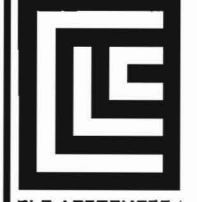
BLUE STAKES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.com

Dig Safely.



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



CLC ASSOCIATES
430 EAST SOUTH TEMPLE
SUITE 300
SALT LAKE CITY
UTAH 84111
P 801 383 5405
F 801 383 3004
CLC@CLC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT PLANS FOR
300 WEST TOWNE CENTER
1120 SOUTH 300 WEST
SALT LAKE CITY, UTAH



PREPARED UNDER THE DIRECT SUPERVISION OF
GLEN S. BUCHANAN, P.E.
UTAH REGISTRATION NO. 914834-4 FOR AND ON BEHALF OF CLC ASSOCIATES

DESCRIPTION
PRELIMINARY PLANS
CITY SUBMITTAL
CONSTRUCTION DOCUMENTS
DRY COMMENTS

DATE
09/14/07
09/18/07
10/26/07
12/10/07

PROJECT #: 07-0140
DRAWN BY: APB
DESIGNED BY: GSB
CHECKED BY: SUU

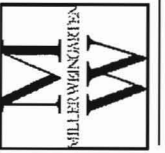
SITE PLAN



CLC ASSOCIATES
420 EAST SOUTH TEMPLE
SUITE 250
SALT LAKE CITY
UTAH 84111
P: 801 383 8605
F: 801 383 9824
CLC@CLC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT PLANS FOR
300 WEST TOWNE CENTER
1120 SOUTH 300 WEST
SALT LAKE CITY, UTAH



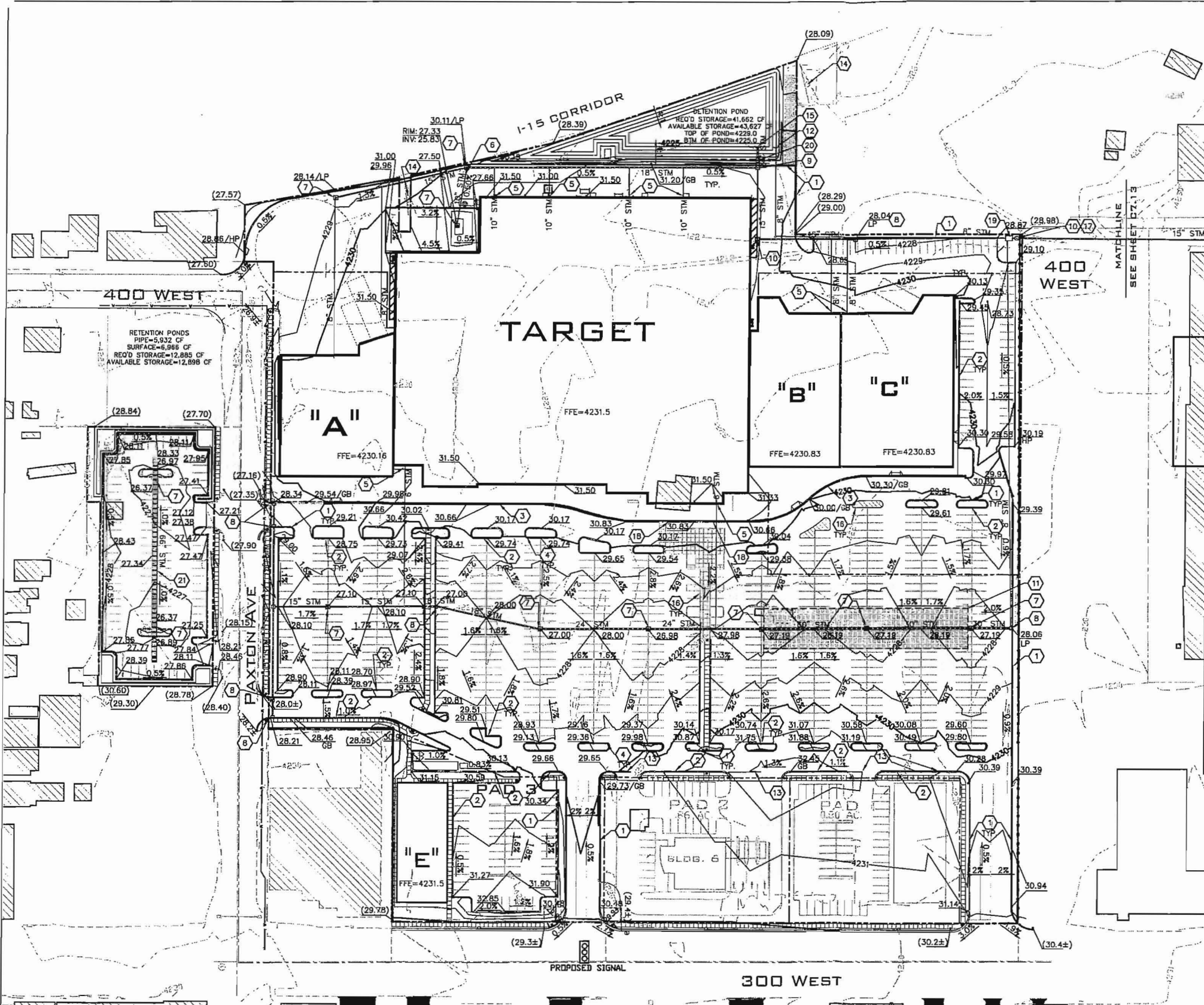
PREPARED UNDER THE
DIRECT SUPERVISION OF
G. S. BUCHANAN, P.E.
UTAH REGISTRATION NO.
S148344 AND D.D.
ON BEHALF OF CLC ASSOCIATES

DESCRIPTION
PRELIMINARY PLANS
CITY SUBMITTAL
CONSTRUCTION DOCUMENTS
CITY COMMENTS

DATE
07/14/07
09/18/07
10/26/07
12/10/07

PROJECT #: 07-0140
DRAWN BY: APB
DESIGNED BY: GSB
CHECKED BY: SBU

GRADING PLAN



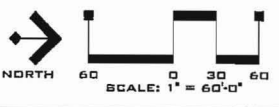
CONSTRUCTION NOTES

- 1) CONSTRUCT CONCRETE CURB AND CATCH TYPE GUTTER. RE: SHEET C4.90, DETAIL A.
- 2) CONSTRUCT CONCRETE CURB AND SPILL TYPE GUTTER. RE: SHEET C4.90, DETAIL A.
- 3) CONSTRUCT CONCRETE ROLLED CURB & WALK. RE: SHEET C4.90, DETAIL C.
- 4) CONSTRUCT TRANSITION FROM SPILL TO CATCH GUTTER BETWEEN NEAREST SPOT ELEVATIONS.
- 5) INSTALL ROOFDRAIN TO WITHIN 5 FEET OF BUILDING. CONSTRUCT PIPE PER PLAN AT 1.0% MIN. GRADE.
- 6) INSTALL 10-INCH PVC TRUCKWELL DRAIN INLET AND PIPE AT 0.5% MIN. GRADE. RE: ARCHITECTURAL PLANS.
- 7) FURNISH AND INSTALL PROPOSED STORM DRAIN CATCH BASIN. RE: SHEET C4.91, DETAIL B & DETAIL D.
- 8) FURNISH AND INSTALL PROPOSED STORM DRAIN CURB INLET BOX. RE: SHEET C4.91, DETAIL A.
- 9) FURNISH AND INSTALL PROPOSED STORM DRAIN COMBO BOX. RE: SHEET C4.91, DETAIL C.
- 10) FURNISH AND INSTALL PROPOSED 4' STORM DRAIN MANHOLE. RE: SHEET C4.91, DETAIL D.
- 11) CONSTRUCT UNDERGROUND CONTECH STORMWATER RETENTION MANHOLE (BASIN A). REQUIRED STORAGE: 35,038 C.F., ACTUAL DETENTION 35,186 C.F. WITH 7 RUN OF 5.5" PIPE @ 198 FEET EACH. CONTRACTOR MUST PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL OF ALTERNATIVE SYSTEM. SYSTEM TO BE WATER TIGHT. CONTRACTOR TO USE HUGER BANDS WITH RING GASKETS AND RODS AND LUGS. CONTACT SUPPLIER FOR DETAILS.
- 12) INSTALL 8" FLARED END SECTION WITH TRASH GRATE. RE: SHEET C4.90, DETAIL B.
- 13) PROPOSED TEMPORARY CURB. RE: SHEET C4.90, DETAIL A.
- 14) EXISTING BILLBOARD SIGN POLE TO REMAIN (PRESERVE & PROTECT)
- 15) INSTALL 24" FLARED END SECTION WITH CHILD PROOF GRATE. RE: SHEET C4.90, DETAIL B.
- 16) THE MAXIMUM SLOPE OF THE HANDICAPPED PARKING STALLS AND STRIPED AREAS SHALL BE 2.0% PER A.N.S.I. STANDARD 502.5.
- 17) INSTALL BMP STORMWATER TREATMENT SYSTEM. RE: SHEET C4.92, DETAIL A.
- 18) FLUSH CURB AT SIDEWALK. RE: SHEET C3.92, DETAIL D.
- 19) INSTALL DUEL IN SERIES, SUBMERSIBLE WASTEWATER PUMPS WITH BACKUP POWER. RE: SHEET C4.93, DETAIL A.
INSTALL 6 FOOT WIDE, 8 FOOT LONG SD BOX WITH 3 FOOT BY 5 FOOT ACCESSIBLE HATCH (WITH LOCK). INSTALL AUTOMATIC TRANSFER SWITCH. PUMPS TO BE 24 INCH ON CENTER.
- 20) INSTALL BMP STORMWATER TREATMENT SYSTEM. RE: SHEET C4.92, DETAIL B.
- 21) CONSTRUCT UNDERGROUND STORMWATER RETENTION MANHOLE. REQUIRED STORAGE: 5,855 C.F., ACTUAL DETENTION 5,888 C.F. WITH 1 RUN OF 5.5" PIPE @ 236 FEET. CONTRACTOR MUST PROVIDE SHOP DRAWINGS FOR ENGINEER'S APPROVAL OF ALTERNATIVE SYSTEM. SYSTEM TO BE WATER TIGHT. CONTRACTOR TO USE HUGER BANDS WITH RING GASKETS AND RODS AND LUGS. CONTACT SUPPLIER FOR DETAILS.

LEGEND

- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN & CURB INLET
- HEAVY DUTY ASPHALT CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT CONCRETE PAVEMENT
- HP, LP, GB HIGH POINT, LOW POINT, GRADE BREAK
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED UNDER GROUND DETENTION
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED CURB AND GUTTER
- SPILL CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK

NOTE: ALL SPOT ELEV. ARE TO FLOW LINE UNLESS OTHERWISE NOTED.



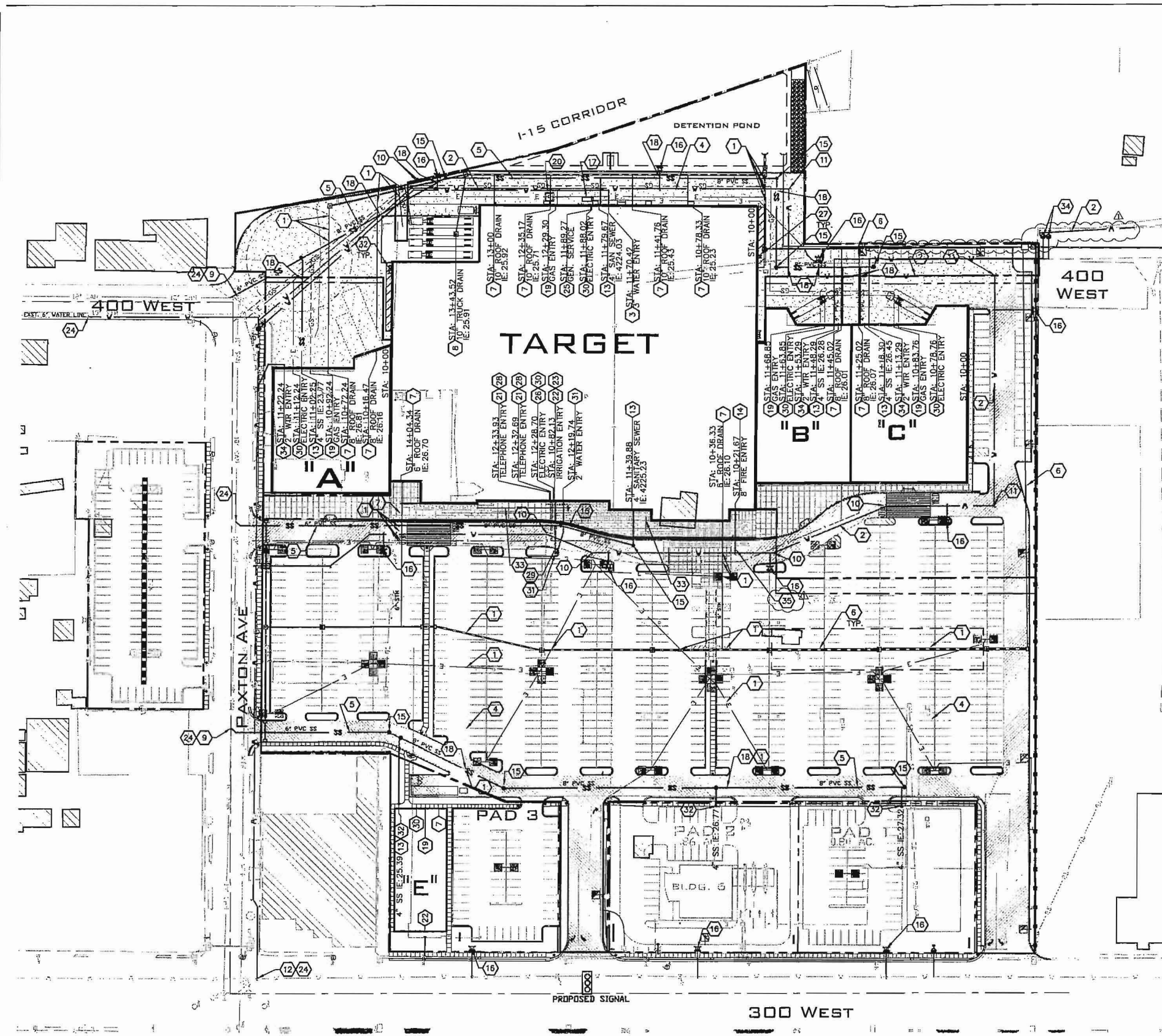
CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.

