
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: November 14, 2008

SUBJECT: Petition 400-08-03 –BNA Realty Group, LLC – Jordan River State Park - annexation of approximately 330 acres of property located between 1700 North and 2400 North and between Redwood Road, the Jordan River and 2700 West

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the Zoning Ordinance text amendments would affect Council District 1

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

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

KEY ELEMENTS:

- A. Petition 400-08-03 initiated by BNA Realty Group, LLC is a request to annex approximately 330 acres of property located between 1700 North and 2400 North and Redwood Road, the Jordan River and 2700 West. The area includes properties owned by the petitioner, individual property owners, Salt Lake City and the State of Utah including the City's proposed regional sports facility site. (Please see the attached site map and proposed zoning maps for reference.)
- B. An ordinance has been prepared for Council consideration that would:
1. Extend the corporate limits of Salt Lake City to include approximately 330 acres of land located between 1700 North and 2400 North and Redwood Road, the Jordan River and 2700 West.
 2. Amend the Northwest Community Master Plan and the Northpoint and Rose Park Small Area Plans.
 3. Zone the properties with the following zoning designations:
 - Zoning Districts:
 - Agriculture AG-2 (2 acre minimum)
 - Airport A
 - Business Park BP
 - Open Space OS
 - Single Family Residential R-1/7000
 - Zoning Overlay Districts
 - Airport Influence Zone "A"
 - Airport Influence Zone "B"
 - Airport Influence Zone "C"
 - Riparian Corridor RCO
- C. Key points from the Administration's transmittal and Planning staff report notes:
1. The proposed annexation area is located within the West Airport study area of the Master Annexation Policy Declaration for Salt Lake City.
 2. The area is contiguous to the boundaries of the Northwest Planning Community.
 3. The petition has been reviewed and certified as to meeting the State annexation requirements.
 4. The annexation of the subject property into the boundaries of the Northwest Community is a logical extension of the community boundaries and was anticipated through the City's Annexation Policy Declaration and the Northwest Community Plan and Northpoint and Rose Park Small Area Plans.

5. The adopted land use policy provides a balanced land use and growth pattern that protects the Salt Lake International Airport, supports aerospace and commercial land uses, supports rural residential uses and preserves open space that protects the Jordan River environment.
 6. The requested annexation and related recommended zoning are appropriate for this location, are consistent with the City's general plan and would implement applicable City goals and policies.
 7. The proposed annexation will not have an adverse impact on adjacent properties, as it will allow for development patterns consistent with surrounding properties and land uses and consistent with the small area plans.
- D. The public process included a 60-day protest period, published notice and notification to affected taxing entities as required by State Law, presentation to the WestPoint and Rose Park Community Councils and written notification of the Planning Commission hearing.
- E. The City's Departments and Divisions have reviewed the request. The Planning staff report notes:
1. As part of the process to obtain utility connections and public way permits, properties that are subdivided and/or developed will require the provision of avigation and odor easements to Salt Lake City.
 2. The proposed zoning classifications are consistent with the provisions of applicable overlay zoning districts.
 3. Applicable zoning overlay districts will be extended to the proposed annexation area as part of the approval of this petition.
 4. The project is located in an area that requires development of infrastructure and public services. Public facilities and services in the area, in general, will be provided as development of the annexed properties occurs.
 5. The existing area does not have adequate street and right of way improvements. As property develops within the annexation area, the dedication of street right-of ways and construction of public streets will be required.
 6. Concept service plans for utilities and transportation systems should be developed for the proposed annexation area. Future development proposals that occur prior to development of infrastructure plans must make necessary improvements, even off-site improvements if determined necessary, and meet all City requirements prior to the issuance of any subdivision and/or building permit approvals.
- F. The Planning staff report provides the findings for the Zoning Ordinance Section 21A.50.050 - Standards for General Amendments. The standards were evaluated in the Planning staff report and considered by the Planning Commission. (Discussion and findings for the standards are found on pages 5-10 of the Planning staff report.)
- G. On July 9, 2008, the Planning Commission voted to forward a positive recommendation to the City Council to annex the properties as requested and zone the properties consistent with the Northpoint and Rose Park small area plans and the specific zoning recommendations included on pg. 10 and Attachment A of the Planning staff report.

BUDGET RELATED FACTS

The proposed annexation may have a budget impact in providing municipal services to this area. The Planning staff report notes:

- A. **Population** - The estimated population for the subject annexation area is 30 persons within the 330-acre area. The annexation area population comprises 0.01 percent of the unincorporated county and would comprise 0.02 percent of Salt Lake City. The size and population density of the BNA Realty-Jordan River State Park annexation poses no constraints to annexation.

- B. **Impact on special service districts** - Special districts for sewer, water and mosquito abatement will not be affected by the annexation.
- C. **Other municipal services** - Municipal services currently provided by Salt Lake County (sheriff, roads, planning, library, etc.) would be provided by Salt Lake City if annexation occurs. Fire services are provided by Salt Lake City through an inter-local agreement due to the isolation of the area from Salt Lake County facilities. Minimal services exist within this area and would need to be provided through a combination of development-provided services such as utility and street infrastructure as development occurs and expansion into the area of police, fire and other public services such as snow removal and garbage/recycling pick-up.
- D. **Impact on property taxes** -
 - 1. There are ten residential properties within the annexation area. The median adjusted tax value is \$82,700.00. Based on the 2007 property tax rates an annual increase of \$130.00 per year or \$10.83 per month would result from annexation into Salt Lake City.
 - 2. Several of the properties within the area have a Greenbelt status with respect to Salt Lake County assessment land values. Properties within greenbelt status that are developed into other uses would need to consider tax impacts from removing properties from the Greenbelt tax valuation discount.
 - 3. Excluding tax exempt properties, other properties that are nonresidential and without greenbelt status would see the most significant increase in property taxes due to annexing into Salt Lake City. The property tax rate would increase from 0.010296 to 0.011873, a 15.3 percent increase in property taxes per year.
- E. **Impact on taxing entities** - The annexation area is currently taxed for municipal services from Salt Lake County. Future municipal services would be provided by Salt Lake City. The Salt Lake Mosquito Abatement District would provide abatement services to this area. School District boundaries are not modified due to annexation activity. Adjustment to the school district boundaries would have to be accomplished through a mutual agreement and amendment to school district boundaries by the Salt Lake City School District and the Granite School District. Children within this unincorporated presently attend Salt Lake City schools.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Planning staff report notes the following annexation and master plan policies. (Please refer to pgs. 4-7 of the Planning staff report for details.)
 - 1. **City's Declaration of Intent to Annex**
In 2000, the Salt Lake City Council adopted Resolution No.34, which reaffirms the City's 1979 declaration of intent to annex portions of unincorporated Salt Lake County. Annexation of this area was again supported in the adoption of the Northpoint Small Area Plan (April 11, 2000) and the Rose Park Small Area Plan (September 20, 2001).
 - 2. **Salt Lake City Council Growth Policy**
It is the policy of the Salt Lake City Council that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria: a) is aesthetically pleasing; b) contributes to a livable community environment; c) yields no negative net fiscal impact unless an overriding public purpose is served; and d) forestalls negative impacts associated with inactivity.
 - 3. **Northwest Community Master Plan Amendment**
The land use designation policies for this area are established in the Northpoint and Rose Park Small Area Plans. Annexing the subject area with the recommended zoning designations is consistent with the Northpoint and Rose Park Small Area Plans. The master plan amendment consists of expanding the community boundary to include the BNA Realty - Jordan River State Park Annexation property within the boundaries of the Northwest Community Planning area.
 - 4. The purpose of the Northpoint Small Area Plan is to eliminate potential land use conflicts with Salt Lake International Airport while preserving and enhancing the existing agricultural lifestyle. This master plan policy document addresses the western portion of the proposed annexation area.

5. The Rose Park Small Area Plan addresses the unincorporated area located between Interstate 215 and the Jordan River. The future land use map identifies most of the vacant land in the Northpoint area as business park development. It also identifies preserving and enhancing agricultural land uses established along 2200 West north of approximately 2600 North.
- B. State Code 10-2-403 regarding annexation requires that boundaries for annexation be drawn in the following manner:
 1. To eliminate islands and peninsulas of territory that is not receiving municipal-type services;
 2. To facilitate the consolidation of overlapping functions of local government;
 3. To promote the efficient delivery of services; and
 4. To encourage the equitable distribution of community resources and obligations.
 - C. City Resolution 20 of 1982 (February 2, 1982) formalized City policy on providing water service to developments outside the City limits. The Resolution states, in part, that water will only be provided on the condition "that the requesting entity, when it is possible to annex, is officially annexed into the City, or where not immediately possible, agrees to annex when annexation potential exists under State Law. If the parcel were annexed, the City would be required to provide full municipal services to the property.
 - D. Council staff has attached a synopsis of City annexation policies prepared for the Council's Annexation subcommittee. The synopsis summarizes the following documents:
 1. The City's 1979 Annexation Policy Declaration
 2. City Resolution No. 34 of 2000 - Reaffirmation of 1979 Master Annexation Policy Declaration, and Declaration of Intent to annex areas served by the City's water system in the unincorporated Salt Lake County
 3. Resolution 20 of 1982 - Water Service provided outside the City limits
 4. Existing Community Master Plans Annexation Policies
 5. The 1999 Salt Lake County Feasibility Scenarios Report
 6. 1999 Salt Lake City Wall to Wall Cities Study
 7. 2000 Salt Lake City Wall to Wall Cities Annexation Study
 - E. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.
 - F. The City's Community Housing Plan contains policies and implementation strategies that address:
 1. Creating a wide variety of housing types across the City.
 2. Encouraging innovation in housing design compatible with neighborhoods that are creative, aesthetically pleasing and provide attractive public spaces.
 3. Creating affordable and transitional housing.
 4. Supporting home ownership for a variety of income levels.
 5. Including public and neighborhood participation and interaction in the design process.
 6. Policies and programs that preserve housing opportunities as well as business opportunities within the City to ensure the continued existence of a population base and business base.
 - G. The City's Open Space Master Plan established four goals: 1) conserve the natural environment, 2) enhance open space amenities for all citizens, 3) connect the various parts of the City to natural

environments, and 4) educate the citizens on proper use of open space. This area lies within the Westpointe and Northwest Corridors identified in the Plan. Recommendations include:

1. Connection to a proposed Utah State Wetlands Education Center and the Jordan River Parkway.
2. Development of a trail parallel to I-215 as an amenity to adjacent residential neighborhoods.
3. Provide an enhanced northern 'gateway' into the city.
4. Provide a pedestrian/bicycle connection between the foothills and lakeshore uplands transitional areas at the northern edge of the City. This would be a continuation of the Shoreline Trail to the lakeshore uplands and terminates at the wetlands education center.

- H. The City's Transportation Master Plan includes general policy statements summarized below:
 - a. Focus on ways to transport people, not on moving vehicles at the expense of neighborhoods.
 - b. Support transportation decisions that increase the quality of life, not necessarily the quantity of development.
 - c. Support the creation of linkages (provisions and incentives) to foster appropriate growth in currently defined growth centers.
 - d. Support public/private partnerships in which all who benefit from capital improvements participate in funding those improvements.
 - e. Consider impacts on neighborhoods on an equal basis with impacts on transportation systems.
 - f. Give all neighborhoods equal consideration in transportation decisions.
- I. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. Applicable policy concepts include:
 1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
 2. Emphasize the important role of all development in establishing the City's urban form.
 3. Identify, preserve, and develop open space and natural features to provide a diversity of uses and locations and level of development.
 4. Develop the City's gateways to provide a good first impression of the City and strengthens the identity of the City. Gateway corridors should be visually uncluttered, their views unobstructed. The Interstate-15 freeway and interchanges are identified as major gateways.
 5. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.

CHRONOLOGY:

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

- January 23, 2008 Petition submitted to Salt Lake City and Salt Lake County
Recorders' offices
- March 14, 2008 City determined that the annexation area be expanded to the Jordan
River to incorporate the future soccer complex property
- April 1, 2008 Amended petition submitted to Salt Lake City and Salt Lake County
Recorders' offices
- May 6, 2008 City Council adoption of Resolution 23 or 2008 accepting the
annexation petition
- May 12, 2008 City Recorder certified petition and provided protest period notice
- June 18, 2008 Rose Park and Westpoint Community Council joint meeting

- July 9, 2008
- August 4, 2008

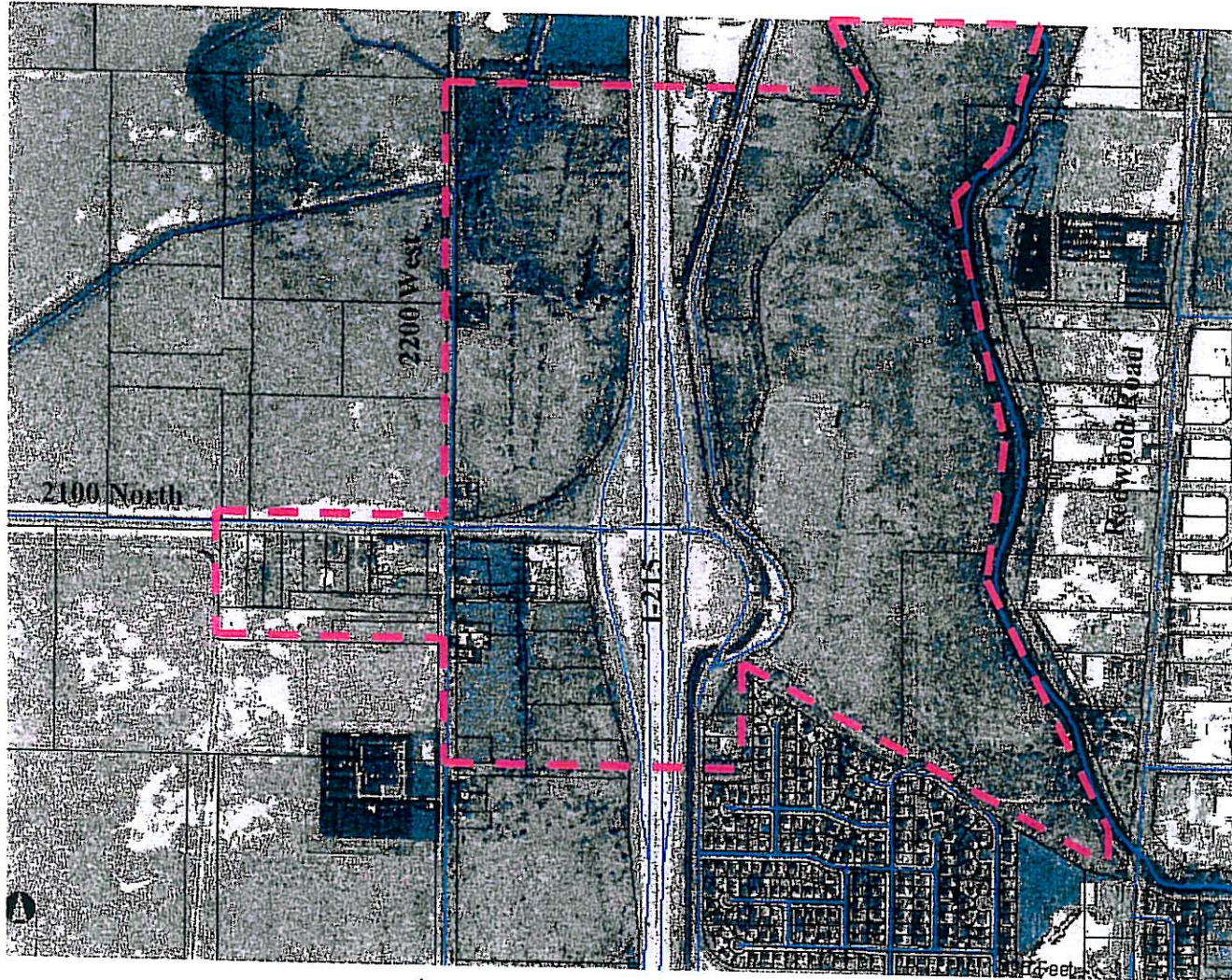
Planning Commission hearing
Ordinance requested from City Attorney's office

cc: David Everitt, Esther Hunter, Karen Hale, Lyn Creswell, Ed Rutan, Lynn Pace, Paul Nielson, Frank Gray, Mary De La Mare-Schafer, Wilf Sommerkorn, Pat Comarell, Cheri Coffey, Joel Paterson, Everett Joyce, Jeff Neirmeyer, Tom Ward, Brad Stewart, Maureen Riley, Alan McCandless, Orion Goff, Larry Butcher, Rick Graham, Vicki Bennett, Emy Storheim, City Council Liaisons, Community Liaisons, Gail Meakins