BEFORE YOU DIG, CALL 811. BE BE STAKES OF UTAH. Utility Notification Center, Inc. 1-800-662-4111

Dig Safely. Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



CONSTRUCTION NOTES

- 1 CAUTION!! UTILITY CROSSING. VERIFY INVERTS PRIOR TO CONSTRUCTION.
- 2 INSTALL 8" C-900 PVC WATER LINE.
- 3 INSTALL 3" DOMESTIC WATERLINE ENTRY WITH 2" METER PER SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF SALT LAKE PUBLIC WORKS DEPARTMENT.
- 4 INSTALL 6" PVC WATER LINE.
- 5 SEWER LATERAL TYPICAL (PRIVATE), RE: SHEETS CB.10--CB.13.
- 6 INSTALL STORM DRAIN PIPE, RE: C7.10--C7.17.
- 7 INSTALL ROOF DRAIN STORM SEWER CONNECTION. INVERT @ 5' FROM BUILDING.
- 8 INSTALL 10" TRUCK DRAIN STORM SEWER CONNECTION.
- 9 CONNECT TO EXISTING SEWER LINE. RE: SHEET C6.92, DETAIL A.
- 10 INSTALL 45° WATER BEND WITH THRUST BLOCK. RE: SHEET C6.90, DETAIL C.
- 11 INSTALL 90° WATER BEND WITH THRUST BLOCK. RE: SHEET 6.90, DETAIL C.
- 12 CONNECT TO EXISTING WATERLINE. CONTRACTOR TO CONTACT & COORDINATE WITH SALT LAKE PUBLIC UTILITIES.
- 13 INSTALL 4" SEWER LATERAL.
- 14 FIRE DEPARTMENT CONNECTION.
- 15 INSTALL 4" SANITARY SEWER MANHOLE. RE: SHEET C6.90 DETAIL D.
- 16 INSTALL FIRE HYDRANT ASSEMBLY COMPLETE. SHEET C6.90 DETAIL B.
- 17 PROPOSED BACKUP GENERATOR.
- 18 WATER/SANITARY SEWER CROSSING. MAINTAIN 18-INCH MIN. VERTICAL SEPARATION.
- 19 GAS ENTRY WITH GAS METER. CONTRACTOR RESPONSIBLE FOR INSTALLING PIPE BOLLARD PROTECTION AT METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYING OF INDIVIDUAL METER.
- 20 PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- 21 CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE TELEPHONE COMPANY FOR THE INSTALLATION OF THE TELEPHONE LINES.
- 22 2" DOMESTIC WATERLINE ENTRY WITH MASTER METER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, ETC., WHICH MAY BE REQUIRED.
- 23 2" WATER ENTRY FOR IRRIGATION.
- 24 CONNECT TO EXISTING UTILITIES.
- 25 GENERATOR SERVICE. RE: ARCH PLANS.
- 26 INSTALL 2" PVC FOR SITE LIGHTING OF BRANCH CIRCUITS.
- 27 BOLLARDS AT PAVED AREAS ONLY BY TARGET.
- 28 TELEPHONE SERVICE ENTRANCE. INSTALL 4" PVC LINE.
- 29 INSTALL 1-1" PVC CONDUIT & PULL ROPES PER UTILITY COMPANY REQUIREMENTS.
- 30 ELECTRICAL ENTRY. RE: ARCH PLANS. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY FOR INSTALLATION.
- 31 2" PVC FOR SITE LIGHTING OF BRANCH CIRCUITS.
- 32 SEE CONTRACTOR GENERAL NOTES BELOW.
- 33 PROPOSED 5" PVC SLEEVE BETWEEN PLANTERS.
- 34 2" DOMESTIC WATERLINE ENTRY WITH 1" METER PER SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH SALT LAKE PUBLIC WORKS DEPARTMENT.
- 35 INSTALL POST INDICATOR VALVE (PIV) PER SALT LAKE PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS. (PIV) TO BE PLACED 30 FEET AWAY FROM THE BUILDING.

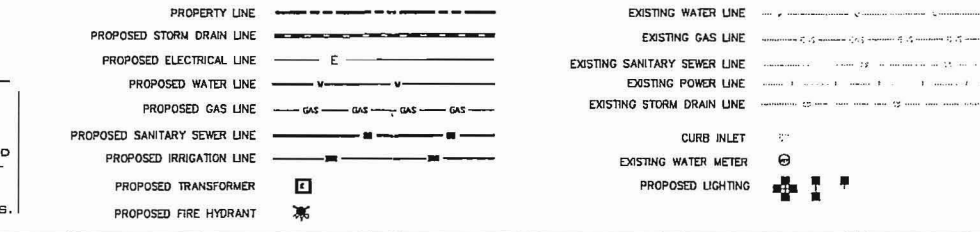
CONTRACTOR GENERAL NOTES:

ALL EXISTING SANITARY SEWER LATERALS ARE TO BE KILLED PER SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS.

ALL EXISTING WATER SERVICES ARE TO BE KILLED PER SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. EXISTING WATER SERVICES CAN ONLY BE USED IF LOCATION AND SIZE MEET PUBLIC UTILITIES SPECIFICATIONS--USE MUST BE REQUESTED IN WRITING.

NO SANITARY SEWER LATERALS ARE ALLOWED UNTIL BUILDING PAD IS INSTALLED.

LEGEND



CAUTION: NOTICE TO CONTRACTOR

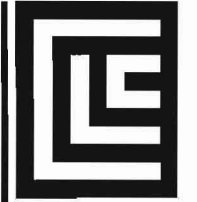
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.

BLUE STATES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
www.811utah.com

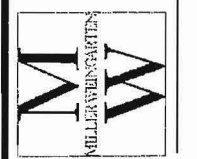
811
Know what's below.
Call before you dig.



CLC ASSOCIATES
SUITE 300
SALT LAKE CITY
UTAH 84111
P 801 383 9605
F 801 383 9604
CLCAGGDC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

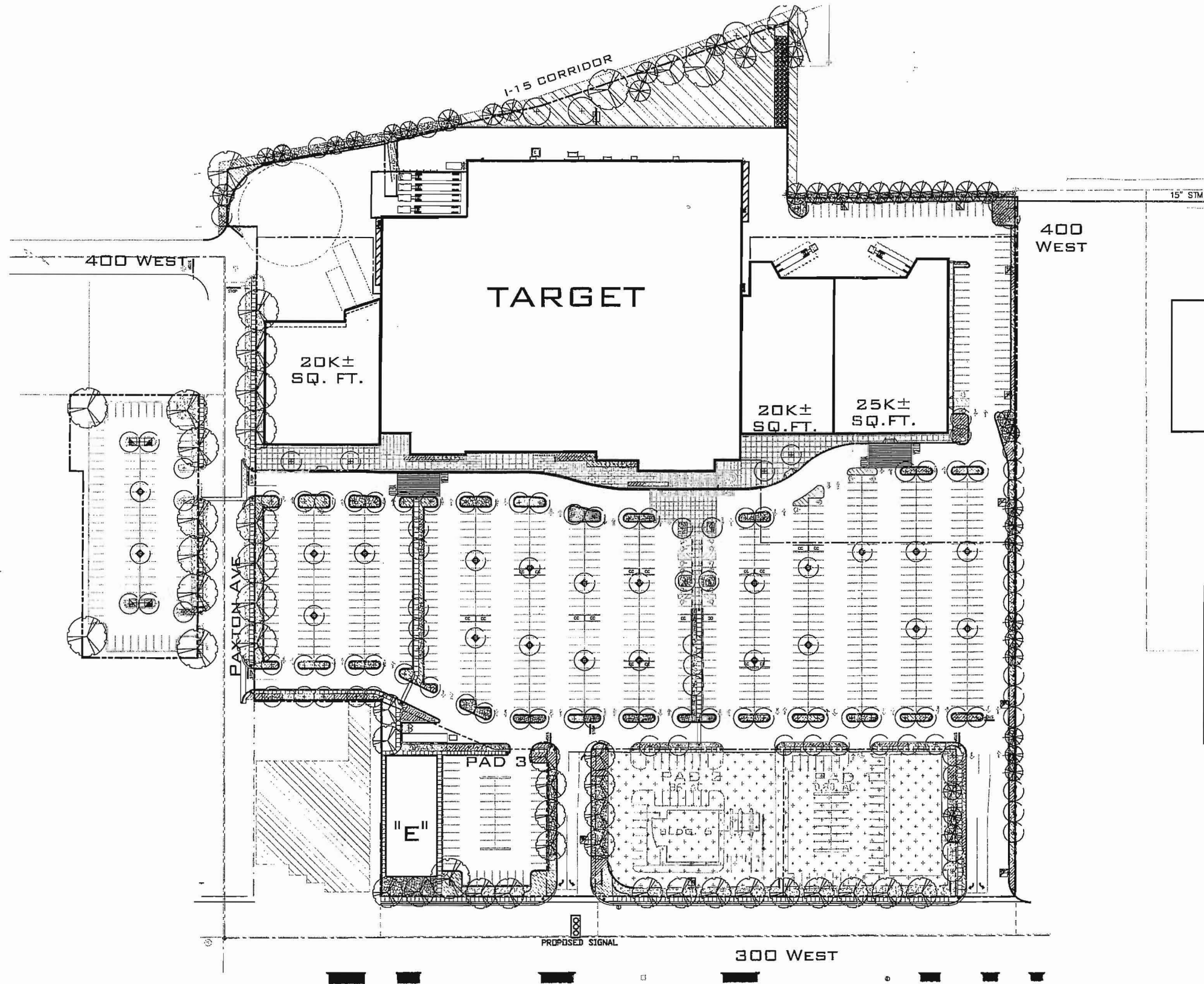
SITE DEVELOPMENT PLANS FOR
300 WEST TOWNE CENTER
1120 SOUTH 300 WEST
SALT LAKE CITY, UTAH



PREPARED UNDER THE DIRECT SUPERVISION OF
GLENN S. BUCHANAN, P.E.
UTAH REGISTRATION NO. 48344 FOR AND ON BEHALF OF CLC ASSOCIATES

| | |
|----------|------------------------|
| DATE | DESCRIPTION |
| 09/14/07 | PRELIMINARY PLANS |
| 09/18/07 | CITY SUBMITTAL |
| 10/26/07 | CONSTRUCTION DOCUMENTS |
| 12/10/07 | CITY COMMENTS |

PROJECT #: 07-0140
DRAWN BY: APS
DESIGNED BY: SSB
CHECKED BY: SUC



PLANT LIST

| QUAN. | SYM. | COMMON/BOTANICAL NAME | INSTALLED SIZE | REMARKS |
|----------------------------------|------|--------------------------------------------------------------------------|--------------------------|------------------------------------------|
| SHADE / STREET TREES | | | | |
| CK | | CRIMSON KING MAPLE <i>Acer platanoides 'Crimson King'</i> | 2" CAL. SINGLE TRUNK | FULL CROWN, B&B, STAKED SPECIMEN QUALITY |
| PS | | PACIFIC SUNSET <i>Acer frax. X acer plat. 'Warrenred'</i> | 2" CAL. SINGLE TRUNK | FULL CROWN, B&B, STAKED SPECIMEN QUALITY |
| LP | | LONDON PLANE TREE <i>Platanus acerifolia 'Bloodgood'</i> | 2" CAL. SINGLE TRUNK | FULL CROWN, B&B, STAKED SPECIMEN QUALITY |
| LE | | CHINESE LACEBARK ELM <i>Ulmus parvifolia</i> | 2" CAL. SINGLE TRUNK | FULL CROWN, B&B, STAKED SPECIMEN QUALITY |
| PA | | PATMORE ASH <i>Fraxinus pennsylvanica 'Patmore'</i> | 2" CAL. SINGLE TRUNK | FULL CROWN, B&B, STAKED SPECIMEN QUALITY |
| ORNAMENTAL / NATIVE TREES | | | | |
| CF | | CALLEY FLOWERING PEAR <i>Prunus californica 'Redspire'</i> | 1 1/2" CAL. SINGLE TRUNK | STRAIGHT TRUNK, B&B |
| CC | | CHOCHECHERRY <i>Prunus virginiana 'Canada Red'</i> | 1 3/4" CAL. SINGLE TRUNK | STRAIGHT TRUNK, B&B |
| AM | | AMUR MAPLE <i>Acer ginnale 'Flame'</i> | #15 SINGLE TRUNK | STRAIGHT TRUNK, B&B |
| LT | | LAVENDER TWIST REDEUD <i>Cercis canadensis 'Lavender Twist'</i> | 1 3/4" CAL. SINGLE TRUNK | STRAIGHT TRUNK, B&B |
| EVERGREEN TREES | | | | |
| WF | | WHITE FIR <i>Abies concolor</i> | 10' HT. (min) | FULL FORM, B&B, STAKED SPECIMEN QUALITY |
| HP | | HIMALAYAN WHITE PINE <i>Pinus waltoniana</i> | 10' HT. (min) | FULL FORM, B&B, STAKED SPECIMEN QUALITY |
| BP | | BOSNIAN PINE <i>Pinus leucodermis 'Heldreichii'</i> | 7' HT. | FULL FORM, B&B, STAKED SPECIMEN QUALITY |
| CS | | COLLIMNER COLORADO SPRUCE <i>Picea pungens fastigata glauca</i> | 8' HT. (min) | FULL FORM, B&B, STAKED SPECIMEN QUALITY |
| AC | | BLUE ATLAS CEDAR <i>Cedrus atlantica glauca fastigata</i> | 10' HT. | FULL FORM, B&B, STAKED SPECIMEN QUALITY |
| DECIDUOUS SHRUBS | | | | |
| CP | | CRIMSON PIGMY BARBERRY <i>Berberis thunbergii 'Crimson Pigmy'</i> | 5 GAL. 24"-36" HT. | SPACING 36" O.C. 5 CANES MIN. |
| CS | | LIMEMOUND SPIREA <i>Spiraea japonica 'Limemound'</i> | 5 GAL. 30"-36" HT. | SPACING 36" O.C. 5 CANES MIN. |
| KO | | CORAL BEAUTY COTONEASTER <i>Cotoneaster dammeri 'C. Beauty'</i> | 5 GAL. 30"-36" HT. | SPACING 36" O.C. 5 CANES MIN. |
| BS | | BLUE MIST SPIREA <i>Corydalis x elm. 'Longwood Blue'</i> | #3 24"-36" HT. | SPACING 30" O.C. 5 CANES MIN. |
| KD | | KELSEY DOGWOOD <i>Cornus oerea 'Kelsey'</i> | 5 GAL. 18"-24" HT. | SPACING 24" O.C. 5 CANES MIN. |
| FP | | FRASER'S PHOTINIA <i>Photinia fraseri</i> | #3 24"-30" HT. | SPACING 24" O.C. 5 CANES MIN. |
| DC | | DYNAMITE GRAPE MYRTLE <i>Lagerstroemia indica 'Whit II'</i> | #3 24"-30" HT. | SPACING 24" O.C. 5 CANES MIN. |
| EVERGREEN SHRUBS | | | | |
| MP | | MUGO PINE <i>Pinus mugo 'Slowmound'</i> | 3 GAL. 18"-24" SPREAD | SPACING 48" O.C. 5 CANES MIN. |
| AJ | | YOUNGSTOWN ANDORRA JUNIPER <i>Juniperus horizontalis 'Youngstown'</i> | 5 GAL. 18"-24" SPREAD | SPACING 48" O.C. 5 CANES MIN. |
| OL | | OTTO LUYKEN LAUREL <i>Prunus laurocerasus 'Otto Luykens'</i> | 5 GAL. 18"-24" SPREAD | SPACING 48" O.C. 5 CANES MIN. |
| GRASSES/ACCENTS | | | | |
| BF | | BOULDER BLUE FESCUE <i>Fest. ovina glauca 'Boulder Blue'</i> | #3 | SPACING 24" O.C. |
| ID | | SHENANDOAH SWITCH GRASS <i>Panicum virgatum 'Shenandoah'</i> | #3 | SPACING 24" O.C. |
| FG | | HEAVY METAL SWITCH GRASS <i>Panicum virgatum 'Heavy Metal'</i> | #3 | SPACING 24" O.C. |
| LB | | LITTLE BUNNY FOUNTAIN GRASS <i>Penn. spycouridae 'Little Bunny'</i> | #1 | SPACING 24" O.C. |
| RG | | COLOR GUARD YUCCA <i>Yucca filamentosa 'Color Guard'</i> | #1 | SPACING 24" O.C. |
| HM | | IVORY TOWER YUCCA <i>Yucca filamentosa 'Ivory Tower'</i> | #1 | SPACING 60" O.C. |
| PERENNIAL MIX | | | | |
| | | | FLATS | SPACING 18" O.C. |

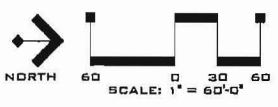
TO INCLUDE THE FOLLOWING:
LUXURIANT BLEEDING HEART, BLACK EYED SUSAN, CREME BRULEE COREOPSIS, CARADONNA SALVA, SONORAN SUNSET HYSSOP, BROOKSIDE GERANIUM, AND SILVER PRINCESS SHASTA DAISY.

*TYPICAL PERENNIAL PLANTING TO MIX VARIETIES TOGETHER. PLANT IN A "RIPPLE EFFECT" PATTERN, WITH THE CENTER OF THE PLANTING SHOWCASING THE TALLER SPECIES AND WORKING OUTWARD WITH SMALLER SPECIES.

| DROUGHT TOLERANT TURF | |
|----------------------------------------------------------------------------------------------------|-------------------|
| BIO-BLUE - BIOGRASS SOD FARM - 1.800.795.3236 | |
| 4" MINUS WASHED COBBLE STONE | |
| NON-IRRIGATED TEMPORARY SEED MIX - BIO NATIVE NATIVE SEED MIX - BIOGRASS SOD FARM - 1.800.795.3236 | |
| SEED MIX (non-irrigated) | |
| CANADA WILDRYE | 2.7 PLS LBS/ACRE |
| INDIAN RICEGRASS | 5.4 PLS LBS/ACRE |
| SLENDER WHEATGRASS | 4.0 PLS LBS/ACRE |
| STREAMBANK WHEATGRASS | 5.4 PLS LBS/ACRE |
| RUBBER RABBITBRUSH | .45 PLS LBS/ACRE |
| WYOMING BIG SAGEBRUSH | 0.05 PLS LBS/ACRE |
| | 18 PLS LBS/ACRE |

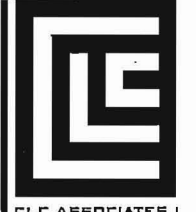
EDGERS
6" x 6" EXTRUDED CONCRETE EDGER
TEMPORARY STEEL HEADER

| SITE DATA | |
|-----------------------|------------------|
| PERIMETER LANDSCAPING | 19,500 S.F. (3%) |
| INTERIOR LANDSCAPING | 67,500 S.F. (8%) |
| % TOTAL LANDSCAPING | 11% |
| RETAIL SF | 202,600 S.F. |
| BICYCLE STALLS | 8 |
| TOTAL PARKING | 851 |
| RATIO | 4.20/1,000 S.F. |



CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
811
Dig Safety.

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CLC ASSOCIATES
420 EAST SOUTH TEMPLE
SUITE 350
SALT LAKE CITY
UTAH 84111
P. 801.363.5605
F. 801.363.5604
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT CONSTRUCTION PLANS FOR
TARGET.
1120 SOUTH 300 WEST
SALT LAKE CITY, UTAH



PREPARED UNDER THE DIRECT SUPERVISION OF CHAD D. NIELSON, A.B.S., UTAH REGISTRATION NO. 488770 FOR AND ON BEHALF OF CLC ASSOCIATES

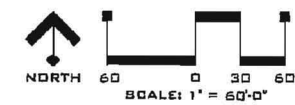
DATE: 08/30/07
DESCRIPTION: PRELIMINARY PLANS
LANDSCAPE PLAN

PROJECT #: 07-0140
DRAWN BY: BAA
DESIGNED BY: BAA
CHECKED BY: CON



**300 WEST TARGET
SALT LAKE CITY, UTAH**

SITE PLAN



CLD ASSOCIATES
420 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84111
P 801 363 5606
F 801 363 5604
WWW.CLDASSOCIATES.COM





SALT LAKE CITY, UT.

Target Store Design

30 August 2007

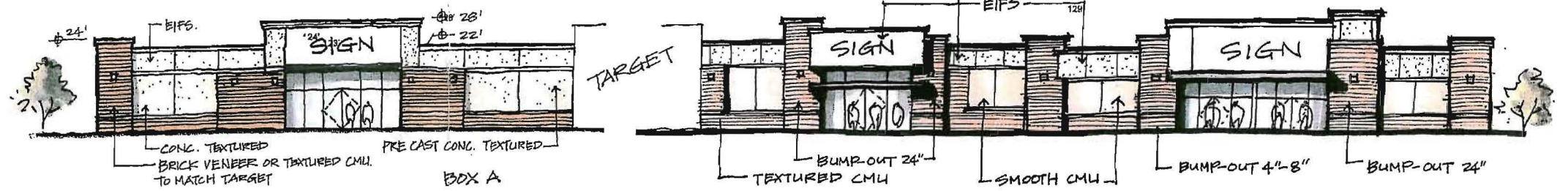




CLC ASSOCIATES
 420 EAST SOUTH TEMPLE, SUITE 550
 SALT LAKE CITY UT. 84111
 P 801 363 5605
 F 801 363 5604
 WWW.CLCASSDC.COM



Building E



TARGET STORE
1200 SOUTH 300 WEST
SALT LAKE CITY, UTAH

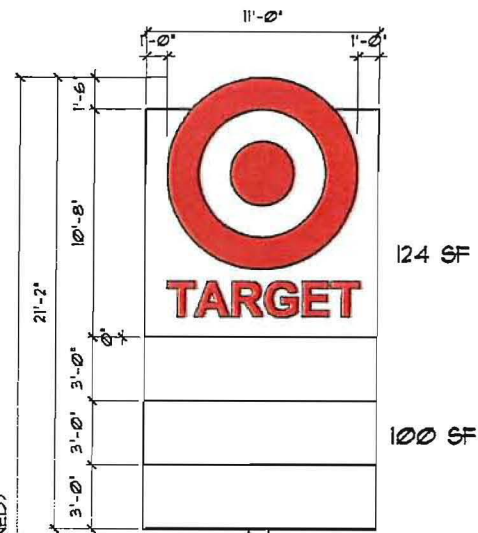
CLC ASSOCIATES
 420 EAST SOUTH TEMPLE, SUITE 550
 SALT LAKE CITY UT. 84111
 P 801 363 5605
 F 801 363 5604
 WWW.CLCASSDC.COM



Attachment C – Proposed Sign Plan

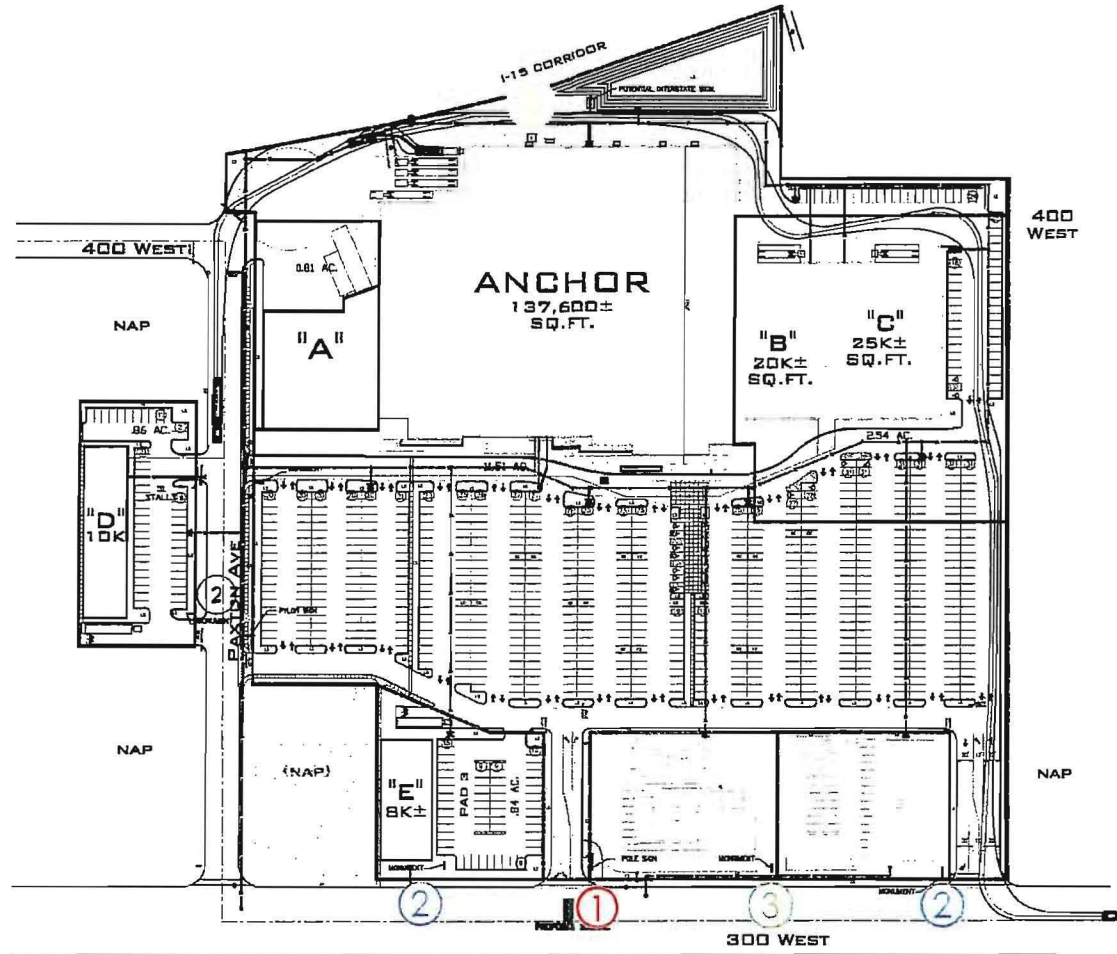
Petition No's. 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development, Subdivision, and Alley Closure Published Date: February 7, 2008

60'-0" MAX (ACTUAL HEIGHT TO BE DETERMINED)



124 SF

100 SF



SIGN LOCATIONS
SCALE: N.T.S.