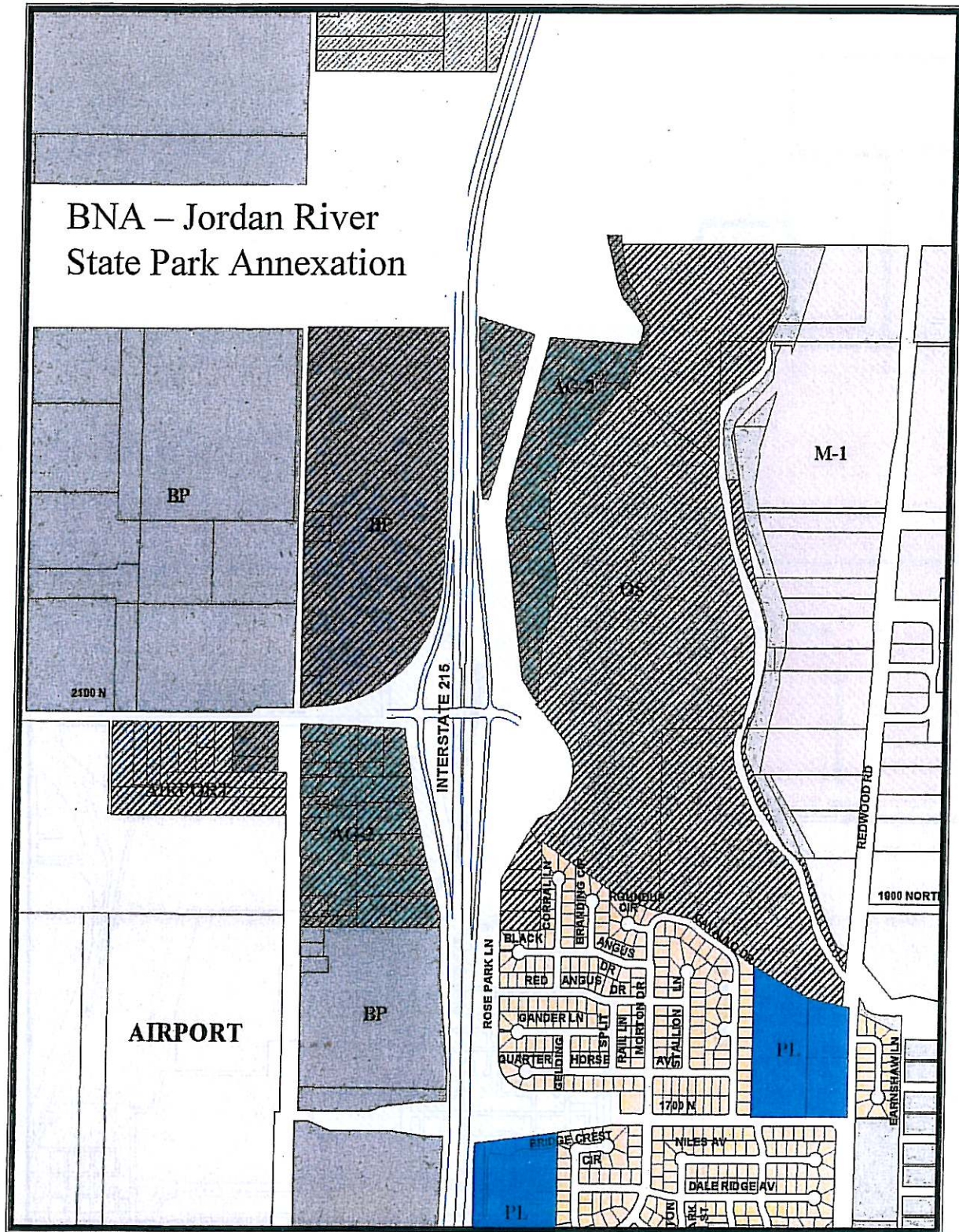
File Location: Community and Economic Development Dept., Planning Division, Annexations- BNA Realty Group, LLC – Jordan River State Park - 1700/2400 North and Redwood Road, the Jordan River and 2700 West

Petition 400-08-03

BNA – Jordan River State Park Annexation



Recommended Zoning



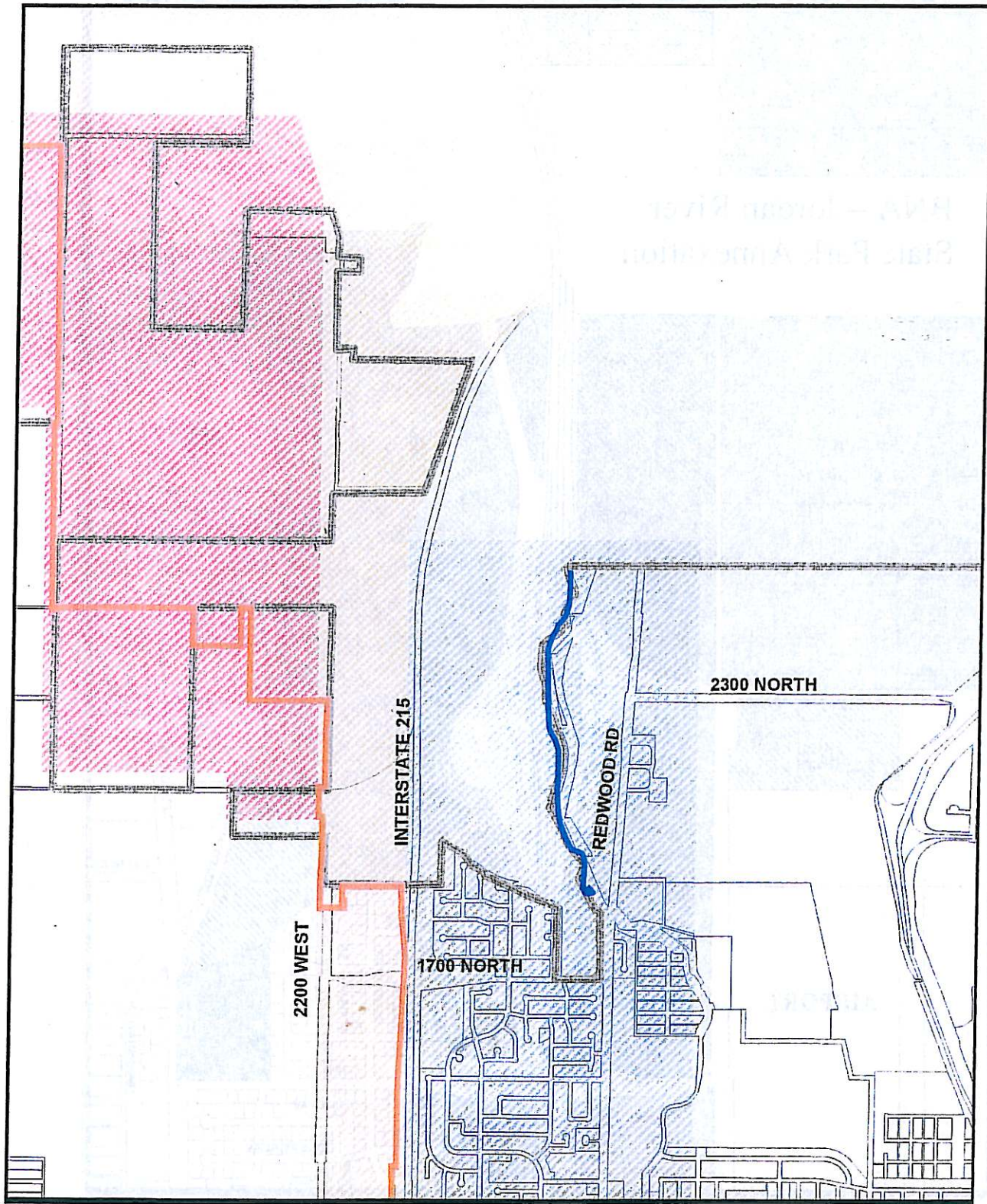
- /// Properties involved in the Proposed Annexation
- AG-2, Agriculture-2 Acre Minimum
- Airport

- BP, Business Park
- OS, Open Space
- R-1-7000, Single Family Residential



Salt Lake City Planning Division
Geographic Information Systems
May 2008

Recommended Zoning Ordinance Overlay Districts



Airport Influence Zone "A"

Airport Influence Zone "B"

Airport Influence Zone "C"

Airport Influence Zone "H"



Airport Landscape Overlay District

Riparian Corridor
Overlay District
Jordan River

Synopsis - 1979 Salt Lake City Master Annexation Policy Declaration

- 1979 State Legislature House Bill No. 61 required municipalities anticipating annexation to adopt an annexation policy declaration
- Master Annexation Policy Declaration
 - Citywide master annexation policy declaration and proposed future boundaries map
 - Study areas:
 - West Airport
 - North Redwood Road
 - Magna
 - Emigration Canyon
 - Brickyard Area
 - Parley's
 - East Millcreek
 - Holladay – Olympus
 - Holladay – Cottonwood
 - West Valley
 - Individual study area sections include:
 - Geographical boundary description for each study area
 - Land use and socio-economic characteristics
 - Estimate of assessed property values
 - Comparison of costs of government services
 - Water, sewer, fire, and police
 - Planning and zoning
 - Refuse and garbage collection and disposal
 - Streets and highways

Synopsis - City Resolution No. 34 of 2000

- ***Reaffirmation of 1979 Master Annexation Policy Declaration, and***
 - ***Declaration of Intent to annex the areas served by the City's water system in the unincorporated Salt Lake County***
-

- City's Public Utilities Department since the 1920's has provided culinary water service to the eastern unincorporated portion of Salt Lake County
- Service is provided to approximately 30,500 water accounts
- Salt Lake County's tax base has been reduced through annexations and incorporations, including Taylorsville and Holladay, requiring an increase in County taxes
- In 1979, Salt Lake City prepared a Master Annexation Policy Declaration that included the intent to annex the portion of Salt Lake County served by the City's water system
- In 2000, the Salt Lake City Council commissioned an independent study that concluded:
 - Annexation would produce long-term benefits for County residents if annexed into the City through:
 - Improved levels of water service
 - A net reduction in the cost of water service
 - Annexation would not significantly increase water rates currently paid by City residents

- Annexation would provide Salt Lake City with benefits including:
 - Relieve of potential conflicts between jurisdictions relating to:
 - Service levels
 - Water rates
 - Watershed protection
 - Planning and zoning issues
- Expressed the City's interest and willingness to:
 - Enter into discussions with Salt Lake County and State of Utah representatives, residents, property owners, and other elected representatives
 - Explore the feasibility, desirability and potential for annexation implementation

Water Service provide outside the City limits

- Resolution 20 of 1982 (adopted February 2, 1982)
 - Formalized policy for providing water service to development outside the City limits
 - Requires annexation in order to receive City water services or
 - Provide an agreement to annex when annexation becomes possible

Annexation Policy – Existing Community Master Plans

- Sugar House
 - Encourage the annexation of designated areas as a whole rather than in small pieces to provide coordinated land use development policies and comprehensive municipal services.
 - Establish new community planning districts for areas annexed into the City south of the existing sugar House community planning boundary.
- East Bench
 - Preserve the present unique beauty, environmental habitat, recreational use, and accessibility of the Wasatch foothills, and ensure city control over foothill development in the East Bench Community.
 - To maintain control over foothill development, the city should:
 - Amend its Annexation Policy Declaration to encompass the privately owned East Bench foothills as the means to having control over future development proposals.
 - Restrict urban development beyond the one-half-mile area, to encompass all of the privately owned foothill property. This could be accomplished through an interlocal agreement, under the State Interlocal Cooperation Act.
 - Seek an official agreement of resolution with the county to ensure that smaller residential developments will also be referred to the city for annexation and development approval. Annexation should even be required for a single-family home. The city should refuse to provide water or sewer services to accommodate development outside city boundaries.
- Arcadia Heights, Benchmark, & H Rock Small Area Plan
 - It should continue to be the City's policy that municipal water and sewer service will not be provided to new developments unless they are located within the City limits.

- Jordan River – Airport Area Small Area Plan (short range)
 - Facilitate Salt Lake City's Annexation of County land area west and north to the Great Salt Lake.
 - Annex lands west of and north toward the Great Salt Lake from Salt Lake County, and zone appropriately according to land uses identified in the Plan.
- Rose Park Small Area Plan
 - Support annexation of properties in the jurisdictional boundaries of Salt Lake County into Salt Lake City.

Synopsis - 1999 Salt Lake County Feasibility Scenarios Report

- Nesbitt Planning and Management, Inc. presented to the Salt Lake County Council of Governments on December 8, 1999 "A Reconnaissance of Potential Annexations and Incorporations Facing Salt Lake County, Salt Lake County Feasibility Scenarios". This study attempted to define the cumulative impact on revenues and service delivery across Salt Lake County.
- The study considered 28 scenarios for 10 unincorporated communities. The study presents the information gathered in three main areas; Base Fiscal Parameters, Revenues and Costs, and Remainders Analysis.
- For whatever reason, when the study projected the cumulative impacts upon the tax bases and revenues of the County and the annexing Cities and discussed the challenges of potential overhead increases for the County with declining service delivery demand, it failed to address the impact to Salt Lake City.
- It was for this reason that the Administration of Salt Lake City at the time of the study, asked City staff to review the study and using the same methodology present to the Administration the impact of the various annexation and incorporation scenarios that are outlined in the Council of Governments commissioned study.
- The resulting study was titled "Wall to Wall Cities"

Synopsis - 1999 Salt Lake City Wall to Wall Cities Study

- Salt Lake City Budget and Policy staff prepared a "Wall to Wall Cities" study at the same time the City was supplying information for Council of Governments commissioned Feasibility Scenario or Wall-to-Wall Annexation Study. The City staff reviewed the history of annexation issues within the City and provided the following information in the Original Study section of the report.

"Holladay, Salt Lake Commissioner Callaghan's efforts to have the State implement legislation to facilitate wall to wall cities], some of the cities surrounding the unincorporated area are beginning to propose extending their boundaries, potentially, into Salt Lake City's annexation declaration boundaries. In 1979, Salt Lake City created its' Master Annexation Policy Declaration which states that Salt Lake City would annex the area containing its water distribution

system. The attached map highlights in yellow Salt Lake City's water distribution area. As you can see from the map, the proposed annexation area for Salt Lake City would extend Salt Lake City's current southern boundary out to Creek Road and would go as far west as 1300 East. In 1982, the City Council passed a resolution reaffirming the City's Master Annexation Policy Declaration.

The wall-to-wall city initiative will have a significant impact on Salt Lake City. Salt Lake City has several concerns regarding this initiative. One major concern revolves around Salt Lake City's water, and its' water distribution network."

- The report goes on to state what the different components of the study are and what will be the impact of any annexation plans on the City. The staff chose 4 logical boundaries to divide the potential annexation areas. The only areas discussed in this plan are along the east bench of the Salt Lake Valley. The western potential annexation areas were not dealt with in this report.
- City staff used Property Tax, Sales Tax, Sales Tax Distribution, and Franchise Tax, to figure Revenue in this area. Services that are contained in Enterprise Funds were not included into the calculation of revenue as it is expected that the services would pay for themselves. The staff then attempted to quantify costs in each of the four service areas as best possible.
- The Administration presented to the City Council in 1999 the results of their study. At that time the Council thought it best to bring in an outside consultant to review the work of the staff and help guide them as they reviewed what course the City should take. City staff lent their expertise to the consultant and assisted in gathering and reviewing information as needed. The resulting consultant study presented essentially the same findings as that of the City staff.

Synopsis - 2000 Salt Lake City Wall to Wall Cities Annexation Study

- The consulting firm of Rick Giardina & Associates, Inc. in association with BBC Research & Consulting submitted a final report to the Salt Lake City Council in June of 2000. The study incorporated the efforts and expertise of many City staff. The study kept the same annexation study areas as the City staff report. The consultant did not review those areas on the west side of the Salt Lake Valley.
- The study reviewed all potential sources of revenue and expenses. The study took into account what would be needed within the different areas to conform to current service levels, both public safety and physical infrastructure. The consultant reviewed what capital needs each of the areas had and what the cost of each area would be if the City were to purchase existing County assets, purchase new assets, or rely on current equipment in the City to provide services.
- The end result of the study indicated that even with the massive capital needs of the area the City would be economically ahead if Salt Lake City were to annex all or part of the area to City Creek Road.

- As follow-up to this study the Council adopted a resolution in year 2000 that reaffirmed the City's intent to annex those communities served by the City's water and water distribution area.

Additional Information

- Other Cities such as Murray, Midvale, West Valley City and Holladay have completed consultant and in house studies that identify potential areas of annexation. Some encroach on the boundaries listed in the 1979 Master Annexation Policy Declaration. Of particular note is the annexation studies of Murray and Sandy which advocated annexation to the east of their present boundaries, and the incorporation of Holladay that incorporated a significant portion of the unincorporated area along the east bench of the Salt Lake Valley. Of particular note is that the boundaries of Holladay City do not correspond with their water district boundaries.

FRANK B. GRAY
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

Date Received: 9-24-08 - JRB

Date Sent to City Council: 10/1/2008 AL

TO: Salt Lake City Council
Jill Remington-Love, Chair

DATE: September 22, 2008

FROM: Frank Gray, Community & Economic Development Director

RE: Petition 400-08-03, initiated by BNA Realty Group, LLC to annex approximately 330 acres of land. The annexation area is located between 1700 North and 2400 North and between Redwood Road/ Jordan River and 2700 West. This request includes an amendment to the Northwest Community Master Plan and the Northwest Community zoning map.



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

RECOMMENDATION: That the City Council hold a briefing and schedule a Public Hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: The BNA Realty Group, LLC, filed a petition with support from a majority of private property owners in the proposed annexation area. The applicant requested annexation of approximately 56 acres of land north of 2100 North and between 2200 West and Interstate 215 for business park development. However, in order to meet State annexation criteria and to include the Jordan River State Park property (site of the future Regional Sports Parks), the annexation petition and plat was expanded to include a total of approximately 330 acres.

Analysis: The proposed annexation area is within Area Number 1 (West Airport) of the City's Master Annexation Declaration Policy for annexation into Salt Lake City. The area is contiguous to the boundaries of the Northwest Planning Community.

In accordance with State Annexation Law, support by property owners representing a majority of the acreage of the private land and at least one third of the valuation of the property has been obtained. Of the 330 acres of land subject to annexation, 98.76 acres are private lands. Annexation petition signatures submitted represent 70.79 acres or 71.68% of the total private lands within the annexation boundary. The assessed value for these properties is 55.30% of the total assessed private land value.

There are approximately 235 acres of public land within the annexation area. Public lands within the annexation area include Salt Lake City and the State of Utah.

Master Plan Considerations: The proposed annexation area would be incorporated into the Northwest Planning Community. This action is a logical extension of the planning community's boundary. Annexation of the subject property was anticipated through the City's Annexation Declaration Policy and the Northpoint and Rose Park Small Area Plans. The Small Area Plans' Future Land Use Maps and a map depicting the Planning Commission's recommended zoning are attached.

PUBLIC PROCESS:

Resolution: On May 6, 2008, the Salt Lake City Council adopted Resolution No. 23, which documented the City's intent to consider annexation of this portion of unincorporated Salt Lake County. The resolution directed the Planning Commission to make a recommendation relating to the master plan and the appropriate zoning classification of the subject annexation property.

Protest Period: In accordance with State Law, after the City Council passed their resolution, the City Recorder's Office certified the petition on May 12, 2008. The 60 day protest period expired on July 10, 2008. The Recorder sent notice to affected taxing entities and published the notice in the newspaper. The City Recorder's Office did not receive any protests.

Community Councils: The annexation proposal and related zoning recommendations were presented to a joint meeting of the WestPoint and Rose Park Community Councils on June 18, 2008. The Community Councils' attendees (approximately 14) voted unanimously in support of the annexation.

Planning Commission: On July 9, 2008, the Planning Commission unanimously passed a motion to forward a positive recommendation to the City Council to annex property located within the general boundaries of 1700 North and 2400 North and between Redwood Road/ Jordan River and 2700 West. The Planning Commission recommends zoning the subject annexation parcels consistent with the Northpoint and Rose Park small area plans and that specific zoning recommendations included on page 10 of the staff report shall be included in the motion, under Attachment A: Recommended Zoning.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five standards, which should be analyzed prior to rezoning property (Section 21A.50.050 A-E). The five standards are discussed in detail starting on pages 2-4 of the Planning Commission Staff Report.