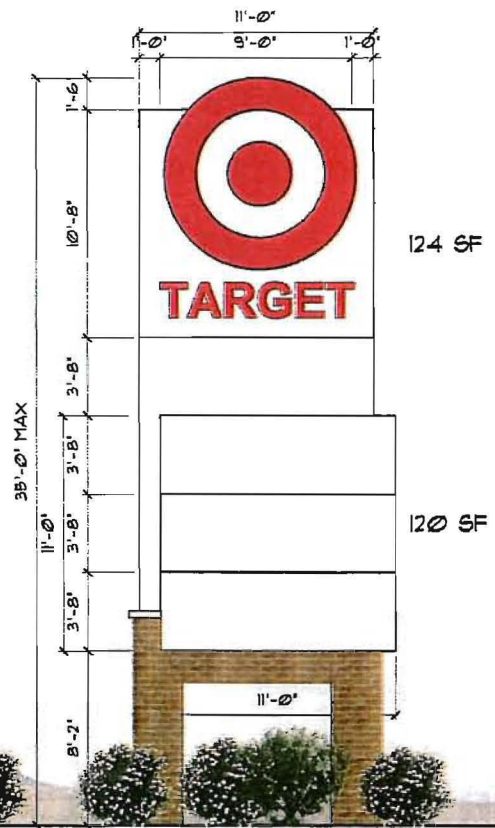
POTENTIAL
HIGHWAY PYLON SIGN
SIGN AREA 224 SF.

SINGLE PAD ③
SIGN
SIGN AREA 30 SF.

MULTI-TENANTS
MONUMENT SIGN ②
SIGN AREA 80 SF.

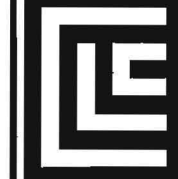
MAIN PYLON SIGN ①
SIGN AREA 285 SF.

SIGNS
SCALE: 1/4"=1'-0"



124 SF

120 SF



CLC ASSOCIATES

480 EAST SOUTH TEMPLE
SUITE 550
SALT LAKE CITY
UTAH 84111
P 801 383 8803
F 801 383 8804
CLC@CLC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT PLANS FOR
**PROPOSED RETAIL
DEVELOPMENT**
1120 SOUTH 300 WEST
SALT LAKE CITY, UTAH



DESCRIPTION
PRELIMINARY PLANS

DATE
06/20/07

PROJECT #: 07-0140
DRAWN BY:
DESIGNED BY:
CHECKED BY:

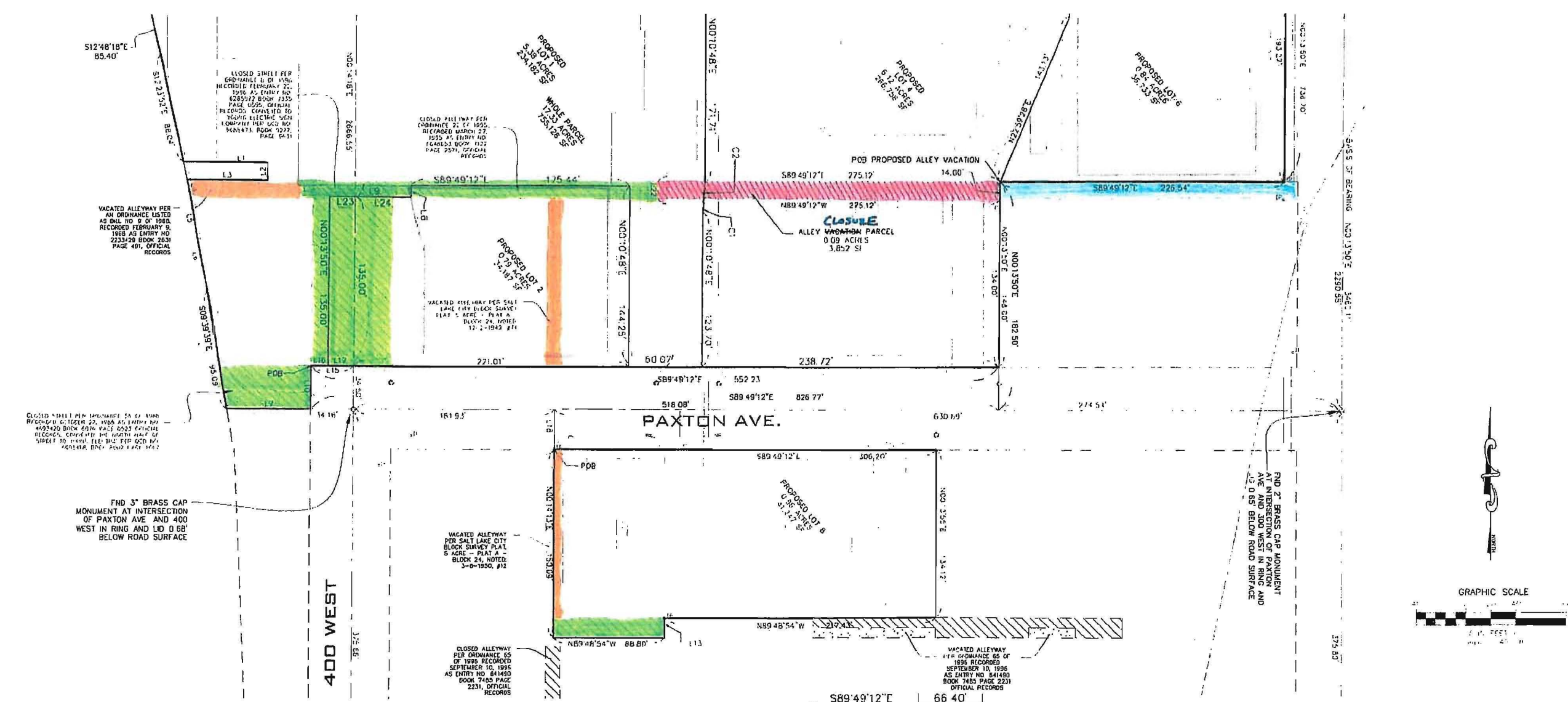
SITE PLAN

Attachment D – Alley Closure Map

Petition No's. 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development, Subdivision, and Alley Closure Published Date: February 7, 2008

14 FOOT WIDE ALLEY VACATION

A PART OF THE SOUTH HALF OF SEC. 12, T.1S., R.1W. S.L.B.&M., SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH



LEGAL DESCRIPTION ALLEY VACATION
 ALL THAT LAND BEING PART OF LOT 5, BLOCK 5, DAVIS, SHARP AND STRINGER'S SUBDIVISION, OF BLOCK 24, FIVE ACRE PLAT A, BIG FIELD SURVEY, SALT LAKE CITY, ALSO BEING PART OF THE SOUTH HALF OF SECTION 12, T.1S., R.1W., S.L.B.&M., IN THE COUNTY OF SALT LAKE, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE MONUMENTED WEST LINE OF THE BAILEY COURT LLC AND DOROTHY J. HATCH TRUST PARCEL, AS SHOWN ON THE RECORD OF SURVEY 52008-04-0298, PREPARED BY PDS&AS, MARCH 15, 2008, AND THE NORTH LINE OF A 14 FOOT PUBLIC ALLEY, AS DEDICATED ON SAID SUBDIVISION PLAT, SAID POINT BEING S89°49'12"E ALONG CENTERLINE OF PAXTON AVENUE, 618.05 FEET, AND N00°13'50"E 182.50 FEET, FROM THE COUNTY MONUMENT AT THE CENTERLINE INTERSECTION OF PAXTON AVENUE AND 400 WEST STREET; THENCE S00°13'50"W ALONG SAID MONUMENTED WEST LINE 14.00 FEET; THENCE N89°49'12"W 275.12 FEET; THENCE N00°13'50"E 14.00 FEET, TO SAID NORTH LINE OF A 14 FOOT PUBLIC ALLEY; THENCE S89°49'12"E ALONG SAID NORTH LINE 275.12 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.
 CONTAINS 3.852 SQ. FT., 0.09 ACRES, MORE OR LESS

CALL UTILITY NOTIFICATION
 CENTER OF BLUE STAKES
800-662-4111
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE OR
 EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES

CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

| | |
|-------------|--------|
| S89°49'12"E | 66.40' |
| N00°10'48"E | 9.25' |
| S89°49'12"E | 65.72' |
| N00°14'18"E | 34.50' |
| N89°48'54"W | 6.00' |
| N00°14'13"E | 8.00' |
| S00°11'06"W | 16.00' |
| N00°13'50"E | 23.84' |
| N89°49'12"W | 34.16' |
| S89°49'12"E | 12.17' |
| S89°49'12"E | 21.99' |
| S00°14'13"W | 31.50' |
| S89°46'04"E | 45.19' |
| S89°46'04"E | 23.18' |
| S89°46'04"E | 6.63' |
| N00°15'09"E | 14.00' |
| S89°49'12"E | 22.01' |
| S89°49'12"E | 43.70' |
| S00°10'48"W | 9.25' |
| S89°49'12"E | 69.20' |
| S89°49'12"E | 45.18' |
| S89°49'12"E | 24.02' |
| S89°49'12"E | 60.21' |
| S89°49'12"E | 74.00' |

LEGEND:

- SET REDAR AND CAP MARKED "PLS 27164" UNLESS OTHERWISE NOTED
- ⊙ FND GOVERNMENT MONUMENT AS NOTED
- FND MONUMENT AS NOTED
- CENTERLINE

VACATED
(CLOSED)



DEPICTION OF ALLEY VACATION
14 FOOT WIDE ALLEY VACATION
 300 WEST & PAXTON AVENUE
 SALT LAKE CITY, UTAH



DEPICTION OF ALLEY VACATION
 PROJECT # 107-0140
 DRAWN BY: LPD/JR
 DESIGNED BY:
 CHECKED BY: BM

Attachment E – Citizen Letter

Petition No's. 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development, Subdivision, and Alley Closure Published Date: February 7, 2008



November 6, 2007

Michael D. Maloy, AICP
Principal Planner
Salt Lake City Planning and Zoning Enforcement Division
451 South State Street, Room 406
Salt Lake City, UT 84111

Dear Mike,

As a property owner at the north corner of Paxton Avenue and 300 West, I wanted to bring some concerns to your attention prior to the Target open house planning meeting tomorrow evening, items which relate to the 300 West Target retail development.

1. Referring to the Target site plan, the privacy fence proposed to be installed at marker #26 around my property is of concern to me, as it isolates my property from inclusion in the development and could cause problems with visibility and circulation.
2. Alley located between my property and Young Electric Sign's property belonging to Salt Lake City:
3. Location of Building E – it is on the property line, which leaves no space to utilize the alley.
4. East curb cut on Paxton and our curb cut on Paxton. This may cause problems for Target customers turning left onto Paxton when our tenants/customers may be turning right
5. Reciprocal easement. Is it possible to have one entrance on Paxton that is shared?
6. Signage. I would like to apply for monument signage along the front of my project on 300 West.
7. Generally, the current Target site plan turns its back side to us and isolates our project

I am almost certain that Miller Weingarten has attempted to purchase my property utilizing a straw buyer. We want to cooperate with the City and Miller Weingarten to revitalize this area. If these ideas improve the overall development, I believe Miller Weingarten would be more cooperative if the City suggested these changes to their plan.

Please let me know how I can help.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tab Cornelison'.

Tab Cornelison

FLEX SPACE FOR LEASE

1154 SOUTH 300 WEST

SALT LAKE CITY, UTAH



SITE INFORMATION

| | |
|------------|-----------------|
| AVAILABLE | 21,758 SF TOTAL |
| LOT SIZE | .78 ACRE |
| LEASE RATE | \$10.00 PSF NNN |
| PARKING | 26 STALLS |

- Great access to/from I-15 at 1300 South
- 12' to 20' barrel ceiling height
- Outside Patio
- Great natural light
- Close to new Lowe's and WalMart

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through the office. The above information while not guaranteed has been obtained from sources we believe to be reliable.

Owned and Operated by NRT Inc.



NRT

6550 South Millrock Drive, Suite 200

Salt Lake City, Utah 84121

www.coldwellutah.com

CONTACT INFORMATION

801.947.8300

801.947.8301

phone

fax

Wesley T. Cornelison

wesley.cornelison@coldwellutah.com

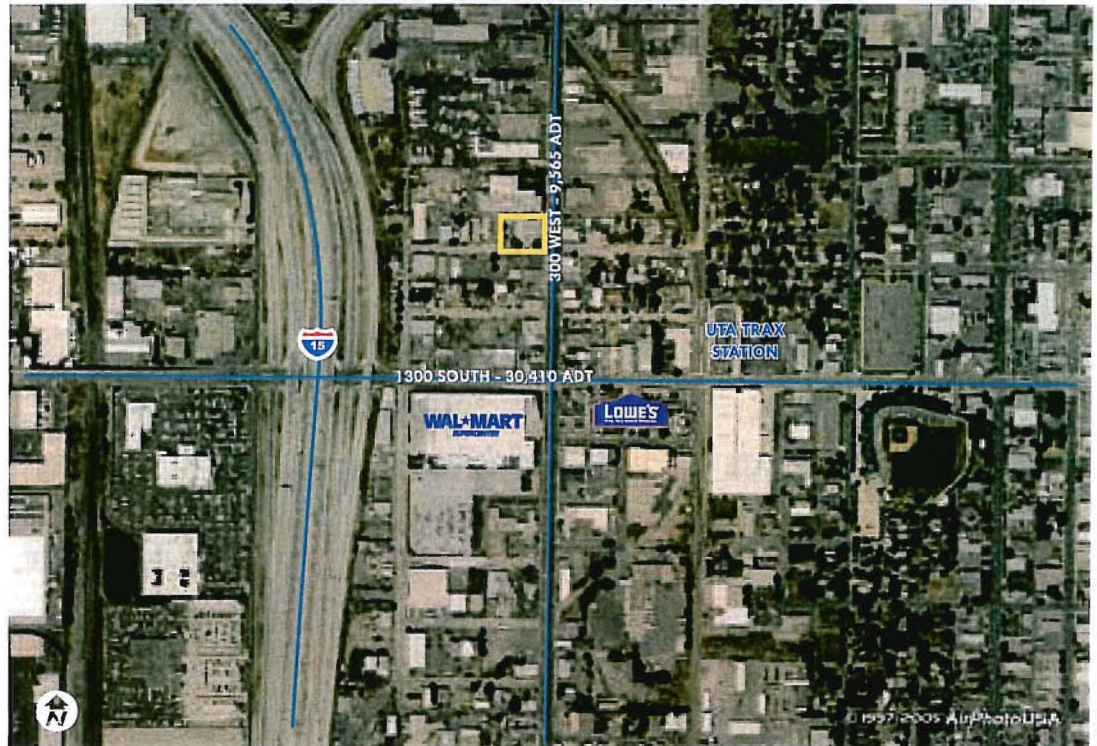
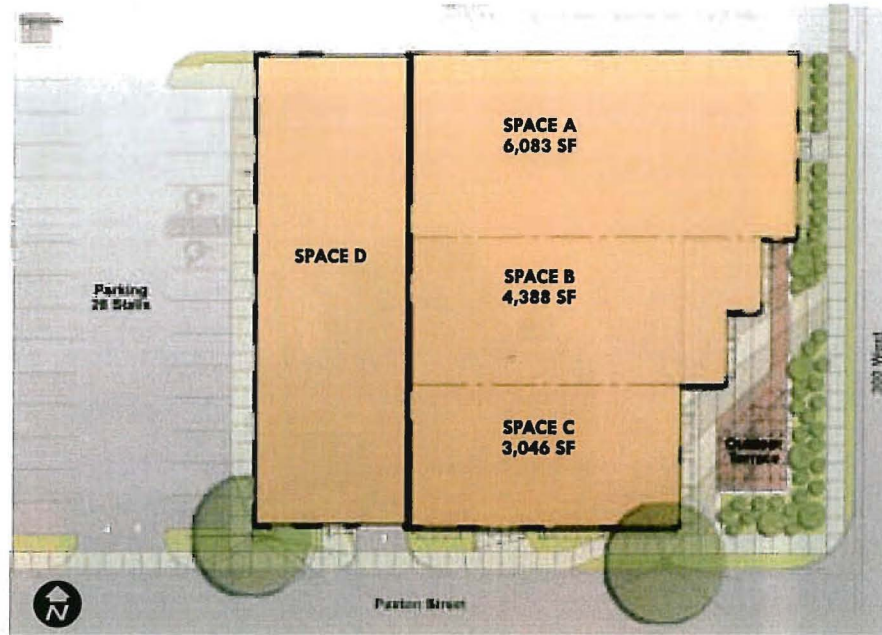
Ross White

ross.white@coldwellutah.com

FOR LEASE | 1154 SOUTH 300 WEST • SALT LAKE CITY, UT

SITE PLAN - 1154 SOUTH 300 WEST • SLC, UT

FOR MARKETING PURPOSES ONLY - NOT TO SCALE



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



NRT

6550 South Millrock Drive, Suite 200
Salt Lake City, Utah 84121
www.coldwellutah.com

CONTACT INFORMATION

801.947.8300 phone
801.947.8301 fax

Wesley T. Cornelison

wesley.cornelison@coldwellutah.com

Ross White

ross.white@coldwellutah.com



Attachment F – Department Comments on Conditional Use & Subdivision

MEMORANDUM

DATE: 30 OCTOBER 2007

TO: MICHAEL MALOY, PRINCIPAL PLANNER

FROM: TED ITCHON

RE: FILES 490-07-49 & 410-07-32 1120 SOUTH 300 WEST TARGET

SYNOPSIS:

1. Structures may require additional fire hydrants due to size of structure and the commodes stored.
2. Provide Fire Hydrants at the street a minimum 350 feet on centers.
3. No part of the building may be further than 400 feet from a fire hydrant.
4. The primary fire hydrant shall be within 400 feet of a fire hydrant.
5. A control valve shall be placed immediately in front of the fire hydrant between the hydrant and the water main. This valve shall independently control the fire hydrant.
6. Fire hydrants shall be equipped with one 4 ½ inch, and two 2 ½ inch outlets, which has national standard threads (NST).
7. Fire hydrants shall be installed so that the center line of the lowest cap, nut shall not be closer than 18 inches from the finished grade.
8. Fire hydrants shall not be installed closer than 30' to a building.
9. Fire hydrants installed along fire department access roads shall not be further than 15' from the road.
10. Fire hydrants shall have the 4 ½" butt facing the fire access roadway.
11. Fire Hydrants shall be obstruction free within 3' around the hydrant.
12. Dead end water mains 8 inches in diameter shall not be longer than 250 feet in length, and serve no more than two appliances. If the water main is a minimum 12 inches in diameter it is permitted to be a dead end greater than 250 feet.
13. Underground piping shall be tested at 200 psia for two hours. This office shall receive a copy of the test certificate.
14. Fire Department Connection (FDC) shall be placed at the front of the structure and be no further than 100 feet from a fire hydrant.
15. Fire Department Connections (FDC) for any fire extinguishing system shall be placed along the road. The FDC shall be within 100 feet of a fire hydrant.
16. Post Indicator Valve (PIV) shall be installed between the water main and the automatic fire sprinkler riser. This PIV shall be placed 30 feet away from the building.
17. Fire Department access roadway both temporary and permanent shall be installed and maintained to meet the requirements of Public Works Department.
18. Fire hydrants installed in a parking lot shall have a minimum 3 foot unobstructed clearance around the fire hydrant and be provided with vehicle impact protection as required in section 312 of the International Fire Code.

19. Fire hydrants shall be operational and a fire department access roadway installed prior to the construction of the structure.
20. Fire Department access roadway and fire hydrants shall be in place prior to construction. If the Fire Department access road is not installed before the commencements of construction then a temporary fire department access road maybe install.
21. Fire Department access roads shall be a minimum of 26 foot clear width. This access road turning radius shall be a minimum of 20 foot inside and 45 foot outside. The minimum clear height is 13 feet 6 inches.
22. The Civil Engineer shall design the temporary fire department access road and provide to the City Engineer for his approval the geotechnical report with a design of the proposed access road to support the imposed HS20 loads.
23. On street parking is permitted on one side of the street. No parking signs and red curb shall be installed on the same side as the fire hydrants.
24. On streets 30 foot in width parking is prohibited on one side. No parking fire lane signs and red curbs are required on the same side as the fire hydrants.
25. Temporary fuel tank storage will require a permit if used during construction. Gravity flow is not permitted.
26. Burning of trash, scrap wood of other materials in a violation of City Ordinance.

Maloy, Michael

From: Walsh, Barry
Sent: Tuesday, October 30, 2007 11:20 AM
To: Maloy, Michael
Cc: Young, Kevin; Weiler, Scott; Drummond, Randy; Smith, Craig; Itchon, Edward; Butcher, Larry; Spencer, John; Garcia, Peggy
Subject: pet 490-07-49 & 410-07-32 Target.
Categories: Program/Policy

October 30, 2007

Michael Maloy, Planning

Re: Preliminary review of the Target Subdivision and Conditional use at 1120 South 300 West area.
 Petition 490-07-49 Target Subdivision.
 Petition 410-07-32 Conditional Use for Proposed Retail Planned Development.

The division of transportation review comments and recommendations are as follows:

Petition 490-07-49 Subdivision;

All parcels to be combined to create seven lots fronting 300 West, Paxton Avenue, & 400 West.

Lot 1 - 11.46 Acres, Lot 2 - 0.81 Acres, Lot 3 - 2.58 Acres, Lot 4 - 0.79 Acres, Lot 5 - 0.86 Acres,
 Lot 6 - 0.84 Acres, Lot 7 - 0.96 Acres.

Lot 7 is a stand alone lot fronting Paxton Avenue. All public way improvements and upgrades as required per APWA, and Salt Lake City Corporation Design Standards are required to include driveways, sidewalks, street lights, etc.

Lot 1 thru 6 are per the PUD with Lot 3 having no frontage on a public right of way. Per the proposed site plan, cross easements are required for vehicular circulation and drainage. All public way improvements and upgrades as required per APWA, and Salt Lake City Corporation Design Standards, to include driveways, sidewalks, street lights, etc. The 300 West public right of way is to be verified to provide a one foot plus area behind the public sidewalk. The proposal indicates a signalized "Major Driveway" that will require right of way easements and or dedication.

Petition 410-07-32 Conditional Use;

The Traffic Impact Study is being reviewed by our office for later comment.

The site plan submitted does not match the parking calculations noted and they do not comply to standard requirements for ADA or Bicycle parking standards. The calculations noted are for lots 1, 2, and 3 only.

Pedestrian access from the public way need to be shown for each building in compliance with "Walk able Streets" and ADA standards, (walkways next to parking stall overhang need to be 6 feet wide).

Clarification of the 400 West Roadway impact and improvements is needed per SLC Public Utilities and Engineering.

Final design approvals are subject to Salt Lake City Corporation standard permit review process.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.

2/6/2008

TO: MICHAEL MALOY, PLANNING

FROM: SCOTT WEILER, P.E., ENGINEERING

DATE: NOVEMBER 5, 2007

SUBJECT: **Target Subdivision and Conditional Use Permit
1120 S. 300 West**

City Engineering review comments are as follows:

1. Although a plat was not submitted, the project proposes to consolidate several existing properties, including those currently occupied by Young Electric Sign Company, Swirl Woodcraft and Freuhauf. A plat should be submitted as soon as possible to allow the SLC Surveyor to begin his review. The plat must conform to the requirements on the attached plat checklist.
2. The site plan assumes that at least the western 300' of the existing east/west public alley at approximately 1170 South will be closed. We recommend that the alley be closed all the way to 300 West.
3. Paxton Avenue
Paxton Avenue is an existing concrete street with curb & gutter on each side. New sidewalk must be installed on both the north and south side of Paxton Avenue along the project frontage. Any existing drive approaches not used by the project must be replaced with curb & gutter. New drive approaches must be installed in conformance with APWA Std. Plan 225 with continuous sidewalk running across the approach, including the access at 400 West/Paxton Avenue to the truck dock area. A plan & profile sheet, with stationing from west to east, is required for this design showing existing trees, fire hydrants, drain boxes, etc.
4. 300 West
300 West is an existing asphalt street with curb, gutter sidewalk and several drive approaches along the project frontage. An existing drive approach on the property just north of the project must be modified to separate it from the proposed drive approach at the northern boundary line. Any existing drive approaches not used by the project must be replaced with curb & gutter. The existing concrete in the paved 2½' wide park strip must be removed and replaced with a material meeting the current park strip ordinance (pavers or landscaping). At least 5 sidewalk panels are cracked and must be replaced. At least one section of curb & gutter has settled and must be replaced. New drive approaches must conform to APWA Std. Plan 225 with continuous sidewalk (2% cross slope) running across the approach.

Target Subdivision
Michael Malloy
November 5, 2007

5. SLC Transportation must review drive approach locations and street lighting.
6. The developer must enter into a subdivision improvement construction agreement. This agreement requires the payment of a stepped fee starting at 5% of the estimated cost of constructing the public road improvements. A security device is required for the estimated cost of the public road and utility improvements. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.
7. A full set of mylar subdivision plans, including a standard SLC subdivision cover sheet with signature blocks, is required. Approval from the following City offices is required on the cover sheet:
 - SLC Fire Department
 - SLC Public Utility Department
 - SLC Transportation Division
 - SLC Engineering Division
 - SLC Planning Division
8. The developer must enter into agreements required by the SLC Public Utility Department and pay the required fees.
9. At least one member of each concrete finishing crew must be ACI certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the project.
10. The construction contractor must file a Notice of Intent with the State of Utah, Department of Environmental Quality, Division of Water Quality, to comply with the NPDES permitting process. A copy of the pollution prevention plan must also be submitted to the SLC Public Utility Department.

cc: Joel Harrison
Randy Drummond
Brad Stewart

Maloy, Michael

From: Brown, Jason
Sent: Thursday, November 29, 2007 4:28 PM
To: Maloy, Michael
Cc: Garcia, Peggy
Subject: Review of Target Subdivision and Conditional Use Petition #490-07-49 and #410-07-32
Categories: Program/Policy

Michael,

Salt Lake City Public Utilities has reviewed the above referenced petitions and offers the following comments:

Public Utilities has met with the design engineer on several occasions. These comments only address the submitted plans not the discussions. There appear to have been several design changes that have already address the majority of our concerns and comments.

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Design and construction must conform to Salt Lake City Public Utilities General Notes.