Table of Contents

1. Chronology

2. Ordinance

3. City Council Notice and Mailing List

- i. Hearing Notice
- ii. Mailing List

4. Planning Commission

- i. Public Hearing Notice and Postmark / Agenda
- ii. Planning Commission Staff Report
- iii. Planning Commission Powerpoint Presentation
- iv. Planning Commission Minutes

5. Original Petition

- i. Petition 400-08-03 BNA – Jordan River State Park Annexation

Exhibit 1

Chronology

Chronology

| | |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| January 23, 2008 | Petition submitted to the Salt Lake City and Salt Lake County Recorders' Offices |
| January 25, 2008 | Planning received the petition and it was assigned a petition number |
| January 29, 2008 | Petition assigned to Everett Joyce |
| March 14, 2008 | Reviewed annexation request with City staff and it was recommended the applicant expand the annexation area east to the Jordan River to incorporate the future soccer complex site along the Jordan River |
| March 14, 2008 | Requested the City Surveyor's Office provide a revised annexation plat to include the expanded boundary area desired by the City |
| March 14, 2008 | Requested Resolution from Attorney's Office |
| March 20, 2008 | Received Resolution from City Attorney's Office |
| March 28, 2008 | Received amended annexation plat from City Surveyor |
| April 1, 2008 | Amended petition re-filed with the Salt Lake City and Salt Lake County Recorders' Offices |
| May 6, 2008 | City Council adopted Resolution 23 of 2008 accepting the annexation petition |
| May 12, 2008 | City Recorder's Office certified the petition and noticed affected entities and newspaper of protest period |
| May 21, 2008 | Requested City departmental review of petition request |
| June 18, 2008 | Joint Community Council meeting presentation with Rose Park and Westpoint Community Councils |
| June 24, 2008 | Posted the Planning Commission agenda on the City web site and sent agenda out on the Planning Division list serve |
| June 25, 2008 | Planning Commission public hearing notice mailed to property owners in annexation area and within 450 feet of the proposed annexation |
| June 28, 2008 | Public hearing advertised in the newspaper |

| | |
|----------------|------------------------------------------------------------------|
| July 3, 2008 | Staff report posted on web page |
| July 9, 2008 | Planning Commission public hearing |
| July 10, 2008 | Annexation petition protest period ended |
| July 30, 2008 | Planning Commission ratified minutes of the July 9, 2008 meeting |
| August 4, 2008 | Ordinance request sent to City Attorney's Office |

Exhibit 2

Ordinance

SALT LAKE CITY ORDINANCE

NO. _____ OF 2008

(An ordinance extending the corporate limits of Salt Lake City to include an Area Consisting of Approximately 330 Acres, Amending the Northwest Community Master Plan and the Northpoint and Rose Park Small Area Plans, and Amending the Zoning Map)

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF SALT LAKE CITY TO INCLUDE APPROXIMATELY 330 ACRES OF LAND GENERALLY LOCATED BETWEEN THE JORDAN RIVER TO APPROXIMATELY 2400 WEST, AND BETWEEN THE EXISTING SALT LAKE CITY BOUNDARY AT 1700 NORTH TO 2400 NORTH, AMENDING THE NORTHWEST COMMUNITY MASTER PLAN AND THE NORTHPOINT AND ROSE PARK SMALL AREA PLANS, AND AMENDING THE ZONING MAP PURSUANT TO PETITION NO. 400-08-03.

WHEREAS, Salt Lake City has received petition #400-08-03 (the "Petition") by BNA Realty Advisors, LLC, for the Leone Family, LLC, (the "Petitioners"), requesting the annexation of approximately 330 acres of unincorporated territory in Salt Lake County, located between the Jordan River to approximately 2400 West, and between the existing Salt Lake City boundary at 1700 North to 2400 North, which would extend the existing corporate limits of Salt Lake City; and

WHEREAS, the Petition is signed by a majority of the owners of the real property and the owners of more than one-third in value of all real property within the territory to be annexed as shown by the last assessment rolls of Salt Lake County; and

WHEREAS, Petitioners have submitted to the City a plat for the territory proposed for the annexation; and

WHEREAS, the territory described in the Petition lies contiguous to the corporate limits of Salt Lake City and within an area projected for Salt Lake's municipal expansion, and otherwise initially appears to satisfy the standards and criteria applicable to annexations; and

WHEREAS, the Salt Lake City Council ("City Council") has passed a Resolution accepting said Petition for purposes of review and hearing; and

WHEREAS, the Salt Lake City Planning Commission held a public hearing on July 9, 2008 at which it voted in favor of forwarding to the City Council a positive recommendation on the Petition; and

WHEREAS, the City Council, after examining said Petition, having the Petition reviewed by the administration staff, and having considered the circumstances thereof at a properly advertised and noticed public hearing, found said proposed annexation to be consistent and in keeping with the City's Master Annexation Policy Declaration Projecting Municipal Expansion; and

WHEREAS, no objection or protest to such annexation has been filed with the Salt Lake County Boundary Commission;

NOW, THEREFORE, BE IT ORDAINED BY THE SALT LAKE CITY COUNCIL,
STATE OF UTAH:

SECTION 1. Annexation. The Salt Lake City limits are hereby enlarged and extended to include an area consisting of approximately 330 acres generally located between the Jordan River to approximately 2400 West Street and between the existing Salt Lake City Corporation boundary at 1700 North Street to 2400 North Street, as such property is more particularly described and/or depicted as set forth on Exhibit "A" attached hereto.

SECTION 2. Amendment of Master Plan. The Northwest Community Master Plan and the Northpoint and Rose Park Small Area Plans, which were previously adopted by the City Council, shall be and hereby are amended to allow land uses consistent with the proposed zoning designations set forth in Exhibits "A" and "B" attached hereto.

SECTION 3. Zoning. Be it further ordained and declared that the property described under Section 1 is hereby designated and zoned as set forth on Exhibit "A" attached hereto and that zoning overlay districts be applied as set forth on Exhibit "B" attached hereto, and that the Salt Lake City Zoning Map is hereby amended to reflect said zoning designations.

SECTION 4. General Jurisdiction. Be it further ordained and declared that the said parcel of land described in Section 1 above shall henceforth be within the Salt Lake City corporate limits and shall be zoned as provided in Section 2 hereof. All ordinances, jurisdictions, rules and obligations of, or pertaining to, Salt Lake City are extended over, and made applicable and pertinent to the above-described tract of land; and the streets, blocks, alleys and ways, of said tract shall be controlled and governed by the ordinances, rules and regulations of Salt Lake City.

SECTION 5. Filings and Notice. Upon the effective date of this ordinance, the City Recorder of Salt Lake City is hereby directed to file with the Salt Lake County Recorder, after approval by the City Engineer, a copy of the annexation plat duly certified and acknowledged together with a certified copy of this ordinance. The City Recorder is further directed to provide notice to the Utah State Tax Commission under the provisions of Section 11-12-1 of the Utah Code, as amended.

SECTION 6. Effective Date. This ordinance shall become effective immediately upon the date of its first publication.

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

_____, 2008.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

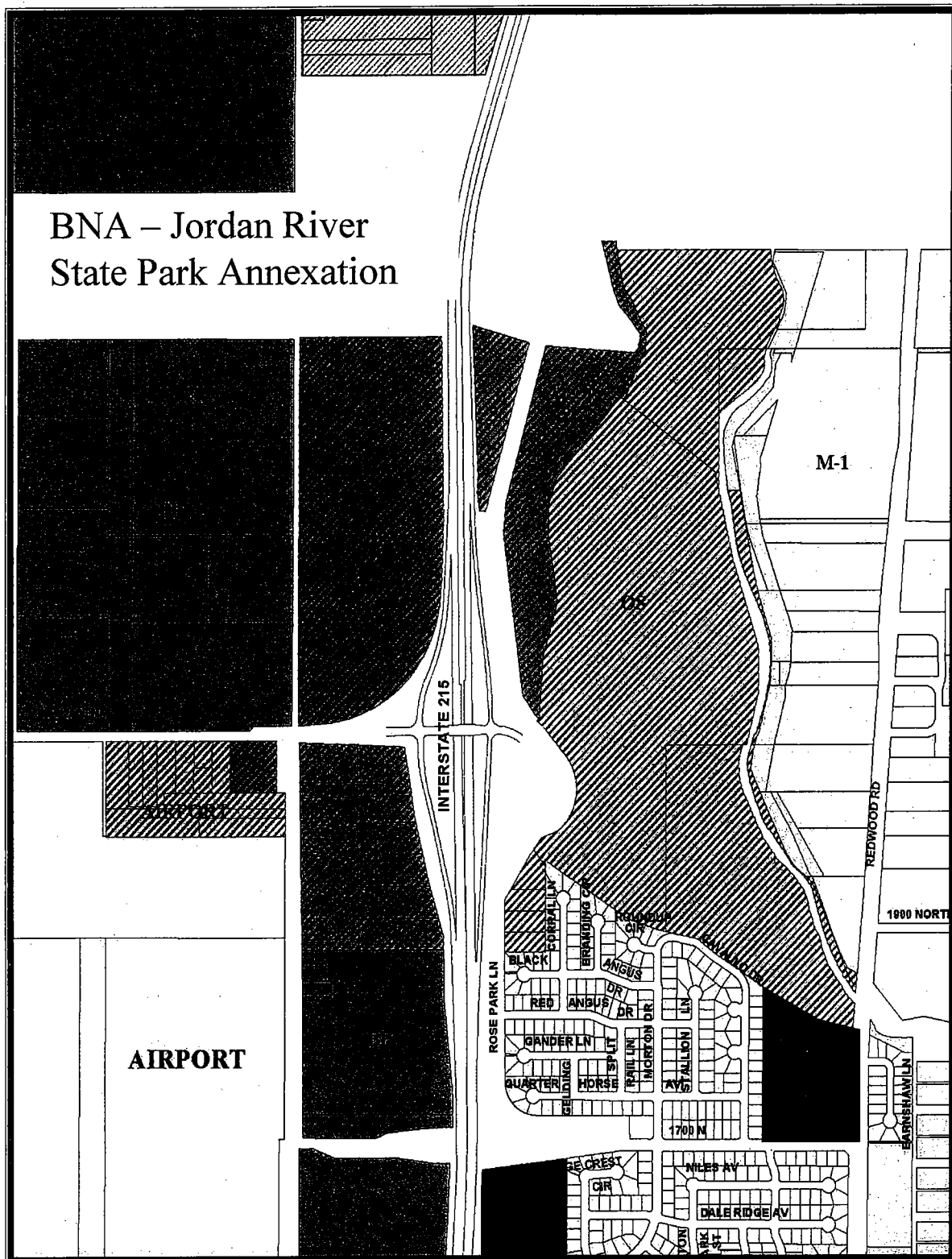
Bill No. _____ of 2008.

Published: _____.

HB_ATTYY-#5254-v2-Ordinance - _BNA_Annexation

APPROVED AS TO FORM
Salt Lake City Recorder's Office
Date November 14, 2008
By Paul C. Nielson
PAUL C. NIELSON, SR. CITY ATTORNEY

Exhibit "A" - Recommended Zoning



/// Properties involved in the Proposed Annexation

AG-2, Agriculture-2 Acre Minimum

Airport

BP, Business Park

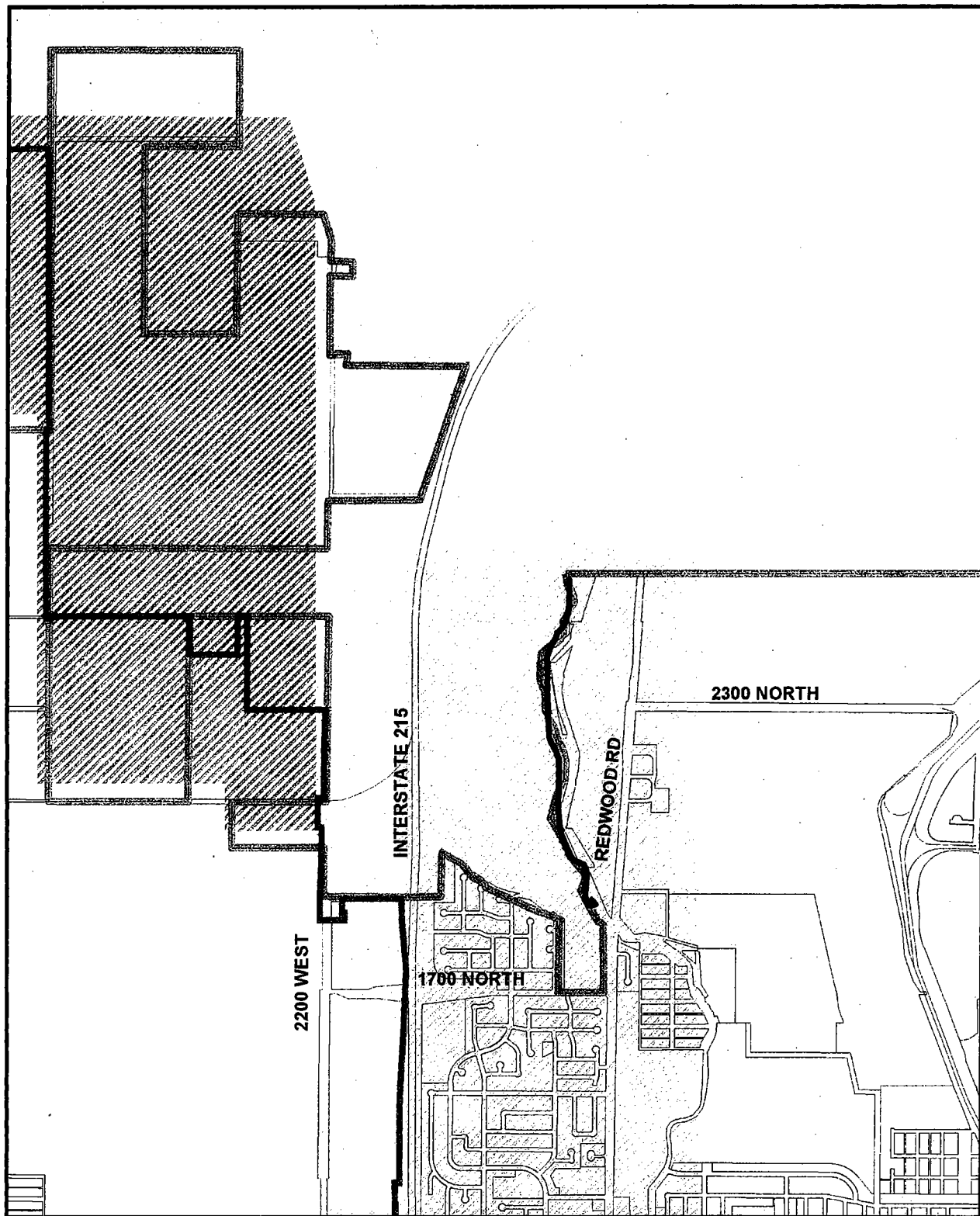
OS, Open Space

R-1-7000, Single Family Residential



Salt Lake City Planning Division
Geographic Information Systems
May 2008

Exhibit "B" - Recommended Zoning Ordinance Overlay Districts



Airport Influence Zone "A"



Airport Influence Zone "B"



Airport Influence Zone "C"

Airport Influence Zone "H"



Airport Landscape Overlay District



Riparian Corridor
Overlay District
Jordan River

Exhibit 3
City Council Notice
and Mailing List

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will review **Petition No. 400-08-03** by BNA Realty Group, LLC. The petition requests annexation of unincorporated property, amendment of the Northwest Community Master Plan and zoning of approximately 330 acres located between 1700 North to 2400 North and between the Jordan River to 2700 West.

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

DATE:

TIME: 7:00 P.M.

PLACE: City Council Chambers
Room 315
City and County Building
451 South State Street
Salt Lake City

If you have any questions relating to this proposal, or would like to review the file, please contact Everett L. Joyce at 535-7930 or at Everett.joyce@slcgov.com.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this City Council Public Hearing. Accommodations may include alternate formats, interpreters and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the ADA coordinator at 535-7971: TDD 535-6220.