Water and sewer services can be connected to the existing facilities along 300 West or Paxton Avenue. Plans must be submitted showing how the new water and sewer services will be connecting to the existing mains. The plans must show all proposed pipe routings, sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. Culinary and fire connection must be separate connections at the main. For all culinary services larger than 3-inches, the water meter size must be justified by submitting AWWA-M-22 method calculations or by an approved equivalent method. The engineer must provide calculations for expected peak sewer flows from this development. With this information Public Utilities will verify if the sanitary sewer system downstream for this development can handle these additional flows. If not, the developer will be responsible to provide offsite improvements as necessary to accommodate these additional flows. All existing water services not used must be killed at the main and all existing sewer services that are not used must capped at the property line per Salt Lake City Public Utilities standards. This development will be required to replace the existing six-inch water main in Paxton Avenue with a twelve-inch PVC C-900 main. This replacement will begin at the existing main in 300 South extend to the west to 400 West and connect to the existing water main in 400 West. New fire hydrants may be required by the Fire Department. Individual meters will be allowed to individual lots. Multiple buildings within the same lot must be master metered. Any fire hydrants required by the Fire department that are not located along the public right-of-way must be routed through a detector check valve. The detector check and meters must be accessible from a public right-of-way and be a minimum of five-feet outside of any drivable surface.

A grading and drainage plan must be submitted for this development. Storm water flows are not allowed to sheet flow onto adjacent lots. The development will be required to provide on-site detention of the storm water in excess of 0.2 cfs/acre. High groundwater is typical in this area. If below grade buildings, structures or detention ponds are proposed, a stamped geotechnical report identifying the highest expected groundwater must be submitted to Public Utilities for review and approval. This assessment must be based upon historical well records, borings, etc. All finished floor elevations must be above the highest expected groundwater elevation. The proposed storm drain system with detention behind the buildings and pumps to lift the water to a gravity system in 400 West are acceptable to Public Utilities. The pumps must be sized to not allow any more than the allowed 0.2 cfs/acre to be discharged from the site. The pumps will be privately owned and maintained by the property owner or managing agency. Any detention volume below the highest

2/6/2008

expected ground water elevation can not be counted towards the overall detention provided. Off-site improvements to the storm drain system will need to be shown in plan and profile with all utility crossings clearly identified.

Fire Department approval will be required. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the Fire Department.

All existing easements must be provided before final plat recordation. If an existing sewer lateral or a water lateral service crosses through an adjacent property, an easement for that utility must be provided.

All sewer, water and storm drain connection agreements must be completed and fees paid in full prior to any approvals from our Department. A \$343 per quarter acre drainage impact fee will be accessed for any new impervious surface added to this property. If offsite improvements are required, all construction must be bonded for by the developer.

Jason Brown, PE

Development Review
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729

January 31, 2008

Mr. George Shaw, Director
Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City, Utah 84111

Dear George:

The Transportation Division has reviewed the traffic impact report for the proposed Target development at approximately 1200 South 300 West. The report was prepared by A-Trans Engineering, a transportation consultant.

A-Trans Engineering followed industry standards and general transportation engineering principles in analyzing the traffic operations for existing conditions and existing plus project conditions at the proposed ingress and egresses for the project and the adjacent roadways and intersections. Using standard trip generation calculations, the development will generate 335 vehicle trips during the a.m. peak hour and 918 vehicle trips during the p.m. peak hour. These numbers account for pass-by trips that are considered already traveling in the area.

The traffic impact report analyzed the Level of Service (LOS) at intersections around the project site for LOS operation with and without the development. In 2008, with the vehicle trips projected for this development included, the 1300 South 300 West intersection LOS is projected to operate at LOS C in the a.m. peak hour and LOS F in the p.m. peak hour. If and when redevelopment occurs along the north side of 1300 South, both east and west of 300 West, we would look to acquire additional right-of-way to add dual east/west left turns, a westbound to northbound right turn, and a southbound to westbound right turn. Doing so will improve the LOS, but until this happens, there is no immediate mitigation measure that can be done to improve the impacts of the project and/or general traffic growth at this intersection.

The traffic impact report indicated that a new traffic signal is warranted on 300 West at the main access to the site. Our initial reaction to a new traffic signal in this area of 300 West was that it should be centrally located between 900 South and 1300 South. The developer is proposing that the new traffic signal be located closer to 1300 South than 900 South, at a distance of approximately 1100 feet from the 1300 South intersection. After further review, we determined that a traffic signal at the proposed access location would be more conducive to future redevelopment on the east side of 300 West and would be located an adequate distance north of 1300 South so that no traffic overlap

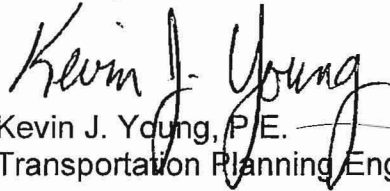
problems would occur. As such, we concur that a new traffic signal is needed to facilitate the Target project traffic and require this new traffic signal be designed and constructed as part of the project.

As part of the new traffic signal on 300 West, we also require that the developer coordinate with the property owner(s) on the east side of 300 West. Any access on the east side of 300 West across from the proposed Target access where the new traffic signal will be located must either be aligned with the new traffic signal or be located away from the traffic signal so as not to interfere with the operation of the traffic signal. Since the proposed access location appears to split a parcel line on the east side of 300 West, circulation on each parcel, parking requirements for each parcel, and cross easements will need to be more fully developed and reviewed to determine if any problems are being created and if the proposed design will work.

The traffic impact report recommended that 400 West at 1300 South be restricted to right-in / right-out due to the limited capacity of the eastbound to northbound left turn lane and the proximity of this left turn lane to the I-15 interchange. We concur with this recommendation and require the developer design and construct an island on 1300 South at 400 West as part of the project.

The intersection of 400 West, Paxton Avenue, and the truck dock area will not be controlled as a three-way stop as recommended in the traffic impact report. Access to the truck dock area will be a driveway access and as such will require vehicles exiting this location to stop for traffic on the streets.

Sincerely,



Kevin J. Young, P.E.
Transportation Planning Engineer

cc: Mary De La Mare-Schaefer
Tim Harpst
Planning Commissioners
Chris Shoop
Michael Maloy

SALT LAKE CITY BUILDING SERVICES

Preliminary Zoning Review

Log Number: Nonlog

Date: February 6, 2008

Project Name: Target

Project Address: 1148 South 300 West

Contact Person: Mike Maloy

Fax Number: (801) 535-6174

Phone Number: (801) 535-7118

E-mail Address:

Zoning District: CG

Reviewer: Alan Hardman Phone: 535-7742

Comments

This preliminary zoning review is based on DRT meetings held on July 11, 2007 and August 30, 2007.

1. Conditional Use Petition #410-07-32 must be approved.
2. Subdivision Petition #490-07-49 must be approved.
3. Petition required to close portions of 400 West Street.
4. A new certified address and a new tax parcel ID number need to be obtained for each new lot in the subdivision.
5. The Landscape Plan must include the following categories with summary tables and calculations for each:
 - Park Strip landscaping per 21A.48.060;
 - Interior parking lot landscaping per 21A.48.070B;
 - Perimeter parking lot landscaping per 21A.48.070C; and
 - Freeway landscaping per 21A.48.110.
6. Public Utilities approval required. Project is in an AH flood zone.
7. Fire Department approval required.
8. Engineering Division approval required for all public way improvements.
9. Transportation Division approval required for parking lot layout, vehicle circulation, access from public streets, new signals, public pedestrian access, etc.
10. This review does not include signage. Signage must be reviewed later under a separate sign permit submittal.

Attachment G – Department Comments on Closure

Petition No's. 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development, Subdivision, and Alley Closure Published Date: February 7, 2008

Maloy, Michael

From: Holbrook, Catherine
Sent: Tuesday, December 11, 2007 3:49 PM
To: Maloy, Michael
Cc: Spencer, John
Subject: Petition No.'s 410-07-32, 490-07-49 & 400-07-25

Mike,

The applicant will need to submit an application for an alley closure rather than an alley vacation.

Please contact me directly if you have any questions.

Katie

Catherine Holbrook
Purchasing and Property
Management Division
Salt Lake City Corporation
(801) 535-6308
katie.holbrook@slcgov.com

Maloy, Michael

From: Walsh, Barry
Sent: Tuesday, January 29, 2008 11:41 AM
To: Maloy, Michael
Cc: Young, Kevin; Weiler, Scott; Itchon, Edward; Spencer, John; Garcia, Peggy; Butcher, Larry
Subject: Pet 400-07-25 Alley Vac
Categories: Program/Policy

January 29, 2008

Michael Maloy, Planning

Re: Alley Closure abutting 338, 340, 344, 352, 356 West Paxton Avenue (1170 S.) Petition 400-07-25.

The division of transportation review comments and recommendations are for approval as follows:

Per the proposed development we recommend full closure and vacation. The portion abutting the 1154 South 300West parcel should be vacated with access and buffers as needed for the existing building functions.

Sincerely,

Barry Walsh

Cc: Kevin Young, P.E.
Scott Weiler, P.E.
Ted Itchon, Fire
John Spencer, Property Management
Peggy Garcia, Public Utilities
Larry Butcher, permits
File

Maloy, Michael

From: Itchon, Edward
Sent: Tuesday, January 29, 2008 2:41 PM
To: Maloy, Michael
Cc: Butcher, Larry; McCarty, Gary; Montanez, Karleen
Subject: 400-07-25 ally closure 338 through 356 West on 1170 South

We have no issues.

Maloy, Michael

From: Garcia, Peggy
Sent: Wednesday, January 30, 2008 3:54 PM
To: Maloy, Michael
Subject: #400-07-25 Alley Closure
Categories: Program/Policy

Michael,
Salt Lake City Public Utilities has reviewed the above mentioned request for an alley closure located immediately north and adjacent to 338,340,344,352, and 356 West Paxton Avenue (1170 South) and finds no conflicts with the water, sewer or storm drainage utilities.

If you need any further information please contact me.

Thank you,

Peggy Garcia

Maloy, Michael

From: Spencer, John
Sent: Thursday, February 07, 2008 10:41 AM
To: Maloy, Michael
Subject: RE: Need Comments on Target Alley Closure.
Categories: Program/Policy

Michael.

Per our telephone last week, I have reviewed the issue regarding the alley closure. I see no benefit to the City allowing the alley to remain open. It adds no utility for public access and alleys have always been problematic because of maintenance and liability issues. Therefore my recommendation is to require the alley to be closed per City policy and conveyance by quit claim deed only after payment is received.

John

From: Maloy, Michael
Sent: Tuesday, February 05, 2008 3:10 PM
To: Spencer, John
Subject: Need Comments on Target Alley Closure.

John:

I know you are swamped with work, but I need your division's comments on the alley closure request for the proposed Target development (aka 300 West Towne Center). I routed the petition (# 400-07-25) for comment to your office on January 18th with a response date of February 1st. FYI – the petition is going to be considered by the Planning Commission next week on the 13th of February. Although we have previously verbally discussed this issue, I would welcome your written response by tomorrow. Thanks in advance for your attention to this matter. Contact me if you have any questions.

Sincerely,

Michael Maloy, AICP
Principal Planner
Salt Lake City Corporation
(801) 535-7118 Voice
(801) 535-6174 Fax

Maloy, Michael

From: Butcher, Larry
Sent: Sunday, February 24, 2008 7:51 AM
To: Maloy, Michael
Cc: Goff, Orion
Subject: Alley Closure / 348,340,344,352,356 West Paxton Avenue / 400-07-25
Categories: Program/Policy

Michael:

I have no comments.

Larry

Maloy

From

Sent

To

Cc

Subject

Categories

Maloy

From

Sent

Maloy

From

Sent

To

Cc

Subject

Categories

Maloy

From

Attachment H – Photographs of Alley & Abutting Property

Petition No's. 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development, Subdivision, and Alley Closure Published Date: January 7, 2008

Attachment H – Photographs of Alley & Abutting Property

Petition No's. 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development, Subdivision, and Alley Closure Published Date: February 7, 2008

Photographs of Alley & Abutting Property
1154 South 300 West



Northeast Corner of Abutting Property – Looking Toward Southwest



Alley View – Looking Westward



Front Elevation of Abutting Property – Looking Northward



Rear Elevation of Abutting Property – Looking Northeast

**5.C PLANNING COMMISSION
AGENDA AND MINUTES**

AGENDA FOR THE

SALT LAKE CITY PLANNING COMMISSION MEETING

In Room 326 of the City & County Building at 451 South State Street

Wednesday, February 13, 2008 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work Session**-a brief introduction to the Salt Lake City Zoning Ordinance. The Planning Commission may also discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

APPROVAL OF MINUTES FROM WEDNESDAY, January 23, 2007

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR- Planning Division Annual Report presentation.

OTHER BUSINESS-The Planning Commission will consider supporting a proposed resolution of the City Council to support UTA's proposed fixed guideway transit system along the Sugar House transit corridor, located at approximately 2225 South and within City Council District Seven (Staff-George Shaw at 535-7226 or george.shaw@slcgov.com).

PUBLIC HEARING

1. **Petition 400-07-24, Street closure and Declaration of Surplus Property for 4145 West Street at 700 South**-a request by Log Cabin Investments, LLC. Represented by Kevin Towle, requesting **street closure** and **declaration of surplus property** in conjunction with the development of an industrial planned development on the adjoining property. The street is not paved and dead ends at the railroad tracks. The surrounding property is located in the M-1 Manufacturing zoning district, and is located in City Council District Two (Staff- Katia Pace at 535-6354 or Katia.pace@slcgov.com).
2. **Petitions 410-07-38 and 490-07-58, Vista Industrial Planned Development and Subdivision** - requests by Log Cabin Investments, LLC, represented by Kevin Towle, for **preliminary planned development** approval and associated **preliminary subdivision** approval for a proposed industrial development consisting of 28 lots, two parcels, and 28 building units located at approximately 4095 West and 700 South in the M-1 Manufacturing zoning district. The proposed lots would range in size from 7,000 to approximately 15,000 square feet and one common area parcel for parking. The planned development application is for reductions to lot size, width and landscaping requirements. The proposed development is located in City Council District Two (Staff-Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
3. **Petitions 430-07-05 and 480-08-01, Urbana on 11th Condominiums** - requests by Gardiner Properties, LLC, represented by John Gardiner, for **conditional building and site design review** approval and associated **preliminary condominium** approval for a proposed residential condominium project that involves construction of a new building for 31 residential condominium units and a detached accessory garage located at approximately 1988 South 1100 East in the CSHBD2 Sugar House Business District No. 2 zoning district. Conditional building and site design review is required because the proposed height of 60 feet and total floor area exceed the ordinance limits that can be approved administratively. The proposed development is located in City Council District Seven (Staff- Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
4. **Petition No's 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development** - Chad Nielson, Project Manager with CLC Associates, has proposed development of a 210,600 ± square foot commercial retail goods and services center located approximately at 1120 South 300 West. As part of this request, the applicant requests conditional use approval to develop the center as a **planned development** in order to modify landscaping and signage standards. The applicant also requests **preliminary subdivision**, approval that would combine 20 parcels encompassing 18.3 ± acres into 7 lots. Additionally, the applicant has requested **alley closure** of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (1170 S), which is within the project boundaries. With regard to the proposed planned development and subdivision, the Salt Lake City Planning Commission has the final authority to approve the proposed planned development and subdivision. With regard to the alley closure request, the Planning Commission will forward a recommendation to the City Council on whether or not to close the public alley as proposed. The proposed development is in the CG General Commercial District and is in City Council District Five (Staff- Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
5. **Petition 410-07-39 Gateway Hyatt Hotel Conditional Use Planned Development**-a request by the Boyer Company, for a **planned development** to allow new construction for a hotel use, at 55 North 400 West. This property is zoned G-MU Gateway Mixed Use and is located in City Council District Four (Staff-Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
6. **Petition 410-07-57 Rio Grande Office Conditional Use Planned Development**-a request by the Boyer Company, for a **planned development** to allow new construction of an office use, at 50 North Rio Grande. This property is zoned G-MU Gateway Mixed Use and is located in City Council District Four (Staff- Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, February 13, 2008**

Petition No's 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development — Chad Nielson, Project Manager with CLC Associates, has proposed development of a 210,600 ± square foot commercial retail goods and services center located approximately at 1120 South 300 West. As part of this request, the applicant requests conditional use approval to develop the center as a planned development in order to modify landscaping and signage standards. The applicant also requests preliminary subdivision, approval that would combine 20 parcels encompassing 18.3 ± acres into 7 lots. Additionally, the applicant has requested alley closure of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (1170 S), which is within the project boundaries. With regard to the proposed planned development and subdivision, the Salt Lake City Planning Commission has the final authority to approve the proposed planned development and subdivision. With regard to the alley closure request, the Planning Commission will forward a recommendation to the City Council on whether or not to close the public alley as proposed. The proposed development is in the CG General Commercial District and is in City Council District Five (Staff— Michael Maloy at 535-7118 or michael.maloy@slcgov.com).

(This item was heard at 9:03 p.m.)

Chairperson Wirthlin and Mr. Pace returned to the meeting at this time.

Chairperson Wirthlin noted that Mr. Maloy was willing to allow the applicant to speak first and therefore recognized the applicant at 9:05 p.m.

Chad Nielsen with CLC Associates, Robert Beery, Vice President of Miller Weingarten Realty, and Steven Shoflick, President of Miller Weingarten Realty, were all present to speak to the petition. Mr. Shoflick noted that they felt that this project would be a huge improvement to the Industrial area in need of repair. He noted that this would hopefully spur more redevelopment of the area towards Downtown Salt Lake City. Mr. Shoflick stated that approval received from the Commission this evening would allow the formal relocation process to begin for surrounding landowners.

Mr. Shoflick stated that there were three petitions up for approval by the Commission. He noted that there were three conditions of approval suggested by staff that the applicants were concerned about, particularly regarding their language and intent; the first being condition three of Petition 410-07-32, relating to the five foot (5') landscape strip located along the 300 West right-of-way, and the two other conditions, numbers one and two of petition 490-07-49, again relating to the landscaped park strips and to the provision of cross access.

Mr. Shoflick noted that in the staff report, regarding Petition 410-07-32, they found all conditions to be acceptable except for number three. He stated that they did not disagree that there needed to be landscaping along the right-of-way at 300 West, it was that they felt the current built-in buffer of two feet (2') was sufficient, and they intended to improve that area, and they were also willing to place an additional ten foot (10') landscaping strip on the other side of the sidewalk. He noted that this would make their development more contiguous with the existing surrounding developments. Mr. Shoflick stated that they had found landscaping behind the sidewalk to be more appropriate, as landscaping immediately beside the right-of-way was difficult to maintain due to traffic, use and snow removal in the winter. Mr. Shoflick noted that if the City required it, they would be happy to provide it, but felt it would be better to place it behind the sidewalk. Mr. Shoflick invited the Commission to comment on this issue.

Commissioner McHugh inquired what the applicant would do with that two foot strip in front of the sidewalk.

Mr. Shoflick stated that they would probably follow the footsteps of other new developments and make that concrete.

Commissioner Muir noted that this condition was identified during a tour reviewing the walkability of surrounding properties which the Planning Commission had been invited to with the City Council. He noted that the point made by a walkable communities consultant relating to the Wal-Mart on 300 West and 1300 South, was that the location of that sidewalk and it's proximity to the curb was a mistake. He stated that as a pedestrian would walk down that sidewalk, and there were a considerable number of people who came on foot from TRAX to that location, the pedestrian would feel extremely vulnerable to traffic so close to the curb edge.

Commissioner Scott noted that condition four of petition 410-07-32 was also in place to protect the pedestrian. Commissioner Scott stated that she felt Target would experience a great deal of pedestrian traffic and would be a draw, particularly with its proximity to public mass transit.

Mr. Shoflick stated that they had modified their plans to make all of the internal sidewalks connect so pedestrians could travel from the exterior to the interior of the project safely. He noted that they could accommodate the five foot strip and five foot sidewalk by reducing the rear landscape strip to seven feet (7'). If the park strip landscaping were approved as proposed, the entire plan would have to shift back further from 300 West.

Mr. Shoflick stated that the other two conditions of note to the applicant were numbers one and two of petition 490-07-49 for the preliminary subdivision. He stated that number one was basically the same item as discussed before and would only affect the plat if the Planning Commission approved the buffer landscaping as noted in the condition. Mr. Shoflick indicated that the applicants issue with the second condition requiring them to provide cross access between parcels within the subdivision and cross access between parcels immediately abutting the subdivision where feasible, and was an issue in relation to the parcel located to the southeast corner of the subdivision. He stated that no other municipality had ever required them to allow access to an abutting private parcel when that parcel already had public right-of-way access. He noted that they questioned the legality of the request.

Mr. Beers stated that what was being asked was to provide a prescriptive right from one property to the next, without knowing who those other parties were, their uses, compensation, or if they would adhere to the operating restrictions of the applicant. He noted that the issue to them was between private property owners and they had never seen city involvement in such a matter. Mr. Beers noted that they would certainly be willing to speak to private properties as they approached them.

Chairperson Wirthlin thanked the applicants for their concerns and opened the floor to the Community Councils and the public at 9:20 p.m.

Jay Ingleby, Vice Chair of the Glendale Community Council, noted that the Community Council was very much in favor of the project in general but was concerned regarding the perceived impact it would have on traffic in the area. He noted that the Transportation Department's suggestion to create a barrier to block traffic from Wal-Mart from turning towards the freeway would be, he felt, a mistake. He noted that this proposal, if implemented, would create more congestion rather than alleviating the issue. Mr. Ingleby stated that they were currently investigating with Transportation the installation of a traffic light on 400 West and changing signal timing to create better traffic flow in the area, but hoped that the proposed barrier would not be installed.

Tab Cornelison, 2490 South 2800 East, noted that he was the managing partner of the southeast corner parcel. He stated that he and his partners were in favor of the development; however, they wanted to maintain access from Paxton Avenue to the north of their property. Mr. Cornelison noted that they had been talking with CLC and the City regarding this access; however, if the project were approved as suggested, with the closure and a chain link fence; he felt this would create isolation, security and safety issues.

Commissioner Muir noted his concern regarding how the property owner would be able to access his property if the alleyway were vacated.

Commissioner Scott inquired where the chain link fence would be.

Salt Lake City Planning Commission Meeting: Minutes for February 13, 2008

Commissioner McHugh stated that the applicant was not proposing to vacate the entire alleyway.

Mr. Maloy noted that the applicant amended the initial petition, which requested a closure of the entire alley, to request a partial closure. Mr. Maloy noted that Mr. Cornelison was aware that other City Departments recommended full closure; however, Planning was recommending a partial closure as well. He noted that the partial closure would be for everything west of Mr. Cornelison's rear property line.

Chairperson Wirthlin invited the applicant back to respond at 9:32 p.m.

Mr. Beery noted that they felt confident the Transportation Division was satisfied that their improvements would mitigate the anticipated increase in traffic.

Mr. Beery stated that as far as the alley, they were only requesting closure of the portion that affected their property. He noted that there had been some discussion on the remaining portion, and if Mr. Cornelison wished to purchase that portion, that would be fine with the applicant or it could remain as is. Mr. Beery noted that there had been no concerns from the Transportation Division regarding the closeness of the curb cuts to Mr. Cornelison's property either, and the only advantage to Mr. Cornelison would be in the potential for shared parking.

Chairperson Wirthlin invited Mr. Maloy to respond to the conditions questioned by the applicant.

Mr. Maloy noted that within the Urban Design Element, park strips were identified as an essential element and standard and he felt the recommendation to be part of a best practice. He noted that with regards to the cross access, shared parking was also recommended in the ordinance. He noted that he had performed this type of cross access agreement in projects in previous jurisdictions, however, in those instances, both owners were able to park their own demands and this was a concern raised by the applicant, that there would be no guarantee that if entering into such an agreement that Mr. Cornelison's property alone would satisfy their own parking. He noted that the original intent was not to allow an adjacent property owner to under park their property, but to encourage cross circulation. He noted that he recognized the applicants concerns and the condition could be modified by stipulating that the cross parking would be an option if the adjacent property owners satisfied their own parking demand.

Mr. Shofield noted that the proposed parking ratios of the development were part of an agreement between Miller Weingarten and Target and that those ratios were greater than the City's requirements. If there was some agreement with Mr. Cornelison, then these agreements include the ratios that were part of their development agreement.

Mr. Beery stated that he had come to the conclusion that the agreement would also have to consider use, maintenance, compensation for the maintenance; a variety of issues which he felt could not be forecast or put into language which would be appropriate. He noted that certainly if there would be a means of expanding the usage of the area in a positive way and under reasonable circumstances, they would do that, and felt that more activity in the area would only bring positive benefits to their development.

Commissioner Scott noted that there was shared parking on 400 South with Smiths, Café Rio and Wendy's which were all separate developments and wondered how that agreement had been developed.

Mr. Pace noted that in his legal opinion the City did not have the right to require such cross access agreements.

Chairperson Wirthlin closed the public hearing and brought the issue back to the Commission for discussion at 9:44 p.m.

Chairperson Wirthlin noted that based upon Mr. Pace's legal counsel, the second condition of the subdivision petition should be amended as suggested by the applicant placing a period after the word subdivision and strike the rest.

Commissioner Forbis stated that he felt the Commission should defer to the best practice and create some type of buffer for the pedestrian, and that the Commission should keep condition number two of petition 410-07-32.

Commissioner McHugh noted that the applicant had suggested reducing the landscape strip behind the sidewalk from ten feet (10') to seven feet (7') in width if condition number three was retained.

Chairperson Wirthlin noted that he personally had no problem with that request if the Commission would allow it.

Mr. Maloy noted that he had intended to remove condition number three from petition 410-07-32, as it was repeated as condition number one of approval for the subdivision petition, 490-07-49. Mr. Maloy noted that in regards to the reduction of the landscaping buffer, the request was part of a planned development request and therefore was certainly within the purview of the Planning Commission. He noted that ultimately that would create twelve feet (12') of landscaping rather than ten feet (10').

Commissioner Scott noted that they would have to specify that reduction.

Mr. Maloy noted that they could do that if they wished to, but it would actually be specified with the final subdivision plat as would the internal pedestrian circulation. He noted that Transportation, in their review of the site, determined that not all of the pads were serviced by an accessible path as defined by ADA guidelines.