Exhibit 3ii
Mailing List

| | | |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 0815351002 RESIDENT PO BOX 146001 SALT LAKE CITY UT 84114 | 0822101008 RESIDENT 1929 N CORRAL LN SALT LAKE CITY UT 84116 | 0822157013 RESIDENT 1912 N BRANDING CIR SALT LAKE CITY UT 84116 |
| 0822100014 RESIDENT 1235 E 2000 S # 503 SALT LAKE CITY UT 84102 | 0822101015 RESIDENT 1928 N CORRAL LN SALT LAKE CITY UT 84116 | 0822101017 RESIDENT 1912 N CORRAL LN SALT LAKE CITY UT 84116 |
| 0822101006 RESIDENT 1945 N CORRAL LN SALT LAKE CITY UT 84116 | 0822157012 RESIDENT 1920 N BRANDING CIR SALT LAKE CITY UT 84116 | 0822101023 RESIDENT 1978 W RED ANGUS DR SALT LAKE CITY UT 84116 |
| 0822101013 RESIDENT 1946 N CORRAL LN SALT LAKE CITY UT 84116 | 0822101022 RESIDENT 1919 N BRANDING CIR SALT LAKE CITY UT 84116 | 0822101011 RESIDENT 544 N FOXBORO DR NORTH SALT LAKE UT 84054 |
| 0822101007 RESIDENT 1937 N CORRAL LN SALT LAKE CITY UT 84116 | 0822101009 RESIDENT 1928 N CORRAL LN SALT LAKE CITY UT 84116 | 0822100017 RESIDENT 3819 S 2000 E SALT LAKE CITY UT 84109 |
| 0822101014 RESIDENT 1938 N CORRAL LN SALT LAKE CITY UT 84116 | 0822100016 RESIDENT 1932 N ROSE PARK LN SALT LAKE CITY UT 84116 | 0822157014 RESIDENT 1904 N BRANDING CIR SALT LAKE CITY UT 84116 |
| 0822101021 RESIDENT 1927 N BRANDING CIR SALT LAKE CITY UT 84116 | 0822101016 RESIDENT 1920 N CORRAL LN SALT LAKE CITY UT 84116 | 0822101018 RESIDENT 1902 N CORRAL LN SALT LAKE CITY UT 84116 |
| 0822100015 RESIDENT 1235 E 2000 S # 503 SALT LAKE CITY UT 84102 | 0821226018 RESIDENT 3819 S 2000 E SALT LAKE CITY UT 84109 | 0822101024 RESIDENT 1901 N BRANDING CIR SALT LAKE CITY UT 84116 |
| 0822157011 RESIDENT 1928 N BRANDING CIR SALT LAKE CITY UT 84116 | 0822101010 RESIDENT 1915 N CORRAL LN SALT LAKE CITY UT 84116 | 0822101012 RESIDENT 1899 N CORRAL LN SALT LAKE CITY UT 84116 |

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| | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| 0822157015 RESIDENT 1894 N BRANDING CIR SALT LAKE CITY UT 84116 | 0822101003 RESIDENT PO BOX 511202 SALT LAKE CITY UT 84151 | 0822156014 RESIDENT 1947 W BLACK ANGUS DR SALT LAKE CITY UT 84116 |
| 0822101019 RESIDENT 1983 W SIR TIMOTHY AVE SALT LAKE CITY UT 84116 | 0822157016 RESIDENT 2813 RUBINO CIR SAN JOSE CA 95125 | 0822154012 RESIDENT 1933 W BLACK ANGUS DR SALT LAKE CITY UT 84116 |
| 0822101025 RESIDENT 1889 N BRANDING CIR SALT LAKE CITY UT 84116 | 0822101020 RESIDENT 1880 N CORRAL LN SALT LAKE CITY UT 84116 | 0822154013 RESIDENT 1925 W BLACK ANGUS DR SALT LAKE CITY UT 84116 |
| 0821276008 RESIDENT 2880 S MAIN ST # 100 SALT LAKE CITY UT 84115 | 0822101026 RESIDENT 1879 N BRANDING CIR SALT LAKE CITY UT 84116 | 0822154014 RESIDENT 1917 W BLACK ANGUS DR SALT LAKE CITY UT 84116 |
| 0822101004 RESIDENT 1952 W BLACK ANGUS DR SALT LAKE CITY UT 84116 | 0822156008 RESIDENT 4519 S STATE ST # 225 SALT LAKE CITY UT 84111 | 0822154015 RESIDENT 1907 W BLACK ANGUS DR SALT LAKE CITY UT 84116 |
| 0822101005 RESIDENT 1946 W BLACK ANGUS DR SALT LAKE CITY UT 84116 | 0822156009 RESIDENT 1977 W BLACK ANGUS DR SALT LAKE CITY UT 84116 | 0822156010 RESIDENT 1971 W BLACK ANGUS DR SALT LAKE CITY UT 84116 |
| 0822156007 RESIDENT 1976 W BLACK ANGUS DR SALT LAKE CITY UT 84116 | 0822156011 RESIDENT 298 E REGENT PARK CT MIDVALE UT 84047 | 0822156001 RESIDENT 1984 W RED ANGUS DR SALT LAKE CITY UT 84116 |
| 0822101001 RESIDENT 1972 W BLACK ANGUS DR SALT LAKE CITY UT 84116 | 0822156012 RESIDENT 1959 W BLACK ANGUS DR SALT LAKE CITY UT 84116 | 0822156002 RESIDENT 1978 W RED ANGUS DR SALT LAKE CITY UT 84116 |
| 0822101002 RESIDENT PO BOX 701031 SALT LAKE CITY UT 84170 | 0822156013 RESIDENT 1953 W BLACK ANGUS DR SALT LAKE CITY UT 84116 | 0822156003 RESIDENT 3510 W HONDA AVE SALT LAKE CITY UT 84119 |

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0822156004
RESIDENT
1962 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153006
RESIDENT
1961 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822156005
RESIDENT
1954 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153007
RESIDENT
1951 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822156006
RESIDENT
1948 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153008
RESIDENT
1943 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822154005
RESIDENT
1934 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822154006
RESIDENT
1926 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822154007
RESIDENT
1918 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153003
RESIDENT
1983 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153004
RESIDENT
1975 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153005
RESIDENT
1967 W RED ANGUS DR
SALT LAKE CITY UT 84116

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0815100024
RESIDENT
3677 E BRIGHTON POINT DR
COTTONWOOD HTS UT 84121

0816300012
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0816300009
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0816276004
RESIDENT
5 N TRIAD CENTER # 325
SALT LAKE CITY UT 84103

0815301004
RESIDENT
PO BOX 146001
SALT LAKE CITY UT 84114

0816400016
RESIDENT
1146 E GILMER DR
SALT LAKE CITY UT 84105

0816200004
RESIDENT
PO BOX 22084
SALT LAKE CITY UT 84122

0816300013
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0816400006
RESIDENT
5719 S GANDOLF DR
TAYLORSVILLE UT 84118

0816276002
RESIDENT
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

0816300011
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0821201013
RESIDENT
PO BOX 22416 - A.M.F.
SALT LAKE CITY UT 84122

0815301003
RESIDENT
2350 N ROSE PARK LN
SALT LAKE CITY UT 84116

0816400004
RESIDENT
2280 N 2200 W
SALT LAKE CITY UT 84116

0821226002
RESIDENT
2060 N 2200 W
SALT LAKE CITY UT 84116

0816400002
RESIDENT
5425 S BREAK WATER DR
TAYLORSVILLE UT 84123

0816400009
RESIDENT
1146 E GILMER DR
SALT LAKE CITY UT 84105

0821226020
RESIDENT
2066 N 2200 W
SALT LAKE CITY UT 84116

0816400018
RESIDENT
17 E WINCHESTER ST # 200
MURRAY UT 84107

0816400014
RESIDENT
1146 E GILMER DR
SALT LAKE CITY UT 84105

0821226005
RESIDENT
2066 N 2200 W
SALT LAKE CITY UT 84116

0816400017
RESIDENT
17 E WINCHESTER ST # 200
MURRAY UT 84107

0816400005
RESIDENT
5425 S BREAK WATER DR
TAYLORSVILLE UT 84123

0821226001
RESIDENT
2060 N 2200 W
SALT LAKE CITY UT 84116

0815100019
RESIDENT
2908 N 2200 W
SALT LAKE CITY UT 84116

0815351003
RESIDENT
5719 S GANDOLF DR
TAYLORSVILLE UT 84118

0821201014
RESIDENT
PO BOX 22416
SALT LAKE CITY UT 84116

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0816400002
RESIDENT
5425 S BREAK WATER DR
TAYLORSVILLE UT 84123

0821201014
RESIDENT
PO BOX 22416
SALT LAKE CITY UT 84116

0821226015
RESIDENT
1235 E 200 S # 503
SALT LAKE CITY UT 84102

0816400016
RESIDENT
1146 E GILMER DR
SALT LAKE CITY UT 84105

0821226021
RESIDENT
2066 N 2200 W
SALT LAKE CITY UT 84116

0821226008
RESIDENT
1998 N 2200 W
SALT LAKE CITY UT 84116

0816400006
RESIDENT
5719 S GANDOLF DR
TAYLORSVILLE UT 84118

0821226003
RESIDENT
2060 N 2200 W
SALT LAKE CITY UT 84116

0821226010
RESIDENT
1105 BLUE GRANITE LN
PRESCOTT AZ 86303

0821100003
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0821226002
RESIDENT
2060 N 2200 W
SALT LAKE CITY UT 84116

0821226009
RESIDENT
1998 N 2200 W
SALT LAKE CITY UT 84116

0821201013
RESIDENT
PO BOX 22416 - A.M.F.
SALT LAKE CITY UT 84122

0821201015
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0821226016
RESIDENT
1235 E 200 S # 503
SALT LAKE CITY UT 84102

0821226002
RESIDENT
2060 N 2200 W
SALT LAKE CITY UT 84116

0821226006
RESIDENT
PO BOX 96
HEBER CITY UT 84032

0821226017
RESIDENT
885 W 1500 N
SALT LAKE CITY UT 84116

0821226020
RESIDENT
2066 N 2200 W
SALT LAKE CITY UT 84116

0821201016
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0822100016
RESIDENT
1932 N ROSE PARK LN
SALT LAKE CITY UT 84116

0821226005
RESIDENT
2060 N 2200 W
SALT LAKE CITY UT 84116

0821226007
RESIDENT
2004 N 2200 W
SALT LAKE CITY UT 84116

0821226011
RESIDENT
1105 BLUE GRANITE LN
PRESCOTT AZ 86303

0821226001
RESIDENT
2060 N 2200 W
SALT LAKE CITY UT 84116

0821201017
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0821226018
RESIDENT
3819 S 2000 E
SALT LAKE CITY UT 84109

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| | | | | | |
|--------------------------------------------------------------------|-------|---------------------------------------------------------------------|-------|---------------------------------------------------------------------|-------|
| 0815100019 RESIDENT 2908 N 2200 W SALT LAKE CITY UT | 84116 | 0815326001 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT | 84111 | 0815401011 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT | 84111 |
| 0815100009 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815326001 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT | 84111 | 0815376002 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 |
| 0815100010 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815327001 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815327005 RESIDENT 695 W EVERETT AVE SALT LAKE CITY UT | 84116 |
| 0815100012 RESIDENT PO BOX 18400 KEARNS UT | 84118 | 0815327015 RESIDENT PO BOX 16185 SALT LAKE CITY UT | 84116 | 0815351003 RESIDENT 5719 S SANDALF DR TAYLORSVILLE UT | 84118 |
| 0815100011 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815351002 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815376004 RESIDENT 695 W EVERETT AVE SALT LAKE CITY UT | 84116 |
| 0815301003 RESIDENT 2350 N ROSE PARK LN SALT LAKE CITY UT | 84116 | 0815327001 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815376003 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 |
| 0815100016 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815376001 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT | 84111 | 0815376011 RESIDENT 2223 N REDWOOD RD SALT LAKE CITY UT | 84116 |
| 0815100026 RESIDENT PO BOX 18400 KEARNS UT | 84118 | 0815327002 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815376012 RESIDENT 2223 N REDWOOD RD SALT LAKE CITY UT | 84116 |
| 0815301004 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815351002 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815376013 RESIDENT 14975 S 1800 W BLUFFDALE UT | 84065 |

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| | | | | | |
|---------------------------------------------------------------------|-------|--------------------------------------------------------------------|-------|--------------------------------------------------------------------|-------|
| 0815376009 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT | 84111 | 0822100007 RESIDENT PO BOX 16448 SALT LAKE CITY UT | 84116 | 0822101021 RESIDENT 1927 N BRANDING CIR SALT LAKE CITY UT | 84116 |
| 0815376014 RESIDENT 14975 S 1800 W BLUFFDALE UT | 84065 | 0822100014 RESIDENT 1235 E 200 S # 503 SALT LAKE CITY UT | 84102 | 0822100015 RESIDENT 1235 E 200 S # 503 SALT LAKE CITY UT | 84102 |
| 0815376008 RESIDENT 14975 S 1800 W BLUFFDALE UT | 84065 | 0822101006 RESIDENT 1945 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822157011 RESIDENT 1928 N BRANDING CIR SALT LAKE CITY UT | 84116 |
| 0815376007 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0822201003 RESIDENT PO BOX 16188 SALT LAKE CITY UT | 84116 | 0822101008 RESIDENT 1929 N CORRAL LN SALT LAKE CITY UT | 84116 |
| 0822100001 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0822101013 RESIDENT 1946 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822101015 RESIDENT 1928 N CORRAL LN SALT LAKE CITY UT | 84116 |
| 0822100001 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0822101007 RESIDENT 1937 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822157012 RESIDENT 1920 N BRANDING CIR SALT LAKE CITY UT | 84116 |
| 0822100002 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0822100009 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0822101022 RESIDENT 1919 N BRANDING CIR SALT LAKE CITY UT | 84116 |
| 0822100003 RESIDENT 2780 SKYPARK DR STE #460 TORRANCE CA | 90505 | 0822100008 RESIDENT 1487 E ARLINGTON DR SALT LAKE CITY UT | 84103 | 0822101009 RESIDENT 1923 N CORRAL LN SALT LAKE CITY UT | 84116 |
| 0822100006 RESIDENT 305 REED BLVD MILL VALLEY CA | 94941 | 0822101014 RESIDENT 1938 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822157001 RESIDENT 1878 W ROUNDUP CIR SALT LAKE CITY UT | 84116 |

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0822100016
RESIDENT
1932 N ROSE PARK LN
SALT LAKE CITY UT 84116

0822157004
RESIDENT
1860 W ROUNDUP CIR
SALT LAKE CITY UT 84116

0822176003
RESIDENT
1845 W CAVALLO DR
SALT LAKE CITY UT 84116

0822101016
RESIDENT
1920 N CORRAL LN
SALT LAKE CITY UT 84116

0822101011
RESIDENT
544 N FOXBORO DR
NORTH SALT LAKE UT 84054

0822176009
RESIDENT
1837 W CAVALLO DR
SALT LAKE CITY UT 84116

0822157002
RESIDENT
1872 W ROUNDUP CIR
SALT LAKE CITY UT 84116

0822100017
RESIDENT
3819 S 2000 E
SALT LAKE CITY UT 84109

0822176010
RESIDENT
1831 W CAVALLO DR
SALT LAKE CITY UT 84116

0822101010
RESIDENT
1915 N CORRAL LN
SALT LAKE CITY UT 84116

0822157014
RESIDENT
1904 N BRANDING CIR
SALT LAKE CITY UT 84116

0822157015
RESIDENT
1894 N BRANDING CIR
SALT LAKE CITY UT 84116

0822157013
RESIDENT
1912 N BRANDING CIR
SALT LAKE CITY UT 84116

0822251006
RESIDENT
PO BOX 16615
SALT LAKE CITY UT 84116

0822101019
RESIDENT
1983 W SIR TIMOTHY AVE
SALT LAKE CITY UT 84116

0822157005
RESIDENT
1884 W ROUNDUP CIR
SALT LAKE CITY UT 84116

0822101018
RESIDENT
1902 N CORRAL LN
SALT LAKE CITY UT 84116

0822176011
RESIDENT
1823 W CAVALLO DR
SALT LAKE CITY UT 84116

0822101017
RESIDENT
1912 N CORRAL LN
SALT LAKE CITY UT 84116

0822101024
RESIDENT
1901 N BRANDING CIR
SALT LAKE CITY UT 84116

0822101025
RESIDENT
1889 N BRANDING CIR
SALT LAKE CITY UT 84116

0822101023
RESIDENT
1978 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822101012
RESIDENT
1899 N CORRAL LN
SALT LAKE CITY UT 84116

0822157007
RESIDENT
1875 W ROUNDUP CIR
SALT LAKE CITY UT 84116

0822157003
RESIDENT
1866 W ROUNDUP CIR
SALT LAKE CITY UT 84116

0822157006
RESIDENT
1881 W ROUNDUP CIR
SALT LAKE CITY UT 84116

0822101005
RESIDENT
1946 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

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0822157008
RESIDENT
1869 W ROUNDUP CIR
SALT LAKE CITY UT 84116

0822176014
RESIDENT
1852 N STALLION LN
SALT LAKE CITY UT 84116

0822178017
RESIDENT
1793 W CAVALLO DR
SALT LAKE CITY UT 84116

0822157009
RESIDENT
1863 W ROUNDUP CIR
SALT LAKE CITY UT 84116

0822178006
RESIDENT
1809 W 10610 S
SOUTH JORDAN UT 84095

0822154015
RESIDENT
1907 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822157016
RESIDENT
2813 RUBINO CIR
SAN JOSE CA 95125

0822157018
RESIDENT
1884 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822176006
RESIDENT
1862 N MORTON DR
SALT LAKE CITY UT 84116

0822176012
RESIDENT
1815 W CAVALLO DR
SALT LAKE CITY UT 84116

0822157019
RESIDENT
1872 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822176015
RESIDENT
1843 N STALLION LN
SALT LAKE CITY UT 84116

0822176004
RESIDENT
1882 N MORTON DR
SALT LAKE CITY UT 84116

0822176005
RESIDENT
5307 W 8180 S
WEST JORDAN UT 84088

0822154016
RESIDENT
1895 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822176013
RESIDENT
1863 SILVER SPUR WAY
FARMINGTON UT 84025

0822178016
RESIDENT
1801 W CAVALLO DR
SALT LAKE CITY UT 84116

0822178008
RESIDENT
1840 N STALLION LN
SALT LAKE CITY UT 84116

0822101020
RESIDENT
1880 N CORRAL LN
SALT LAKE CITY UT 84116

0822157010
RESIDENT
1871 N MORTON DR
SALT LAKE CITY UT 84116

0822154017
RESIDENT
1010 E JEFFERSON ST
PHOENIX AZ 85034

0822157017
RESIDENT
1892 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822180007
RESIDENT
1846 N CAVALLO DR
SALT LAKE CITY UT 84116

0822100021
RESIDENT
440 E 100 S
SALT LAKE CITY UT 84111

0822101026
RESIDENT
1879 N BRANDING CIR
SALT LAKE CITY UT 84116

0822178007
RESIDENT
1846 N STALLION LN
SALT LAKE CITY UT 84116

0822178018
RESIDENT
1833 N CAVALLO DR
SALT LAKE CITY UT 84116

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|----------------------------------------------------------------------|-------|----------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------|-------|
| 0822178019 RESIDENT 1839 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822180009 RESIDENT 1540 E 1350 N HEBER CITY UT | 84032 | 0822180011 RESIDENT 1806 N CAVALLO DR SALT LAKE CITY UT | 84116 |
| 0822176007 RESIDENT PO BOX 522234 SALT LAKE CITY UT | 84152 | 0822176017 RESIDENT 1831 N STALLION LN SALT LAKE CITY UT | 84116 | 0822178012 RESIDENT 1808 N STALLION LN SALT LAKE CITY UT | 84116 |
| 0822154018 RESIDENT 1871 W BLACK ANGUS DR SALT LAKE CITY UT | 84116 | 0822178010 RESIDENT 1828 N STALLION LN SALT LAKE CITY UT | 84116 | 0822178023 RESIDENT 1795 N CAVALLO DR SALT LAKE CITY UT | 84116 |
| 0822154010 RESIDENT 1849 N MORTON DR SALT LAKE CITY UT | 84116 | 0822178021 RESIDENT 1825 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822178024 RESIDENT 1799 N CAVALLO DR SALT LAKE CITY UT | 84116 |
| 0822180008 RESIDENT 1838 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822178022 RESIDENT 1819 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822252007 RESIDENT 1688 W EARNSHAW LN SALT LAKE CITY UT | 84116 |
| 0822176008 RESIDENT 1842 N MORTON DR SALT LAKE CITY UT | 84116 | 0822180010 RESIDENT 1816 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822180012 RESIDENT 1798 N CAVALLO DR SALT LAKE CITY UT | 84116 |
| 0822176016 RESIDENT 1837 N STALLION LN SALT LAKE CITY UT | 84116 | 0822178011 RESIDENT 1818 N STALLION LN SALT LAKE CITY UT | 84116 | 0822252008 RESIDENT 1678 W EARNSHAW LN SALT LAKE CITY UT | 84116 |
| 0822178009 RESIDENT 1836 N STALLION LN SALT LAKE CITY UT | 84116 | 0822252001 RESIDENT 451 S STATE ST #225 SALT LAKE CITY UT | 84111 | 0822252009 RESIDENT 1672 W EARNSHAW LN SALT LAKE CITY UT | 84116 |
| 0822178020 RESIDENT 1829 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822100022 RESIDENT 440 E 100 S SALT LAKE CITY UT | 84111 | 0822180013 RESIDENT 1788 N CAVALLO DR SALT LAKE CITY UT | 84116 |