Regarding Petitions 410-07-32 and 490-07-49, Commissioner Scott made a motion to approve the requests, and forward a positive recommendation to City Council regarding the proposed partial alley vacation, petition 400-07-25 based upon staff findings of fact and testimony heard this evening and subject to the following conditions:

Petition 410-07-32:

- 1. Regulations modified by approval of planned development are limited to landscape buffers, widths, signage standards, and subdivision parcels fronting on private property as described and illustrated within the attachments of this staff report dated January 7, 2008. All other City regulations shall remain in force.**
- 2. Applicant may modify buffer widths only when necessary between contiguous properties within the proposed development and adjacent to I-15; however, all other buffer regulations should be maintained as required by City Code 21A.48**
- 3. Sidewalk design does not fully satisfy City standards for ADA access. With the advice and consent of the Transportation Division, Planning staff shall coordinate with the applicant the location and design specifications for additional private sidewalks. All sidewalk intersections with vehicular drive aisles shall provide an accessible ramp. All sidewalks should be interconnected and form a continuous pedestrian path throughout the commercial center.**
- 4. Applicant shall provide for staff approval a lighting study for each phase of construction. To prevent light pollution and glare all lighting should be shielded and downward oriented, with exception for decorative or architectural lighting.**
- 5. Staff shall approve product selection and placement of all outdoor site furnishings, which shall include decorative benches, waste receptacles, and bike racks.**
- 6. Applicant shall provide raised planters along the building fronts of the proposed Target and buildings A and B due the unusually wide sidewalk. Planter height should be suitable for use as secondary seating.**
- 7. Approval is subject to compliance with all department comments contained within Attachment F- Departmental Comments on Conditional Use and Subdivision.**

Petition 490-07-49:

- 1. All adjacent public sidewalks and park strips shall comply with City improvement standards. Specifically all park strips and sidewalks shall be a minimum of five feet wide. All park strips**

- shall be fully planted with deciduous shade trees planted no less than every 30 feet on center, reducing the implied ten foot landscaping setback to seven feet.**
- 2. To encourage efficient pedestrian and vehicular transportation, the applicant is required to provide cross access between parcels within the subdivision.**
 - 3. Operation of proposed signalized intersection on 300 West, is subject to submittal, approval and construction of off-site improvements required for property located approximately at 1095 South 300 West and 1125 South 300 West (owned by Seelos Family Limited Partnership).**
 - 4. Approval is subject to compliance with all department comments contained within Attachment F- Departmental Comments on Conditional Use and Subdivision.**

Petition 400-07-25:

- 1. The proposed method of disposition of the alley property shall be consistent with Section 14.52.020 Method of Disposition and Chapter 2.58 City-Owned Real Property of the Salt Lake City Ordinance.**
- 2. Applicant shall coordinate with the City and the owner of the adjacent property located at 1154 South 300 West the design for improvements within the alley closure, whether the closure is granted in full or in part. (Colored site plan incorrectly indicates off-site landscaping located along alley abutting property which is not a part of the proposed subdivision or planned development.)**

Commissioner Forbis seconded the motion. All voted, "Aye". The motion carries unanimously.

6. ORIGINAL PETITION

REMARKS

Also see Petition 490-07-49
(Preliminary Subdivision) and

Petition 410-07-32
(Conditional use for a planned development)

Petition No. 400-07-25

By CLC Associates

Alley Vacation

Date Filed 09/18/2007

Address fpr 1120 South 300 West



Alley Vacation or Closure

| OFFICE USE ONLY | |
|------------------|-------------|
| Petition No. | 400-07-25 |
| Receipt No. | Amount: 200 |
| Date Received: | 9-18-07 |
| Reviewed By: | Notew. |
| Project Planner: | |

SALT LAKE CITY PLANNING

Address of Subject Property: 1120 S 300 W

Name of Applicant: Cle Associates Phone: 801-363-5605

Address of Applicant: 420 E SOUTH TEMPLE SUITE 550 SLC, UT 84111

E-mail Address of Applicant: cnelson@cleassoc.com Cell/Fax: 801-706-7750

Applicant's Interest in Subject Property: Consultant

Name of Property Owner: Miller Weingarten Phone: 303 996 6356

Address of Property Owner: 850 ENGLEWOOD Pkwy ENGLEWOOD CO 80110

Email Address of Property Owner: rbeery@millerweingarten.com Cell/Fax: 303-918-1170

Are there any multi-family residential uses (three or more dwelling units) or non residential uses that abut the alley?
 Yes No

If yes, have the property owners been notified about the City's "close and sell" method of disposition (As defined in the attached process information sheet)? Yes No

Please include with the application:

1. A response to the questions on the back of this form. If the applicant does not own property adjacent to the alley, please include the applicant's interest in the request.
2. The name, address and Sidwell number of all property owners on the block must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair. **Payment in the amount to cover first class postage for each address for two mailings is due at time of application.**
3. The name, address and signatures of all owners of property abutting the subject alley who support the petition. You may use the sample petition accompanying this application or provide your own. **Please note that the property owners must sign (not occupants who rent) and the petition must include the signatures of no less than 80 percent of the abutting property owners.**
4. A property ownership map (known as a Sidwell map) showing the area of the subject alley. On the map, please:
 - a. Highlight the subject alley.
 - b. Indicate with a colored circle or dot the property owners who support the petition.
5. A legal description of the subject alley may be required.
6. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as an agent.
7. Filing fee of \$200.00, due at time of application.

If you have any questions regarding the requirements of this petition, please contact a member of the Salt Lake City Planning staff (535-7757) prior to submitting the petition

Sidwell maps & names of property owners are available at:

Salt Lake County Recorder
 2001 South State Street, Room N1600
 Salt Lake City, UT 84190-1051
 Telephone: (801) 468-3391

File the complete application at:

Salt Lake City Planning
 451 South State Street, Room 406
 Salt Lake City, UT 84111
 Telephone: (801) 535-7757

Signature of Property Owner
 Or authorized agent

Please answer the following questions. Use an additional sheet if necessary.

Please explain why you are requesting this alley vacation or closure and include the expected end result of the action, such as the alley becoming a private right-of-way for continued use or being closed off. If the applicant is not a property owner adjacent to the alley, please include the applicant's interest in the petition.

There are no more residential units or non-residential uses that need this alley.

There is only my clients property which abuts all but one side of the alley, next to a commercial building. The alley ways is being proposed to be closed off.

Please explain how the proposed petition satisfies at least one of the following City policy considerations:

- A. Lack of Use. The City's legal interest in the property appears of record or is reflected on an applicable plat, but in fact it is evident from inspection that the alley does not exist or is unusable as a public right-of-way;
- B. Public Safety. The existence of the alley is substantially contributing to crime, unlawful activity, unsafe conditions, public health problems, or blight in the surrounding area;
- C. Urban Design. The continuation of the alley does not serve as a positive urban design element; or
- D. Community Purpose. The Petitioners are proposing to restrict the general public from use of the alley in favor of a community use, such as a neighborhood play area or garden.

C. - With the residence gone, a alley serves no purpose to the new overall master plan.

A & B also apply.

September 21, 2007

Re: Authorization to Seek Approval for Proposed Development

To Whom It May Concern:

Semi Service, Inc. of Salt Lake City is the owner of that certain real property located at approximately 1182 South and 300 West in Salt Lake City, and more particularly described as Salt Lake County Tax Parcel number-

15-12-331-003

In conjunction with the Purchase Agreement by and between *Semi-Service* and *EquiWest*, a Nevada Corporation, *Semi Service* authorizes *EquiWest*, by and through CLC Associates, to seek the necessary governmental approvals for its proposed redevelopment of the property

Sincerely,


Semi-Service, Inc.



**YOUNG ELECTRIC
SIGN COMPANY**

PROFIT SHARING RETIREMENT PLAN

2401 FOOTHILL DRIVE
SALT LAKE CITY, UTAH 84109
TELEPHONE (801) 464-4600
FAX (801) 483-0998

September 20, 2007

RE: Authorization to Seek Approval for Proposed Development

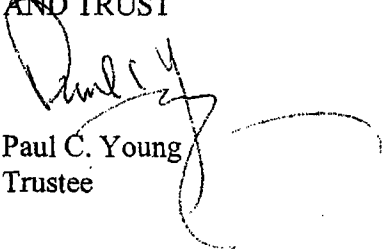
To Whom It May Concern:

Young Electric Sign Company Profit Sharing 401k Retirement Plan Trust ("YESCO Retirement Plan") is the owner of that certain real property located near 1148 South 300 West in Salt Lake City and more particularly described as Salt Lake County Tax Parcels 15-12-330-004, 15-12-330-005, 15-12-376-001, 15-12-376-002, 15-12-381-004, 15-12-381-016, 15-12-380-005, 15-12-380-006, 15-12-381-023 (the "Property").

In conjunction with the Purchase Agreement by and between YESCO Retirement Plan and EquiWest, a Nevada corporation, YESCO Retirement Plan authorizes Equiwest, by and through CLC Associates, to seek the necessary governmental approvals for its proposed redevelopment of the Property.

Sincerely,

YOUNG ELECTRIC SIGN COMPANY
PROFIT SHARING 401K RETURMENT PLAN
AND TRUST


Paul C. Young
Trustee



YOUNG ELECTRIC SIGN COMPANY

September 20, 2007

Corporate Office

801-464-4600 Telephone
801-483-0998 Fax

2401 Foothill Drive
Salt Lake City, Utah 84109

RE: Authorization to Seek Approval for Proposed Development

To Whom It May Concern:

Young Electric Sign Company, a Utah corporation ("YESCO") is the owner of that certain real property located near 1148 South 300 West in Salt Lake City and more particularly described as Salt Lake County Tax Parcels 15-12-330-006, 15-12-331-005, 15-12-376-003, 15-12-376-004, 15-12-380-008, 15-12-380-001, 15-12-380-009, 15-12-331-004, and 15-12-451-001 (the "Property").

In conjunction with the Purchase Agreement by and between YESCO and EquiWest, a Nevada corporation, YESCO authorizes Equiwest, by and through CLC Associates, to seek the necessary governmental approvals for its proposed redevelopment of the Property.

Sincerely,

YOUNG ELECTRIC SIGN COMPANY

A handwritten signature in black ink, appearing to read "Michael R. Wardle".

Michael R. Wardle
Assistant Secretary



1082 SOUTH 300 WEST
SALT LAKE CITY, UTAH 84101
(801) 521-0360 FAX: (801) 532-7407

September 27, 2007

Mr. Steve Pruitt
EquiWest

To Whom It May Concern:

Acknowledgement is made that a development agreement exists between EquiWest and our company, and that Steve Pruitt, acting in his capacity as the owner of EquiWest is working through his entitlement process allowed in that development agreement.

Because the development agreement allows for a 2-year relocation window for the sellers, and since it now appears that Mr. Pruitt will need to accelerate the procurement of at least some of the seller's property, please know that we will expedite every reasonable effort to make available to Mr. Pruitt, the property he desires on a timetable he wishes.

A handwritten signature in cursive script, appearing to read 'Martin G. Seelos', is written in black ink.

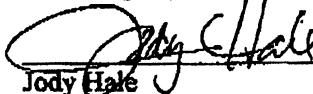
Martin G. Seelos
President

AGENT AUTHORIZATION

Hale Property Management, L.L.C., owner of the real property located at 1104 South 300 West, Salt Lake City, Utah, hereby authorizes EquiWest to act as its limited agent by and through CLC Associates, by and at EquiWest's sole cost and expense, to represent Hale Property Management, L.L.C. and to appear before any administrative or legislative body in Salt Lake City considering applications for entitlements and approvals related to the real property set forth above. This Agent Authorization may be revoked by Hale Property Management, L.L.C. upon providing notice EquiWest and to the Salt Lake City Planning Commission.

Dated this 2 day of October 2007.

Hale Property Management, L.L.C.



Jody Hale
Member

AGENT AUTHORIZATION

I hereby authorize EquiWest as my agent by and through CLC Associates, to represent my property located at 1124 South 300 West and to appear before any administrative or legislative body in Salt Lake City considering applications for entitlements and approvals.


Allen Stephens - Property Owner

PETITION CHECKLIST

| Date | Planner Initials | Supervisor Initials | Director Initials | Action Required |
|--------------------------|------------------|---------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2007 9/18 | AM | | | Petition Delivered to Planning |
| REASSIGNED 10/29 9/26 | M.M. | ICP | | Petition Assigned to <u>ANA, MICHAEL MALOY</u> |
| 2/13 | M.M. | ICP | | Planning Staff or Planning Commission Action Date |
| 3/5 | M.M. | ICP | | Transmittal Cover Letter Followed Template (margins, headings, returns etc) |
| 3/12 | M.M. | ICP | | Table of Contents |
| 3/12 | M.M. | ICP | | Chronology |
| 3/12 | M.M. | ICP | | Ordinance Prepared by the Attorney's Office Include general purpose statement of petition (top of ordinance) Include Strike and Bold -(Legislative Copy) (where applicable) Include Clean Copy (Ensure stamped by Attorney) Include Sidwell Numbers (where applicable) Include Legal Description-review, date and initial (where applicable) Ensure most recent ordinance used Ensure Exhibits (tables etc) are attached |
| 3/12 | M.M. | ICP | | Council Hearing Notice Include Purpose of Request Include zones affected (where applicable) Include address of property (where applicable) Include TDD Language |
| 3/12 | M.M. | ICP | | Mailing List of Petition and Labels, (include appropriate Community Councils, applicant and project planner) (include photocopy of labels) |
| 1/29 | M.M. | ICP | | Planning Commission Notice Mailing Postmark Date Verification (on agenda) Newspaper Notice for Rezoning and Master Plan Amendments (proof of publication or actual publication) |
| 2/17 | M.M. | ICP | | Planning Commission Staff Report |
| 2/27 | M.M. | ICP | | Planning Commission Minutes and Agenda |
| 9/18 | M.M. | ICP | | Yellow Petition Cover and Paperwork Initiating Petition (Include application, Legislative Intent memo from Council, PC memo and minutes or Mayor's Letter initiating petition.) |
| | | | | Date Set for City Council Action: _____ Petition filed with City Recorder's Office |