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0822252010
RESIDENT
1774 N EARNSHAW LN
SALT LAKE CITY UT 84116

GREG BARLOW
BNA REALTY ADVISORS
2990 East Northern Ave
Ste. #A101
PHOENIX, AZ 85012

ROBERT KINGSFORD
NAI UTAH COMMERCIAL
343 East 500 South
Salt Lake City, UT 84111

0822180014
RESIDENT
1776 N CAVALLO DR
SALT LAKE CITY UT 84116

0822254001
RESIDENT
1767 N EARNSHAW LN
SALT LAKE CITY UT 84116

Everett Joyce
451 So. State St, Rm 40C
PO Box 145480
SLC, UT 84111-5480

Leslie Reynolds-Benns
1402 Miami Road
SLC, UT 84116

West Point cc

0822252011
RESIDENT
1768 N EARNSHAW LN
SALT LAKE CITY UT 84116

~~Leslie Reynolds-Benns~~

Ron Jarrett
1441 W. Sunset Dr
SLC, UT 84116

Rose Park cc

0822252012
RESIDENT
1762 N EARNSHAW LN
SALT LAKE CITY UT 84116

0822254002
RESIDENT
1761 N EARNSHAW LN
SALT LAKE CITY UT 84116

0822100023
RESIDENT
440 E 100 S
SALT LAKE CITY UT 84111

0822254003
RESIDENT
1755 N EARNSHAW LN
SALT LAKE CITY UT 84116

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|------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------|-------|
| 0815351002 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0822101008 RESIDENT 1929 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822157013 RESIDENT 1912 N BRANDING CIR SALT LAKE CITY UT | 84116 |
| 0822100014 RESIDENT 1235 E 2000 S # 503 SALT LAKE CITY UT | 84102 | 0822101015 RESIDENT 1928 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822101017 RESIDENT 1912 N CORRAL LN SALT LAKE CITY UT | 84116 |
| 0822101006 RESIDENT 1945 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822157012 RESIDENT 1920 N BRANDING CIR SALT LAKE CITY UT | 84116 | 0822101023 RESIDENT 1978 W RED ANGUS DR SALT LAKE CITY UT | 84116 |
| 0822101013 RESIDENT 1946 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822101022 RESIDENT 1919 N BRANDING CIR SALT LAKE CITY UT | 84116 | 0822101011 RESIDENT 544 N FOXBORO DR NORTH SALT LAKE UT | 84054 |
| 0822101007 RESIDENT 1937 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822101009 RESIDENT 1928 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822100017 RESIDENT 3819 S 2000 E SALT LAKE CITY UT | 84109 |
| 0822101014 RESIDENT 1938 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822100016 RESIDENT 1932 N ROSE PARK LN SALT LAKE CITY UT | 84116 | 0822157014 RESIDENT 1904 N BRANDING CIR SALT LAKE CITY UT | 84116 |
| 0822101021 RESIDENT 1927 N BRANDING CIR SALT LAKE CITY UT | 84116 | 0822101016 RESIDENT 1920 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822101018 RESIDENT 1902 N CORRAL LN SALT LAKE CITY UT | 84116 |
| 0822100015 RESIDENT 1235 E 2000 S # 503 SALT LAKE CITY UT | 84102 | 0821226018 RESIDENT 3819 S 2000 E SALT LAKE CITY UT | 84109 | 0822101024 RESIDENT 1901 N BRANDING CIR SALT LAKE CITY UT | 84116 |
| 0822157011 RESIDENT 1928 N BRANDING CIR SALT LAKE CITY UT | 84116 | 0822101010 RESIDENT 1915 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822101012 RESIDENT 1899 N CORRAL LN SALT LAKE CITY UT | 84116 |

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0822157015
RESIDENT
1894 N BRANDING CIR
SALT LAKE CITY UT 84116

0822101003
RESIDENT
PO BOX 511202
SALT LAKE CITY UT 84151

0822156014
RESIDENT
1947 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822101019
RESIDENT
1983 W SIR TIMOTHY AVE
SALT LAKE CITY UT 84116

0822157016
RESIDENT
2813 RUBINO CIR
SAN JOSE CA 95125

0822154012
RESIDENT
1933 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822101025
RESIDENT
1889 N BRANDING CIR
SALT LAKE CITY UT 84116

0822101020
RESIDENT
1880 N CORRAL LN
SALT LAKE CITY UT 84116

0822154013
RESIDENT
1925 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0821276008
RESIDENT
2880 S MAIN ST # 100
SALT LAKE CITY UT 84115

0822101026
RESIDENT
1879 N BRANDING CIR
SALT LAKE CITY UT 84116

0822154014
RESIDENT
1917 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822101004
RESIDENT
1952 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

~~0822156008
RESIDENT
4519 S MAIN ST # 225
SALT LAKE CITY UT 84111~~

0822154015
RESIDENT
1907 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822101005
RESIDENT
1946 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822156009
RESIDENT
1977 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822156010
RESIDENT
1971 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822156007
RESIDENT
1976 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822156011
RESIDENT
298 E REGENT PARK CT
MIDVALE UT 84047

0822156001
RESIDENT
1984 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822101001
RESIDENT
1972 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822156012
RESIDENT
1959 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822156002
RESIDENT
1978 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822101002
RESIDENT
PO BOX 701031
SALT LAKE CITY UT 84170

0822156013
RESIDENT
1953 W BLACK ANGUS DR
SALT LAKE CITY UT 84116

0822156003
RESIDENT
3510 W HONDA AVE
SALT LAKE CITY UT 84119

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0822156004
RESIDENT
1962 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153006
RESIDENT
1961 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822156005
RESIDENT
1954 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153007
RESIDENT
1951 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822156006
RESIDENT
1948 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153008
RESIDENT
1943 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822154005
RESIDENT
1934 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822154006
RESIDENT
1926 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822154007
RESIDENT
1918 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153003
RESIDENT
1983 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153004
RESIDENT
1975 W RED ANGUS DR
SALT LAKE CITY UT 84116

0822153005
RESIDENT
1967 W RED ANGUS DR
SALT LAKE CITY UT 84116

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0815100024
RESIDENT
3677 E BRIGHTON POINT DR
COTTONWOOD HTS UT 84121

0816300012
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0816300009
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0816276004
RESIDENT
5 N TRIAD CENTER # 325
SALT LAKE CITY UT 84103

0815301004
RESIDENT
PO BOX 146001
SALT LAKE CITY UT 84114

0816400016
RESIDENT
1146 E GILMER DR
SALT LAKE CITY UT 84105

0816200004
RESIDENT
PO BOX 22084
SALT LAKE CITY UT 84122

0816300013
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0816400006
RESIDENT
5719 S GANDOLF DR
TAYLORSVILLE UT 84118

0816276002
RESIDENT
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

0816300011
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0821201013
RESIDENT
PO BOX 22416 - A.M.F.
SALT LAKE CITY UT 84122

0815301003
RESIDENT
2350 N ROSE PARK LN
SALT LAKE CITY UT 84116

0816400004
RESIDENT
2280 N 2200 W
SALT LAKE CITY UT 84116

0821226002
RESIDENT
2060 N 2200 W
SALT LAKE CITY UT 84116

0816400002
RESIDENT
5425 S BREAK WATER DR
TAYLORSVILLE UT 84123

0816400009
RESIDENT
1146 E GILMER DR
SALT LAKE CITY UT 84105

0821226020
RESIDENT
2066 N 2200 W
SALT LAKE CITY UT 84116

0816400018
RESIDENT
17 E WINCHESTER ST # 200
MURRAY UT 84107

0816400014
RESIDENT
1146 E GILMER DR
SALT LAKE CITY UT 84105

0821226005
RESIDENT
2066 N 2200 W
SALT LAKE CITY UT 84116

0816400017
RESIDENT
17 E WINCHESTER ST # 200
MURRAY UT 84107

0816400005
RESIDENT
5425 S BREAK WATER DR
TAYLORSVILLE UT 84123

0821226001
RESIDENT
2060 N 2200 W
SALT LAKE CITY UT 84116

0815100019
RESIDENT
2908 N 2200 W
SALT LAKE CITY UT 84116

0815351003
RESIDENT
5719 S GANDOLF DR
TAYLORSVILLE UT 84118

0821201014
RESIDENT
PO BOX 22416
SALT LAKE CITY UT 84116

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0816400002
RESIDENT
5425 S BREAK WATER DR
TAYLORSVILLE UT 84123

0816400016
RESIDENT
1146 E GILMER DR
SALT LAKE CITY UT 84105

0816400006
RESIDENT
5719 S RANDOLF DR
TAYLORSVILLE UT 84118

0821100003
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0821201013
RESIDENT
PO BOX 22416 - A.M.F.
SALT LAKE CITY UT 84122

0821226002
RESIDENT
2066 N 2200 W
SALT LAKE CITY UT 84116

0821226026
RESIDENT
2066 N 2200 W
SALT LAKE CITY UT 84116

0821226005
RESIDENT
2066 N 2200 W
SALT LAKE CITY UT 84116

0821226001
RESIDENT
2066 N 2200 W
SALT LAKE CITY UT 84116

0821201014
RESIDENT
PO BOX 22416
SALT LAKE CITY UT 84116

0821226021
RESIDENT
2066 N 2200 W
SALT LAKE CITY UT 84116

0821226003
RESIDENT
2060 N 2200 W
SALT LAKE CITY UT 84116

0821226002
RESIDENT
2060 N 2200 W
SALT LAKE CITY UT 84116

0821201015
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0821226006
RESIDENT
PO BOX 96
HEBER CITY UT 84032

0821201016
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0821226007
RESIDENT
2004 N 2200 W
SALT LAKE CITY UT 84116

0821201017
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0821226015
RESIDENT
1235 E 200 S # 503
SALT LAKE CITY UT 84102

0821226008
RESIDENT
1998 N 2200 W
SALT LAKE CITY UT 84116

0821226010
RESIDENT
1105 BLUE GRANITE LN
PRESCOTT AZ 86303

0821226009
RESIDENT
1998 N 2200 W
SALT LAKE CITY UT 84116

0821226016
RESIDENT
1235 E 200 S # 503
SALT LAKE CITY UT 84102

0821226017
RESIDENT
885 W 1500 N
SALT LAKE CITY UT 84116

0822100016
RESIDENT
1932 N ROSE PARK LN
SALT LAKE CITY UT 84116

0821226011
RESIDENT
1105 BLUE GRANITE LN
PRESCOTT AZ 86303

0821226018
RESIDENT
3819 S 2000 E
SALT LAKE CITY UT 84109

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| | | | | | |
|--------------------------------------------------------------------|-------|---------------------------------------------------------------------|-------|---------------------------------------------------------------------|-------|
| 0815100019 RESIDENT 2908 N 2200 W SALT LAKE CITY UT | 84116 | 0815326001 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT | 84111 | 0815401011 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT | 84111 |
| 0815100009 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815326001 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT | 84111 | 0815376002 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 |
| 0815100010 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815327001 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815327005 RESIDENT 695 W EVERETT AVE SALT LAKE CITY UT | 84116 |
| 0815100012 RESIDENT PO BOX 18400 KEARNS UT | 84118 | 0815327015 RESIDENT PO BOX 16185 SALT LAKE CITY UT | 84116 | 0815351003 RESIDENT 5719 S SANDALF DR TAYLORSVILLE UT | 84118 |
| 0815100011 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815351002 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815376004 RESIDENT 695 W EVERETT AVE SALT LAKE CITY UT | 84116 |
| 0815301003 RESIDENT 2350 N ROSE PARK LN SALT LAKE CITY UT | 84116 | 0815327001 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815376003 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 |
| 0815100016 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815376001 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT | 84111 | 0815376011 RESIDENT 2223 N REDWOOD RD SALT LAKE CITY UT | 84116 |
| 0815100026 RESIDENT PO BOX 18400 KEARNS UT | 84118 | 0815327002 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815376012 RESIDENT 2223 N REDWOOD RD SALT LAKE CITY UT | 84116 |
| 0815301004 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815351002 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0815376013 RESIDENT 14975 S 1800 W BLUFFDALE UT | 84065 |

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| | | | | | |
|---------------------------------------------------------------------|-------|--------------------------------------------------------------------|-------|--------------------------------------------------------------------|-------|
| 0815376009 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT | 84111 | 0822100007 RESIDENT PO BOX 16448 SALT LAKE CITY UT | 84116 | 0822101021 RESIDENT 1927 N BRANDING CIR SALT LAKE CITY UT | 84116 |
| 0815376014 RESIDENT 14975 S 1800 W BLUFFDALE UT | 84065 | 0822100014 RESIDENT 1235 E 200 S # 503 SALT LAKE CITY UT | 84102 | 0822100015 RESIDENT 1235 E 200 S # 503 SALT LAKE CITY UT | 84102 |
| 0815376008 RESIDENT 14975 S 1800 W BLUFFDALE UT | 84065 | 0822101006 RESIDENT 1945 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822157011 RESIDENT 1928 N BRANDING CIR SALT LAKE CITY UT | 84116 |
| 0815376007 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0822201003 RESIDENT PO BOX 16188 SALT LAKE CITY UT | 84116 | 0822101008 RESIDENT 1929 N CORRAL LN SALT LAKE CITY UT | 84116 |
| 0822100001 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0822101013 RESIDENT 1946 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822101015 RESIDENT 1928 N CORRAL LN SALT LAKE CITY UT | 84116 |
| 0822100001 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0822101007 RESIDENT 1937 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822157012 RESIDENT 1920 N BRANDING CIR SALT LAKE CITY UT | 84116 |
| 0822100002 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0822100009 RESIDENT PO BOX 146001 SALT LAKE CITY UT | 84114 | 0822101022 RESIDENT 1919 N BRANDING CIR SALT LAKE CITY UT | 84116 |
| 0822100003 RESIDENT 2780 SKYPARK DR STE #460 TORRANCE CA | 90505 | 0822100008 RESIDENT 1487 E ARLINGTON DR SALT LAKE CITY UT | 84103 | 0822101009 RESIDENT 1923 N CORRAL LN SALT LAKE CITY UT | 84116 |
| 0822100006 RESIDENT 305 REED BLVD MILL VALLEY CA | 94941 | 0822101014 RESIDENT 1938 N CORRAL LN SALT LAKE CITY UT | 84116 | 0822157001 RESIDENT 1878 W ROUNDUP CIR SALT LAKE CITY UT | 84116 |

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|--------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 0822100016 RESIDENT 1932 N ROSE PARK LN SALT LAKE CITY UT 84116 | 0822157004 RESIDENT 1860 W ROUNDUP CIR SALT LAKE CITY UT 84116 | 0822176003 RESIDENT 1845 W CAVALLO DR SALT LAKE CITY UT 84116 |
| 0822101016 RESIDENT 1920 N CORRAL LN SALT LAKE CITY UT 84116 | 0822101011 RESIDENT 544 N FOXBORO DR NORTH SALT LAKE UT 84054 | 0822176009 RESIDENT 1837 W CAVALLO DR SALT LAKE CITY UT 84116 |
| 0822157002 RESIDENT 1872 W ROUNDUP CIR SALT LAKE CITY UT 84116 | 0822100017 RESIDENT 3819 S 2000 E SALT LAKE CITY UT 84109 | 0822176010 RESIDENT 1831 W CAVALLO DR SALT LAKE CITY UT 84116 |
| 0822101010 RESIDENT 1915 N CORRAL LN SALT LAKE CITY UT 84116 | 0822157014 RESIDENT 1904 N BRANDING CIR SALT LAKE CITY UT 84116 | 0822157015 RESIDENT 1894 N BRANDING CIR SALT LAKE CITY UT 84116 |
| 0822157013 RESIDENT 1912 N BRANDING CIR SALT LAKE CITY UT 84116 | 0822251006 RESIDENT PO BOX 16615 SALT LAKE CITY UT 84116 | 0822101019 RESIDENT 1983 W SIR TIMOTHY AVE SALT LAKE CITY UT 84116 |
| 0822157005 RESIDENT 1884 W ROUNDUP CIR SALT LAKE CITY UT 84116 | 0822101018 RESIDENT 1902 N CORRAL LN SALT LAKE CITY UT 84116 | 0822176011 RESIDENT 1823 W CAVALLO DR SALT LAKE CITY UT 84116 |
| 0822101017 RESIDENT 1912 N CORRAL LN SALT LAKE CITY UT 84116 | 0822101024 RESIDENT 1901 N BRANDING CIR SALT LAKE CITY UT 84116 | 0822101025 RESIDENT 1889 N BRANDING CIR SALT LAKE CITY UT 84116 |
| 0822101023 RESIDENT 1978 W RED ANGUS DR SALT LAKE CITY UT 84116 | 0822101012 RESIDENT 1899 N CORRAL LN SALT LAKE CITY UT 84116 | 0822157007 RESIDENT 1875 W ROUNDUP CIR SALT LAKE CITY UT 84116 |
| 0822157003 RESIDENT 1866 W ROUNDUP CIR SALT LAKE CITY UT 84116 | 0822157006 RESIDENT 1881 W ROUNDUP CIR SALT LAKE CITY UT 84116 | 0822101005 RESIDENT 1946 W BLACK ANGUS DR SALT LAKE CITY UT 84116 |

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| | | |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| 0822157008 RESIDENT 1869 W ROUNDUP CIR SALT LAKE CITY UT 84116 | 0822176014 RESIDENT 1852 N STALLION LN SALT LAKE CITY UT 84116 | 0822178017 RESIDENT 1793 W CAVALLO DR SALT LAKE CITY UT 84116 |
| 0822157009 RESIDENT 1863 W ROUNDUP CIR SALT LAKE CITY UT 84116 | 0822178006 RESIDENT 1809 W 10610 S SOUTH JORDAN UT 84095 | 0822154015 RESIDENT 1907 W BLACK ANGUS DR SALT LAKE CITY UT 84116 |
| 0822157016 RESIDENT 2813 RUBINO CIR SAN JOSE CA 95125 | 0822157018 RESIDENT 1884 W BLACK ANGUS DR SALT LAKE CITY UT 84116 | 0822176006 RESIDENT 1862 N MORTON DR SALT LAKE CITY UT 84116 |
| 0822176012 RESIDENT 1815 W CAVALLO DR SALT LAKE CITY UT 84116 | 0822157019 RESIDENT 1872 W BLACK ANGUS DR SALT LAKE CITY UT 84116 | 0822176015 RESIDENT 1843 N STALLION LN SALT LAKE CITY UT 84116 |
| 0822176004 RESIDENT 1882 N MORTON DR SALT LAKE CITY UT 84116 | 0822176005 RESIDENT 5307 W 8180 S WEST JORDAN UT 84088 | 0822154016 RESIDENT 1895 W BLACK ANGUS DR SALT LAKE CITY UT 84116 |
| 0822176013 RESIDENT 1863 SILVER SPUR WAY FARMINGTON UT 84025 | 0822178016 RESIDENT 1801 W CAVALLO DR SALT LAKE CITY UT 84116 | 0822178008 RESIDENT 1840 N STALLION LN SALT LAKE CITY UT 84116 |
| 0822101020 RESIDENT 1880 N CORRAL LN SALT LAKE CITY UT 84116 | 0822157010 RESIDENT 1871 N MORTON DR SALT LAKE CITY UT 84116 | 0822154017 RESIDENT 1010 E JEFFERSON ST PHOENIX AZ 85034 |
| 0822157017 RESIDENT 1892 W BLACK ANGUS DR SALT LAKE CITY UT 84116 | 0822180007 RESIDENT 1846 N CAVALLO DR SALT LAKE CITY UT 84116 | 0822100021 RESIDENT 440 E 100 S SALT LAKE CITY UT 84111 |
| 0822101026 RESIDENT 1879 N BRANDING CIR SALT LAKE CITY UT 84116 | 0822178007 RESIDENT 1846 N STALLION LN SALT LAKE CITY UT 84116 | 0822178018 RESIDENT 1833 N CAVALLO DR SALT LAKE CITY UT 84116 |

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| | | | | | |
|----------------------------------------------------------------------|-------|----------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------|-------|
| 0822178019 RESIDENT 1839 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822180009 RESIDENT 1540 E 1350 N HEBER CITY UT | 84032 | 0822180011 RESIDENT 1806 N CAVALLO DR SALT LAKE CITY UT | 84116 |
| 0822176007 RESIDENT PO BOX 522234 SALT LAKE CITY UT | 84152 | 0822176017 RESIDENT 1831 N STALLION LN SALT LAKE CITY UT | 84116 | 0822178012 RESIDENT 1808 N STALLION LN SALT LAKE CITY UT | 84116 |
| 0822154018 RESIDENT 1871 W BLACK ANGUS DR SALT LAKE CITY UT | 84116 | 0822178010 RESIDENT 1828 N STALLION LN SALT LAKE CITY UT | 84116 | 0822178023 RESIDENT 1795 N CAVALLO DR SALT LAKE CITY UT | 84116 |
| 0822154010 RESIDENT 1849 N MORTON DR SALT LAKE CITY UT | 84116 | 0822178021 RESIDENT 1825 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822178024 RESIDENT 1799 N CAVALLO DR SALT LAKE CITY UT | 84116 |
| 0822180008 RESIDENT 1838 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822178022 RESIDENT 1819 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822252007 RESIDENT 1688 W EARNSHAW LN SALT LAKE CITY UT | 84116 |
| 0822176008 RESIDENT 1842 N MORTON DR SALT LAKE CITY UT | 84116 | 0822180010 RESIDENT 1816 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822180012 RESIDENT 1798 N CAVALLO DR SALT LAKE CITY UT | 84116 |
| 0822176016 RESIDENT 1837 N STALLION LN SALT LAKE CITY UT | 84116 | 0822178011 RESIDENT 1818 N STALLION LN SALT LAKE CITY UT | 84116 | 0822252008 RESIDENT 1678 W EARNSHAW LN SALT LAKE CITY UT | 84116 |
| 0822178009 RESIDENT 1836 N STALLION LN SALT LAKE CITY UT | 84116 | 0822252001 RESIDENT 451 S STATE ST #225 SALT LAKE CITY UT | 84111 | 0822252009 RESIDENT 1672 W EARNSHAW LN SALT LAKE CITY UT | 84116 |
| 0822178020 RESIDENT 1829 N CAVALLO DR SALT LAKE CITY UT | 84116 | 0822100022 RESIDENT 440 E 100 S SALT LAKE CITY UT | 84111 | 0822180013 RESIDENT 1788 N CAVALLO DR SALT LAKE CITY UT | 84116 |

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 5 of 6



0822252010
RESIDENT
1774 N EARNSHAW LN
SALT LAKE CITY UT 84116

GREG BARLOW
BNA REALTY ADVISORS
2990 East Northern Ave
Ste #A101
PHOENIX, AZ 85012

ROBERT KINGSFORD
NAI UTAH COMMERCIAL
343 East 500 South
Salt Lake City, UT 84111

0822180014
RESIDENT
1776 N CAVALLO DR
SALT LAKE CITY UT 84116

0822254001
RESIDENT
1767 N EARNSHAW LN
SALT LAKE CITY UT 84116

Everett Joyce
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PO Box 145480
SLC, UT 84111-5480

Leslie Reynolds-Benns
1402 Miami Road
SLC, UT 84116

West Point cc

0822252011
RESIDENT
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~~Leslie Reynolds-Benns~~

Ron Jarrett
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SLC, UT 84116

Rose Park cc

0822252012
RESIDENT
1762 N EARNSHAW LN
SALT LAKE CITY UT 84116

0822254002
RESIDENT
1761 N EARNSHAW LN
SALT LAKE CITY UT 84116

0822100023
~~RESIDENT~~
~~440 E 100 S~~
SALT LAKE CITY UT 84111

0822254003
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1755 N EARNSHAW LN
SALT LAKE CITY UT 84116

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Any alteration or deletion will be tracked and appropriate action taken. Feb2006Page 6 of 6

Exhibit 4

Planning Commission

Public Hearing Notice/Postmark/Agenda
Staff Report
Powerpoint Presentation
Minutes

Exhibit 4i
Public Hearing Notice/Postmark/Agenda

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, July 9, 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/Training Session** The Planning Commission may also discuss project updates, the Downtown and Gateway Zones, and other minor administrative matters. This portion of the meeting is open to the public for observation.

APPROVAL OF MINUTES FROM WEDNESDAY, June 25, 2008

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

1. A request by Mr. David Harries for extension of a Planned Development approval for **Petition 410-06-14**, located at approximately 479 South 600 East.

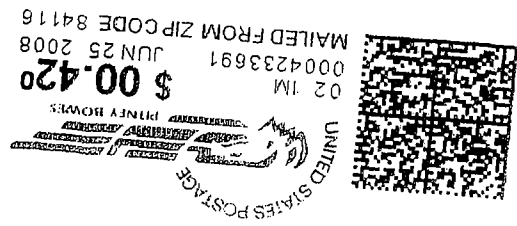
PUBLIC HEARING

1. **Petition 400-08-08, Declaration of Surplus Property and Street Closure**—a request by Thomas A. Wolff to narrow the Hot Springs Road right-of-way from approximately 86 feet to 66 feet between approximately Duluth Avenue and 1500 North and declare it as surplus property. The petition also includes a request to close a portion of the alley adjacent to the applicant's property at approximately 758 West 1500 North. The property is located in the Heavy Manufacturing (M-2) Zoning District, and in Council District Three, represented by Eric Jergensen (Staff contact: Katia Pace at 535-6354 or katia.pace@slcgov.com).
2. **Petition 490-07-65, Federal Heights Subdivision Amendment**—a request by Joseph and Annette Jarvis for a subdivision amendment for lots 15 (partial), 16 and 17, on Block 6 of the Federal Heights Subdivision, by subdividing the existing property into two lots. The property is located at approximately 51 North Wolcott and is located in a single family residential R-1/5,000 Zoning District in Council District Three, represented by Eric Jergensen (Staff contact: Everett Joyce 535-7930 or everett.joyce@slcgov.com).
3. **Petition 400-08-03, BNA Realty Jordan River State Park Annexation, Land Use Master Plan and Zoning Map Amendment**—a request by BNA Realty for annexation, master plan amendment and rezoning of approximately 300 acres of unincorporated land located between 1700 North and 2400 North and between Redwood Road/Jordan River and 2700 West. The annexation requires amendment of the Northwest Community Master Plan and zoning of subject properties. The property is located in City Council District One, represented by Carlton Christensen (Staff contact: Everett Joyce at 535-7930 or everett.joyce@slcgov.com).
4. **Petition 410-08-09, YWCA Campus of Salt Lake City Conditional Use/Planned Development**—a request by the YWCA of SLC to redevelop and expand their operation at their current location at approximately 322 East 300 South. In an effort to have a greater outreach to the community, and replace inadequate facilities, the YWCA proposes to construct two new buildings on the campus which will be women's crisis shelters and residences and will include support spaces. The subject site is zoned R-MU (Residential/Mixed Use District) and located in City Council District 4, represented by Luke Garrott (Staff contact: Lex Traugher at 535-6184 or lex.traugher@slcgov.com).
5. **Petition 410-07-59, Planned Development**—a request for a Planned Development by Salt Lake County for two buildings on one lot and a modification of the minimum front yard setback, in order to build a new recreation facility on the property located at approximately 1300 West 300 North. The property is located in the Open Space (OS) District, and is accessed from Clark Avenue. Recreation facilities are a permitted use in the OS District. The building will be approximately 61,000 square feet in size. The property is located in Council District One, represented by Carlton Christensen (Staff contact: Ray Milliner 535-7645 or ray.milliner@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 end of business the Friday prior to the meeting, and minutes will be posted end of business two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

Everett Joyce

PUBLIC HEARING NOTICE



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.

PO Box 145480
SLC, UT 84111-5480

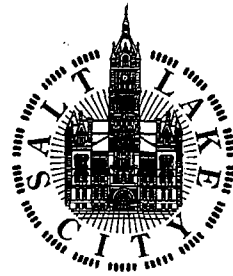
Exhibit 4ii
Staff Report

PLANNING COMMISSION STAFF REPORT

BNA Realty - Jordan River State Park Annexation

Petition 400-08-03 - Annexation of 330-acre area
located between 1700 North and 2400 North and
between Redwood Road/Jordan River and 2700 West.

July 9, 2008



Planning and Zoning Division
Department of Community
Development

Applicant: BNA Realty

Staff: Everett Joyce at 535-7930 or email
at everett.joyce@slcgov.com

Tax ID: Multiple Parcels

Current Zone: Salt Lake County zoning,
Agriculture AG-2.

Master Plan Designation: The Northpoint
Small Area Plan and the Rose Park Small
Area Plan designate Future Land Use for
the subject annexation area. Future land
uses consist of Business Park, Agricultural,
Open Space and Low Density Residential.

Council District: District 1 Carlton
Christensen

Acreage: 333.69 acres

Current Use: Vacant, residential,
agricultural and open space land uses

Applicable Land Use Regulations:
21A.50.050 Standards for general
amendments.
21A.34 Airport Flight Path Protection and
Riparian Corridor Overlay Districts.

Attachments:

- A. Recommended Zoning
- B. Northpoint Future Land Use Map
- C. Rose Park Future Land Use Map
- D. Department Comments
- E. Annexation Plat

REQUEST

A request by BNA Realty for approval of annexation with related zoning of approximately 330 acres of land within the area located between 1700 North and 2400 North and between Redwood Road/Jordan River and 2700 West.

The applicant is specifically requesting annexation of approximately 56 acres of land north of 2100 North and between 2200 West and Interstate 215 for business park development. In order to meet State annexation criteria and to include the Jordan River State Park property, the annexation plat includes a total of approximately 330 acres as shown on the annexation plat in Attachment E. The subject annexation property is located in unincorporated Salt Lake County. The area is contiguous to the boundaries of the Northwest Planning Community.

Annexation and zoning designations require the Planning Commission to forward a recommendation to the City Council for final decision.

PUBLIC NOTICE

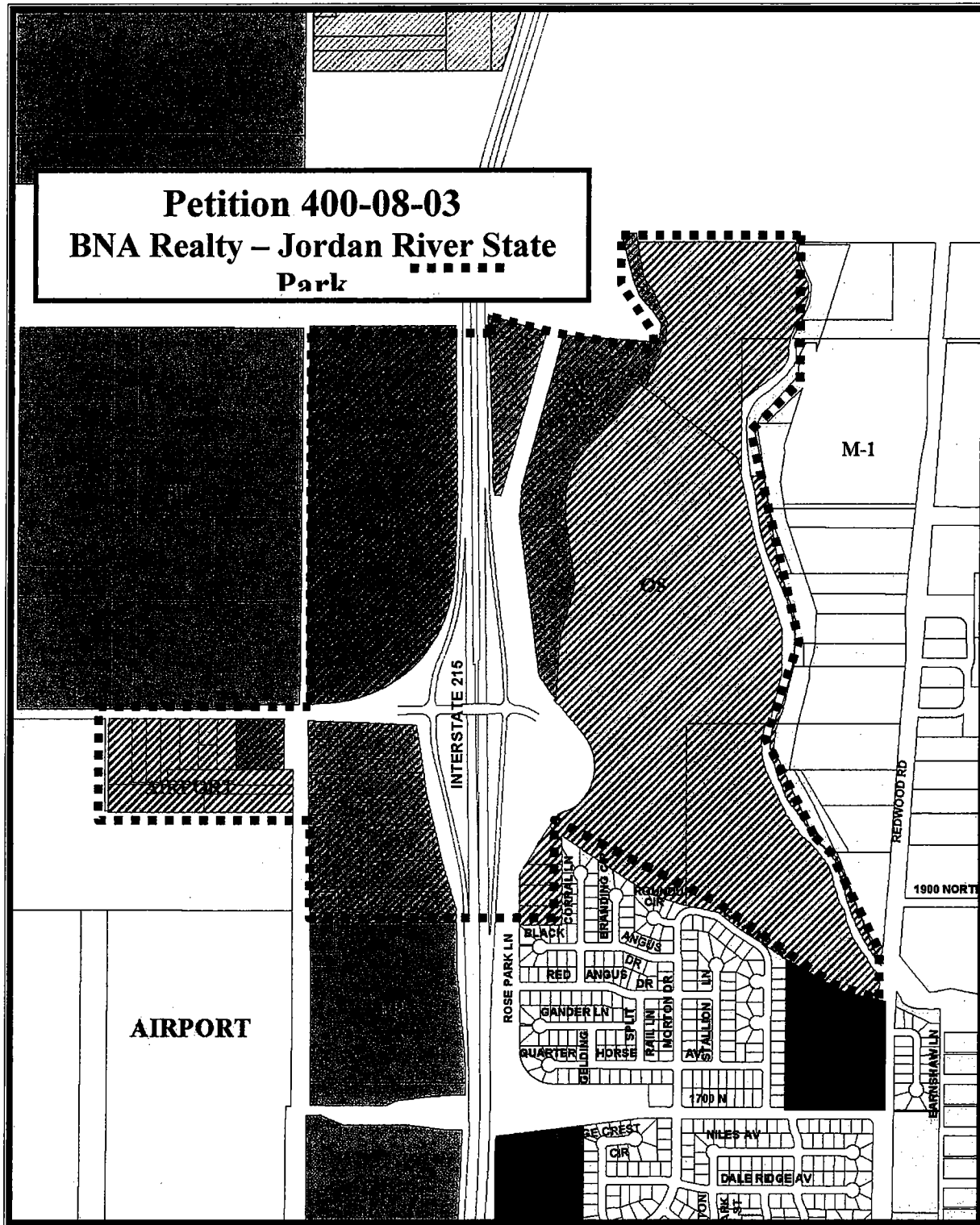
On June 25, 2008, a notice for the Planning Commission public hearing was mailed to owners of property within a radius of 450 feet as well as to community council chairs meeting the minimum 14 day notification requirement. In addition, notice was sent to all individuals on the Planning Division's list serve. On June 28, 2008, a notice of the Planning Commission public hearing was advertised in the Salt Lake Tribune and Deseret Morning newspapers. The agenda was also posted on the Planning Division's website. Notice of the intent to annex the subject property was sent to affected taxing entities with the acceptance of Resolution 23 of 2008 by the City Council accepting the annexation petition for review on May 6, 2008.

STAFF RECOMMENDATION:

Petition 400-08-03 Annexation

Based on the analysis and findings in the staff report, staff recommends that the Planning Commission forward a favorable recommendation to the City Council to annex property located generally within the boundaries of 1700 North and 2400 North and between Redwood Road/Jordan River and 2700 West. It is also recommended to zone the subject annexation parcels consistent with the Northpoint and Rose Park Small Area Plans. Specific zoning recommendations are shown on page 10 of the staff report and on Attachment "A" Recommended Zoning.

Petition 400-08-03
BNA Realty – Jordan River State
Park



- | | |
|------------------------------------------------|-------------------------------------|
| Properties involved in the Proposed Annexation | BP, Business Park |
| AG-2, Agriculture-2 Acre Minimum | OS, Open Space |
| Airport | R-1-7000, Single Family Residential |



SoL Lake City Planning Division
 Geographic Information Systems
 May 2008

VICINITY MAP

Comments

Public Comments: The annexation proposal and related zoning recommendations were presented to a joint meeting of the WestPoint and Rose Park Community Councils on June 18, 2008. The community councils' attendees (approximately 14) voted unanimously in support of the annexation.

City Department Comments: The pertinent City Departments and Divisions have reviewed the proposed project. Department comments are included in Attachment D.

Staff Analysis and Findings

OVERVIEW

The proposed annexation is isolated from the areas of Salt Lake County that receive municipal type services. Salt Lake City is the logical municipal entity to provide services to this area. Salt Lake City declared its intent to annex the subject area with the adoption of a Master Annexation Declaration Policy in 1979. This document identified areas within Salt Lake County that Salt Lake City would consider annexation and the provision of City services. The subject annexation area is part of a peninsula of unincorporated land contiguous to the existing Salt Lake City corporate boundaries to the west, south and east.

State code requires that a petition for annexation represent a majority of private property owners and one-third the assessed value of lands within the proposed annexation area. The annexation area must also be contiguous to the annexing entity's boundaries. The petition request has been reviewed and certified as to meeting the State annexation requirements of Section 10.2.418.

ANNEXATION IMPACTS

Population

The estimated population for the subject annexation area is 30 persons within the 330-acre area. The annexation area population comprises 0.01 percent of the unincorporated county and would comprise 0.02 percent of Salt Lake City. The size and population density of the BNA Realty-Jordan River State Park annexation poses no constraints to annexation.

Boundaries eliminate or create unincorporated island or peninsula

The annexation boundaries are fairly logical with no major irregularities in boundary lines. No service delivery problems have been identified due to the proposed boundaries. The annexation boundary does not create an island or peninsula of unincorporated areas.

Impact on special districts

Special districts for sewer, water and mosquito abatement will not be affected by the annexation. Other municipal services currently provided by Salt Lake County (sheriff, roads, planning, library, etc.) would be provided by Salt Lake City if annexation occurs. Fire services are provided by Salt Lake City through an inter-local agreement due to the isolation of the area from Salt Lake County facilities. Minimal services exist within this area and would need to be

provided through a combination of development provided services such as utility and street infrastructure as development occurs and expansion of Police and Fire services into the area.

Impact on property taxes

There are ten residential properties within the annexation area. The median adjusted tax value is \$82,700.00. Based on the 2007 property tax rates an annual increase of \$130.00 per year or \$10.83 per month would result from annexation into Salt Lake City.

Several of the properties within the area have a Greenbelt status with respect to Salt Lake County assessment land values. Properties within greenbelt status that are developed into other uses would need to consider tax impacts from removing properties from the Greenbelt tax valuation discount.

Excluding tax exempt properties, other properties that are nonresidential and without greenbelt status would see the most significant increase in property taxes due to annexing into Salt Lake City. The property tax rate would increase from 0.010296 to 0.011873, a 15.3 percent increase in property taxes per year.

Impact on taxing entities

The annexation area is currently taxed for municipal services from Salt Lake County. Future municipal services would be provided by Salt Lake City. The Salt Lake Mosquito Abatement District would provide abatement services to this area. School District boundaries are not modified due to annexation activity. Adjustment to the school district boundaries would have to be accomplished through a mutual agreement and amendment to school district boundaries by the Salt Lake City School District and the Granite School District. Children within this unincorporated presently attend Salt Lake City schools.

CITY COUNCIL POLICY AND MASTER PLAN AMENDMENT

In reviewing this application the Planning Commission should factor in the following City Council declarations and master plan policy.

City's Declaration of Intent to Annex

In 2000, the Salt Lake City Council adopted Resolution No.34, which reaffirms the City's 1979 declaration of intent to annex portions of unincorporated Salt Lake County. Annexation of this area was again supported in the adoption of the Northpoint Small Area Plan (April 11, 2000) and the Rose Park Small Area Plan (September 20, 2001).

Salt Lake City Council Growth Policy

It is the policy of the Salt Lake City Council that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria: a) is aesthetically pleasing; b) contributes to a livable community environment; c) yields no negative net fiscal impact unless an overriding public purpose is served; and d) forestalls negative impacts associated with inactivity.

Northwest Community Master Plan Amendment

The land use designation policies for this area are established in the Northpoint and Rose Park Small Area Plans. Annexing the subject area with the recommended zoning designations is consistent with the Northpoint and Rose Park Small Area Plans. The master plan amendment consists of expanding the community boundary to include the BNA Realty – Jordan River State Park Annexation property within the boundaries of the Northwest Community Planning area.

Analysis: Incorporating the BNA Realty – Jordan River State Park Annexation property within the Northwest planning community is a logical extension of the planning community boundary. Annexation of the subject area is a consistent policy within the Northwest Community Master Plan – Jordan River/Airport Master Plan, the Northpoint Small Area Plan and the Rose Park Small Area Plan.

The annexation and recommended development patterns for the subject property are identified in the future land use designations of City policy plans. The adopted land use policy provides a balanced land use and growth pattern that protects the Salt Lake International Airport, supports aerospace and commercial land uses, supporting rural residential uses and preserves open space that protects the Jordan River environment.

State Law does not have specific criteria relating to the amendment of a master plan. It does however, have specific noticing requirements. State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to the noticing requirements. A notice for the Master Plan amendment was published in the Salt Lake Tribune and Deseret News on June 28, 2008 (Exhibit C Newspaper Notice). A notice was also mailed to affected property owners and posted, meeting State Law requirements for annexations.

Findings: The annexation and master plan amendment to expand the community boundary meets the Salt Lake City Council Growth Policy criteria of contributing to a livable community environment and forestalling negative impacts associated with inactivity. The annexation of the subject property into the boundaries of the Northwest Community is a logical extension of the community boundaries and was anticipated through the City's annexation declaration and the Northpoint and Rose Park Small Area Plans. The requirements for general plan amendment have been met.

ZONING AMENDMENT CODE CRITERIA / DISCUSSION / FINDING OF FACT

Standards for general amendments.

A decision to amend the text of the zoning ordinance or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors:

Section 21A.50.050 Standards for General Amendments.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Analysis: The subject property is within West Airport area of the City's Master Annexation Declaration Policy for annexation into Salt Lake City. The subject annexation area is specifically addressed within the Northpoint Small Area Master Plan and the Rose Park Small Area Master Plan. Both plans are elements of the Northwest Community Master Plan. The two area plans depict Future Land Use Designations for the unincorporated area when and if annexed into Salt Lake City corporate limits. The Future Land Use Maps of these plans classify the subject properties as industrial, agricultural, residential and open space.

The zoning designation of the proposed annexation area is subject to the criteria of Salt Lake City Code, Chapter 21A.50, Amendments. The following policy document sources were considered in evaluating this request:

- The Rose Park Small Area Plan (2001)
- The Northpoint Small Area Plan (2000)
- The Northwest Jordan River / Airport Community Master Plan (1992)
- The Salt Lake City Master Annexation Declaration Policy (1979)

The BNA Realty – Jordan River State Park annexation area lies within two different small area plans adopted by the City. Land use policy for the western portion of the annexation area, west of Interstate 215, is addressed in the Northpoint Small Area Plan. Land use policy for the eastern portion of the annexation area, east of Interstate 215, is addressed in the Rose Park Small Area Plan.

Northpoint Small Area Plan

The Northpoint Small Area Plan was adopted on April 11, 2000. The purpose of the Northpoint Small Area Plan is to eliminate potential land use conflicts with Salt Lake International Airport while preserving and enhancing the existing agricultural lifestyle. This master plan policy document addresses the western portion of the proposed annexation area. The Future Land Map for the Northpoint Small Area Plan is shown on Attachment B.

The future land use map identifies most of the vacant land in the Northpoint area as business park development. It also identifies preserving and enhancing agricultural land uses established along 2200 West north of approximately 2600 North.

Permitting the development of Business Park uses on land adjacent to the Salt Lake City International Airport protects the Airport from incompatible land uses and allows for the development of land uses which are dependent on the proximity to the Airport or Interstate interchange. Business Park development will be required to provide necessary infrastructure improvements such as roads, water and sewer to serve the new development area.

Under the future land use policy of the Northpoint Plan approximately 442 acres of existing agriculturally zoned land is recommended for Business Park or Airport zoning. The future development pattern of Northpoint will consist of approximately 63 percent business park or airport uses and 37 percent agricultural uses.

Zoning and annexation are the two main strategies for implementing the North Point Small Area Plan. Annexation into the City will ensure that the regulations and development for all properties in the Northpoint area are consistent.

Rose Park Small Area Plan

The Rose Park Small Area Plan was adopted on September 20, 2001. The Rose Park Small Area Plan addresses the unincorporated area located between Interstate 215 and the Jordan River. The plan provides annexation and future land use policy. The Future Land Use Map of the Rose Park Small Area Plan is shown on Attachment C.

In the Northern study area of the small area plan, approximately 80% of the land (980 acres) is within the corporate limits of Salt Lake City. Approximately 250 acres of property are in the unincorporated limits of Salt Lake County. A majority of this unincorporated land (163 acres) is part of the State's Jordan River Parkway. The remaining property in the County is currently used for agricultural land uses or is vacant. The majority of privately owned land in the County is currently zoned Agricultural-2 although the Hunter Stable area is currently zoned Agricultural-5. The County's existing agricultural zoning regulations are different than the City's and allow for more intensive agricultural uses. Salt Lake City supports the annexation of these unincorporated areas. Annexation in this area can be accomplished by requiring annexation prior to providing public services.

Policy stated in the plan is to support annexation of properties currently in the jurisdictional boundaries of Salt Lake County into Salt Lake City. The plan indicates that properties annexed into the City should be zoned for either agricultural or open space land uses to be compatible with the State recreational and open space land uses between Redwood Road and Interstate-215.

Findings: City annexation policy identifies the property for annexation into the City. Incorporating the area into the Northwest Planning Community is a logical extension of the planning community's boundary. In reviewing the goals of the Small Area Plans, it is evident that the goals of the Master Plans are coming to fruition through the annexation and zoning of the subject annexation area. Annexing and zoning the subject properties will result in an encompassing recognition of the Master Plan goals by providing zoning designations consistent with the Northpoint and Rose Park Small Area Plans' future land use designations. The requested annexation and related recommended zoning are appropriate for this location, are consistent with the City's general plan and would implement the goals of the Plans and Reports discussed above.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Analysis: Adjacent properties to the proposed annexation are Airport related uses, single family dwellings, agricultural uses, recreational uses and vacant land.

The area is addressed in two separate small area master plans, the Northpoint and Rose Park Small Area Plans. The future land use designations of the two small area plans identify future development patterns that were established to reflect harmony with existing uses and activities as well as future development patterns.

Findings: Overall, the proposed zoning is consistent and is harmonious with the character of existing development in the vicinity.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Analysis: In the Northpoint planning area agricultural/residential uses would be adjacent to business park uses. This issue was addressed in the planning process for the Northpoint Small Area Plan. Specific regulations were included in the Business Park Zoning District to address mitigation of impacts from business park uses on single family uses in adjacent Agricultural zones.

An existing cluster residential uses in the Northpoint area, west of Interstate 215, would be adjacent to business park and across the street from Airport zoning. This area consists of numerous smaller lots, even though designated in the Northpoint Plan, it is recommended for preserving the Agricultural zoning classification until existing land uses are acquired for development consistent with the small area plan.

In the Rose Park planning area there are four lots, one with residential use, identified for Single family zoning. The area is adjacent to existing single family uses and zoning and adjacent to proposed Open Space zoning.

Findings: Staff finds that the proposed annexation will not have an adverse affect on adjacent properties, as it will allow for development patterns consistent with surrounding properties and land uses and consistent with the small area plans.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Analysis: The proposed annexation property is adjacent to the Salt Lake Airport and the Jordan River. Based on the environmental characteristics of the surrounding area, several overlay zoning districts are applicable and should be applied where appropriate within the proposed annexation area.

21A.34.040 AFPP Airport Flight Path Protection Overlay District.

All properties within the proposed annexation area are affected by the Airport's influence zones. The Airport Land Use Policy Plan requires that developers and landowners in the

airport influence areas provide aviation easements as a condition of development. The purpose of the aviation easement is to preserve the utility of the airport. New development on properties within the Airport influence zones would need to be constructed with appropriate mitigation requirements of these influence zones.

Section 21A.34.040 Airport Influence Zones. Airport influence zones, as reflected on Figure 3-1 of the airport's land use policy plan, which boundaries shall be reflected in the zoning map, are established as follows:

- a. Airport Influence Zone "A" is that area exposed to very high levels of aircraft noise, and having specific height restrictions.
- b. Airport Influence Zone "B" is that area exposed to high levels of aircraft noise, and having specific height restrictions.
- c. Airport Influence Zone "C" is that area exposed to moderate levels of aircraft noise, and having specific height restrictions.
- d. Airport Influence Zone "H" is that area having specific height restrictions.

Riparian Corridor. The Jordan River should be mapped with the Riparian Corridor Overlay District. This overlay district provides protection through transitional buffers along stream corridors and wetlands. The Riparian Corridor Overlay requirements apply only to the annexation properties contiguous to the Jordan River and those containing wetlands.

Odor Easement. The City's sewer treatment facility is located east of the subject annexation area. Although there is no overlay district related to the sewer treatment facility, development in this area should be cognitive of the potential odors related to proximity to the sewer facility. The Salt Lake City Public Utilities Department has identified that an odor easement for the Salt Lake City sewage treatment facility should be provided as part of annexation and development of this property.

Findings: As properties are subdivided and/or developed, as part of the process to obtain utility connections and public way permits, the City will require the provision of aviation and odor easements to Salt Lake City. Applicable zoning overlay districts will be extended to the proposed annexation area as part of the approval of this petition. The proposed zoning classifications are consistent with the provisions of applicable overlay zoning districts.

- E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.**

Analysis: The Public Utilities Department identified that they can provide water, sanitary sewer and storm water service to this property. However, as a result of the annexation process it is expected that sewer and water demand and degree of expansion necessary to fully support the area will increase. Conceptual master plans for the provision of sewer, water and storm drain needs must be identified, submitted and approved before the

Public Utilities Department will grant final approval for development within the annexation area. In addition to the sewer and water, the storm drain system must be evaluated and any improvements necessary to support the property within the annexation area. The concept plans must identify the major conveyance systems improvements and resolve any major conflicts that may prevent the implementation of the final master plan. Further development of the conceptual master plans will be necessary before any development will be allowed.

If any developer wishes to develop the property faster than Public Utilities can provide service then they will be required to make the improvements necessary as identified in the master plan for the sewer, water and storm drain systems along the property.

The existing area does not have adequate street and right of way improvements. As property develops within the annexation area, the dedication of street right-of ways and construction of public streets will be required.

Findings: The project is located in an area that needs development of infrastructure and public services. Staff finds that public facilities and services in the area, in general, will be provided as development of annexed properties occur. However, concept service plans should be developed for the proposed annexation area. Future development proposals that occur prior to development of infrastructure plans must make necessary improvements, even off-site improvements if determined necessary, and meet all City requirements prior to the issuance of any subdivision and/or building permit approvals.

RECOMMENDED ZONING

Based on the petition request and analysis of the Northpoint and Rose Park Small Area Plans the staff recommends the following zoning actions for the proposed annexation area. The recommended zoning is shown in Attachment A.

Northpoint Plan Area

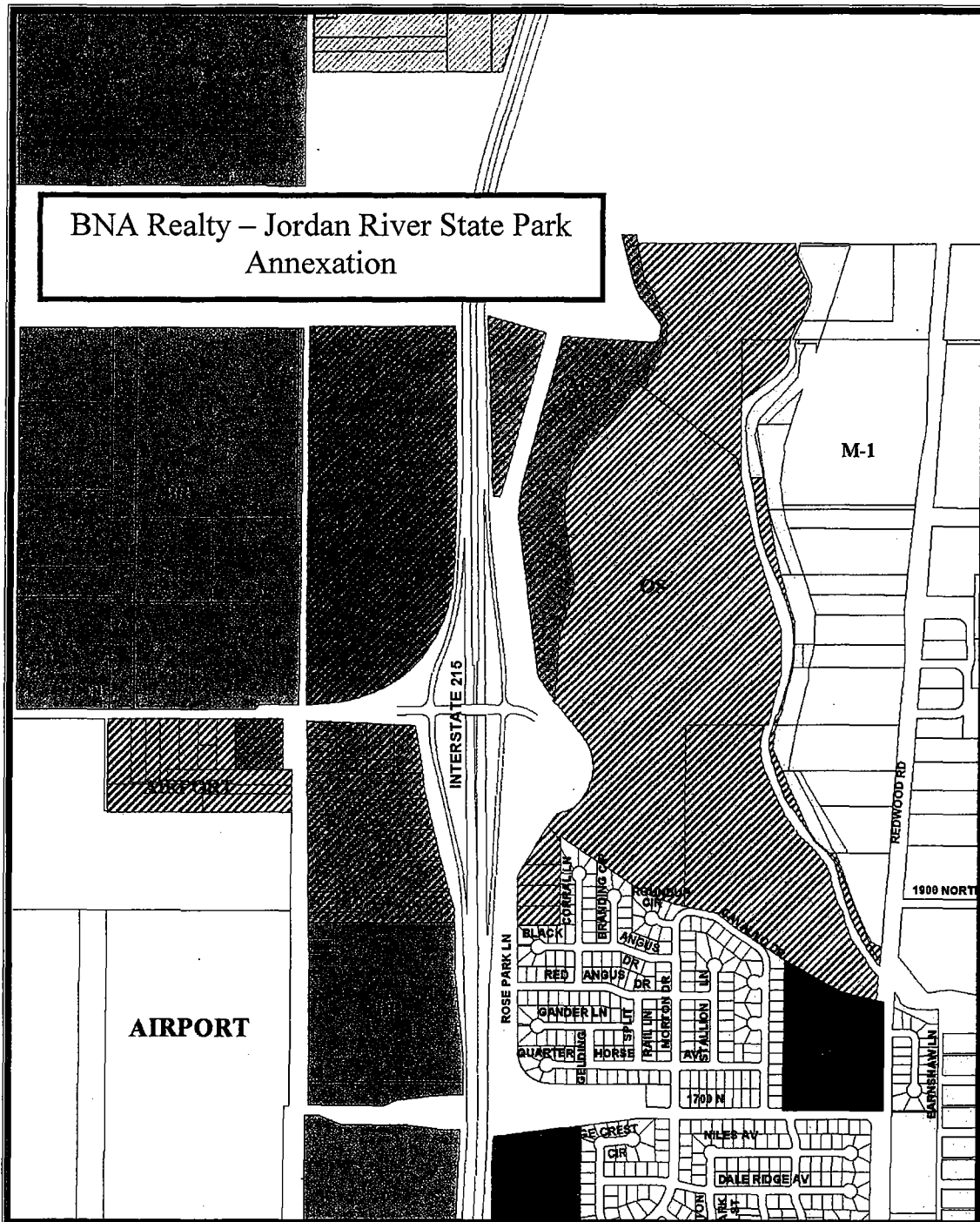
1. That Salt Lake City owned land west of 2200 West Street be zoned A – Airport.
2. That private property west of 2200 West Street be zoned BP – Business Park.
3. That private property north of 2100 North Street and west of Interstate 215 be zoned the BP – Business Park.
4. That private property south of 2100 North Street and west of Interstate 215 be zoned AG-2 Agricultural.







Rose Park Plan Area

1. That private property east of Interstate 215 be zoned AG-2 Agricultural.
2. That public property located between Rose Park Lane and the Jordan River be zoned OS – Open Space.

Attachment A

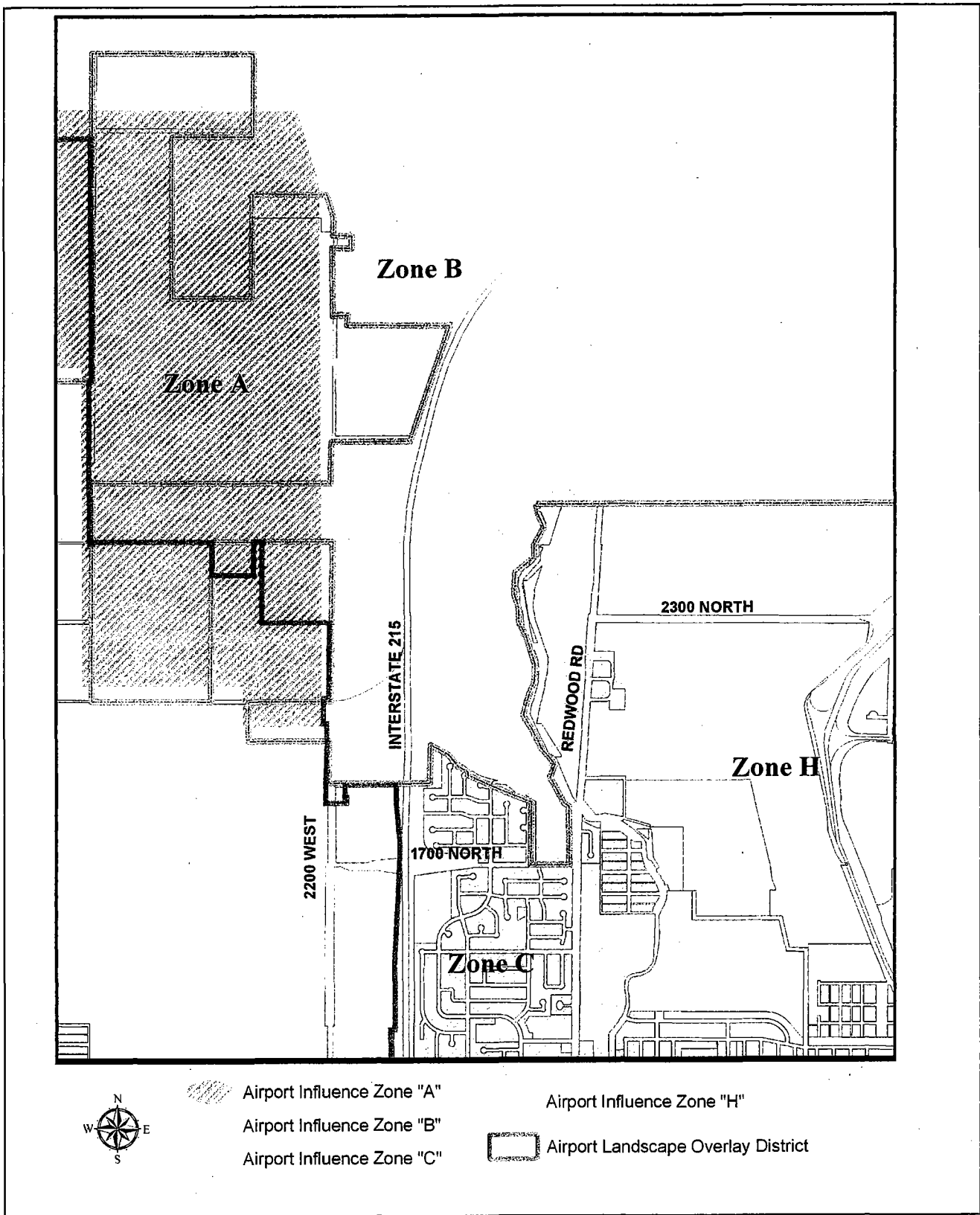
Recommended Zoning



- | | |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  Properties involved in the Proposed Annexation |  BP, Business Park |
|  AG-2, Agriculture-2 Acre Minimum |  OS, Open Space |
|  Airport |  R-1-7000, Single Family Residential |

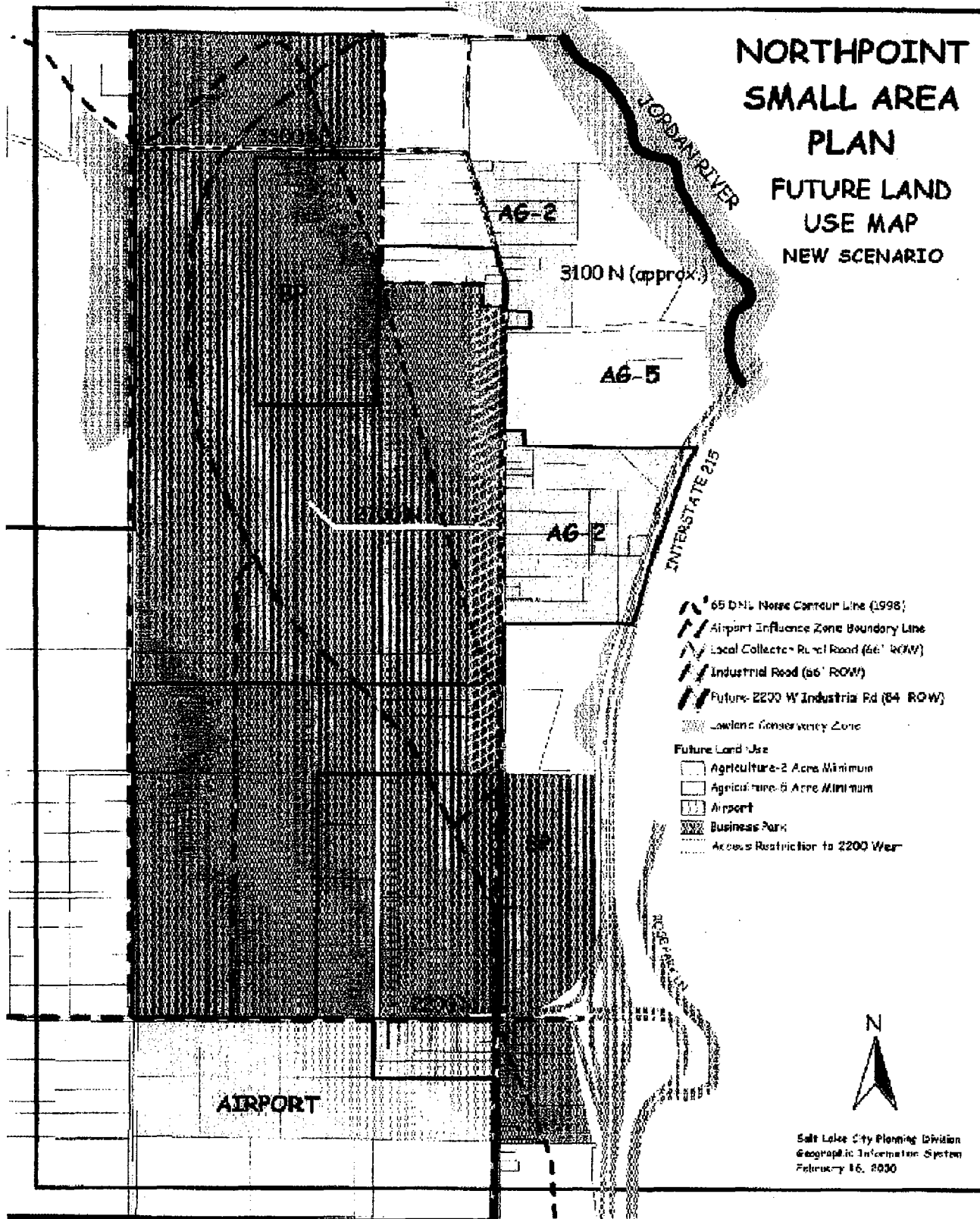


Soil Lake City Planning Division
Geographic Information Systems
May 2008



Airport Influence Zones

Attachment B
Northpoint Small Area Plan
Future Land Use Map

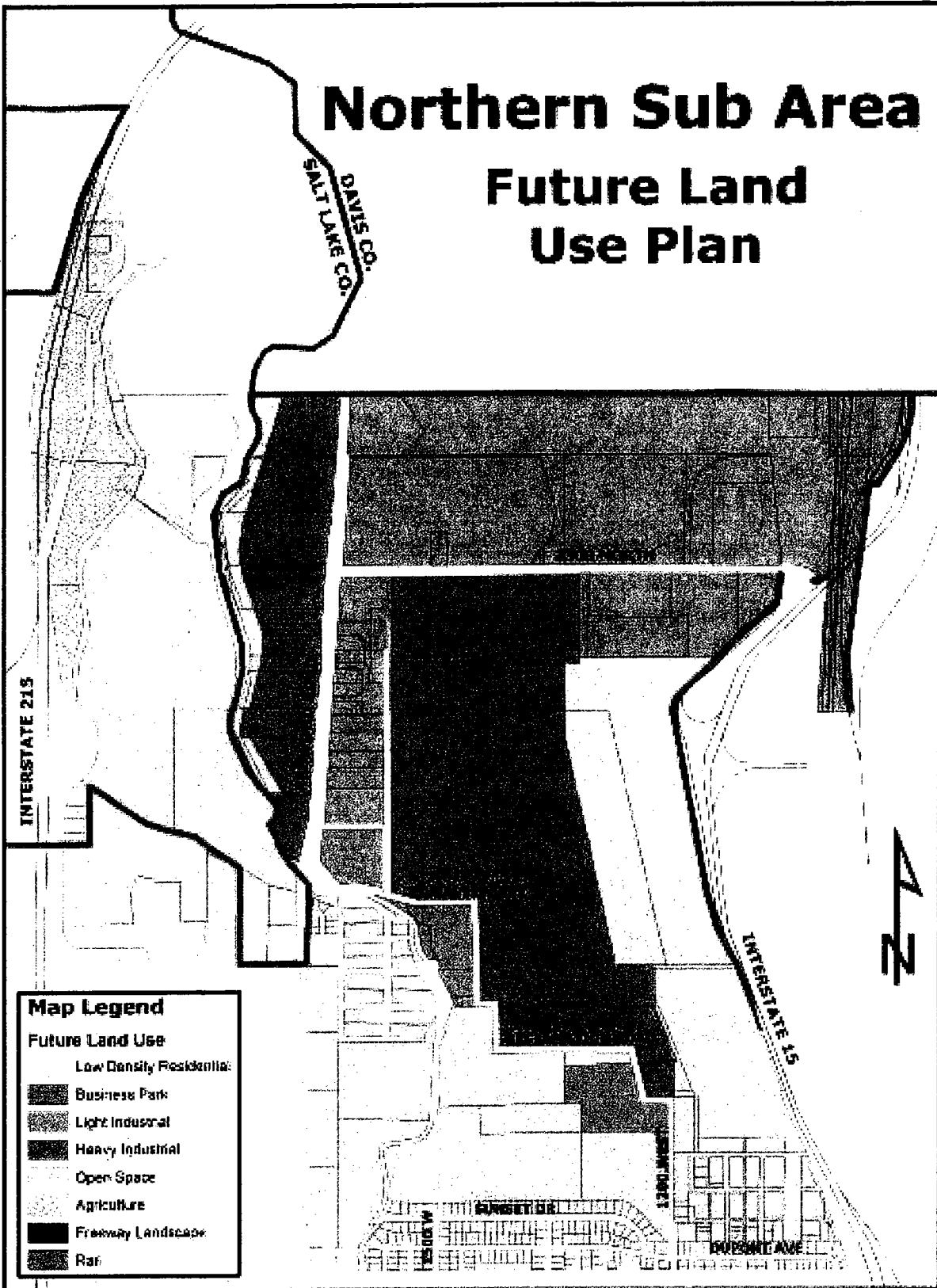


Attachment C

Rose Park Small Area Plan Future Land Use Map

Northern Sub Area

Future Land Use Plan



Map Legend

Future Land Use

Low Density Residential:

-  Business Park
-  Light Industrial
-  Heavy Industrial
-  Open Space
-  Agriculture
-  Freeway Landscape
-  Rail

Attachment D

Department Comments

Joyce, Everett

TRANSPORTATION

From: Walsh, Barry
Sent: Thursday, May 29, 2008 5:13 PM
To: Joyce, Everett
Cc: Young, Kevin; Smith, Craig; Itchon, Edward; Garcia, Peggy; Butcher, Larry
Subject: Pet 400-08-03 Annex
Categories: Program/Policy

May 29, 2008

Everett Joyce, Planning

Re: Petition 400-08-03, Annexation petition by BNA Realty located between 1700 North and 2400 North from Redwood/Jordan River to 2700 West area, 300 Acres.

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

We recommend approval subject to development for this area to be in compliance with the city master plan concept for transportation corridors in that each property development will dedicate and develop roadways as needed to service the individual properties and the community as a whole.

Sincerely,

Barry Walsh

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

6/30/2008

Joyce, Everett

PUBLIC UTILITIES

From: Brown, Jason
Sent: Tuesday, July 01, 2008 11:21 AM
To: Joyce, Everett
Cc: Garcia, Peggy
Subject: Petition 400-08-03 Annexation petition by BNA Realty
Importance: High
Categories: Program/Policy

Everett,

Public Utilities has reviewed the above mentioned petition and offer the following comments;

Public Utilities is not apposed to the annexation however as part of the annexation process the expected sewer and water demand and degree of expansion necessary to fully support the area will have to be identified. In addition to the sewer and water, the storm drain system must be evaluated and any improvements necessary to support the property within annexation. The change of land use will affect the expected water use, sanitary sewer and storm drain discharge rates. Public Utilities will require that conceptual master plans for the sewer, water and storm drain be submitted and approved before we will grant final approval of the annexation. The concept plans must identify the major conveyance systems improvements and resolve any major conflicts that may prevent the implementation of the final master plan. Once the expansions are identified the Department will place them on the Capital improvement list. If the developer wishes to develop the property faster than Public Utilities can provide service then they will be required to make the improvements necessary as identified in the master plan for the sewer, water and storm drain systems along the property. Further development of the conceptual master plans will be necessary before any development will be allowed.

As always, if you have any questions please do not hesitate to contact me.

Sincerely,

Jason Brown, PE

Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729
(801) 483-6855 fax

7/1/2008

Joyce, Everett

BUILDING SERVICES

From: Walkingshaw, Nole
Sent: Wednesday, May 28, 2008 11:03 AM
To: Joyce, Everett
Cc: Butcher, Larry
Subject: BNA Realty Annexation

Everett,

Building Services has no comments on the proposed annexation.

Thank you,
Nole

Nole Walkingshaw
Salt Lake City Planning and Zoning
Senior Planner
801-535-7128

6/30/2008

Joyce, Everett

FIRE

From: Itchon, Edward
Sent: Friday, May 30, 2008 4:25 PM
To: Joyce, Everett
Cc: Montanez, Karleen; Butcher, Larry
Subject: 400-08-03 annexation BNA reality

No issues

6/30/2008

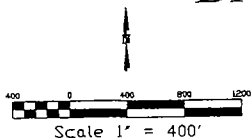
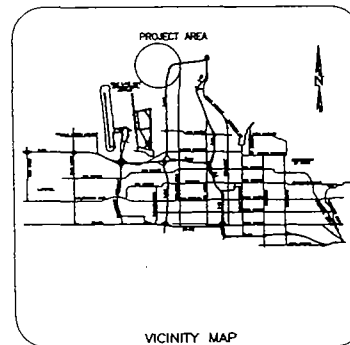
Attachment E

Annexation Plat

BNA Realty – Jordan River State Park Annexation

TO: SALT LAKE CITY CORPORATION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 &
IN THE SOUTHEAST QUARTER OF SECTION 16 & IN THE WEST HALF OF SECTION 18,
AND IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASIN & MIDDLEMAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

 NEW CITY BOUNDARY PER THIS PLAN

BHA AMENDATION AMENDED -- DESCRIPTION

A portion of land located in the Sections 15, 16, 21 and 22, Township 1 North, Range 1 West, Soft Lake Base and Meridian, more particularly described as follows:

[illegible]

SALT LAKE CITY CORPORATION

SALT LAKE CITY ENGINEERING DIVISION
349 S. 200 E. ST., S.L.C., UT. 84111

SURVEYORS CERTIFICATE

NAME _____
ADDRESS _____
CITY _____
STATE _____
DATE _____

SUBMITTED BY THE SALT LAKE CITY
SURVEYORS UNDER THE DIRECTION OF
LYNN A. CLARK, CHIEF ENGINEER,
TITLE IS SALT LAKE CITY SURVEYOR
WHO IS AUTHORIZED TO PRACTICE LAND
SURVEYING IN AND FOR THE CITY OF
SALT LAKE



CITY PLANNING DIRECTOR

APPROVED THIS 20 DAY OF NOV
BY THE SALT
LAKE CITY PLANNING COMMISSION.

**SALT LAKE CITY
PLANNING DIRECTOR**

CITY DEPARTMENT OF PUBLIC SERVICES

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

CITY ENGINEER DATE

CITY PUBLIC UTILITIES DEPT.

APPROVED AS TO SANITARY SEWER
AND WATER UTILITY DETAILS THIS
____ DAY OF _____ 20__

SALT LAKE CITY
PUBLIC UTILITIES DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS
DAY OF _____ A.D.
20__

~~SALT LAKE CITY ATTORNEY~~

CITY APPROVAL

PRESENTED TO SALT LAKE CITY
THIS 20 DAY OF NOV A.D.
2010 AND IS HEREBY APPROVED.

~~SALT LAKE CITY RECORD~~

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
FILED AT THE REQUEST OF _____

FILE _____

SALT LAKE COUNTY RECORDER

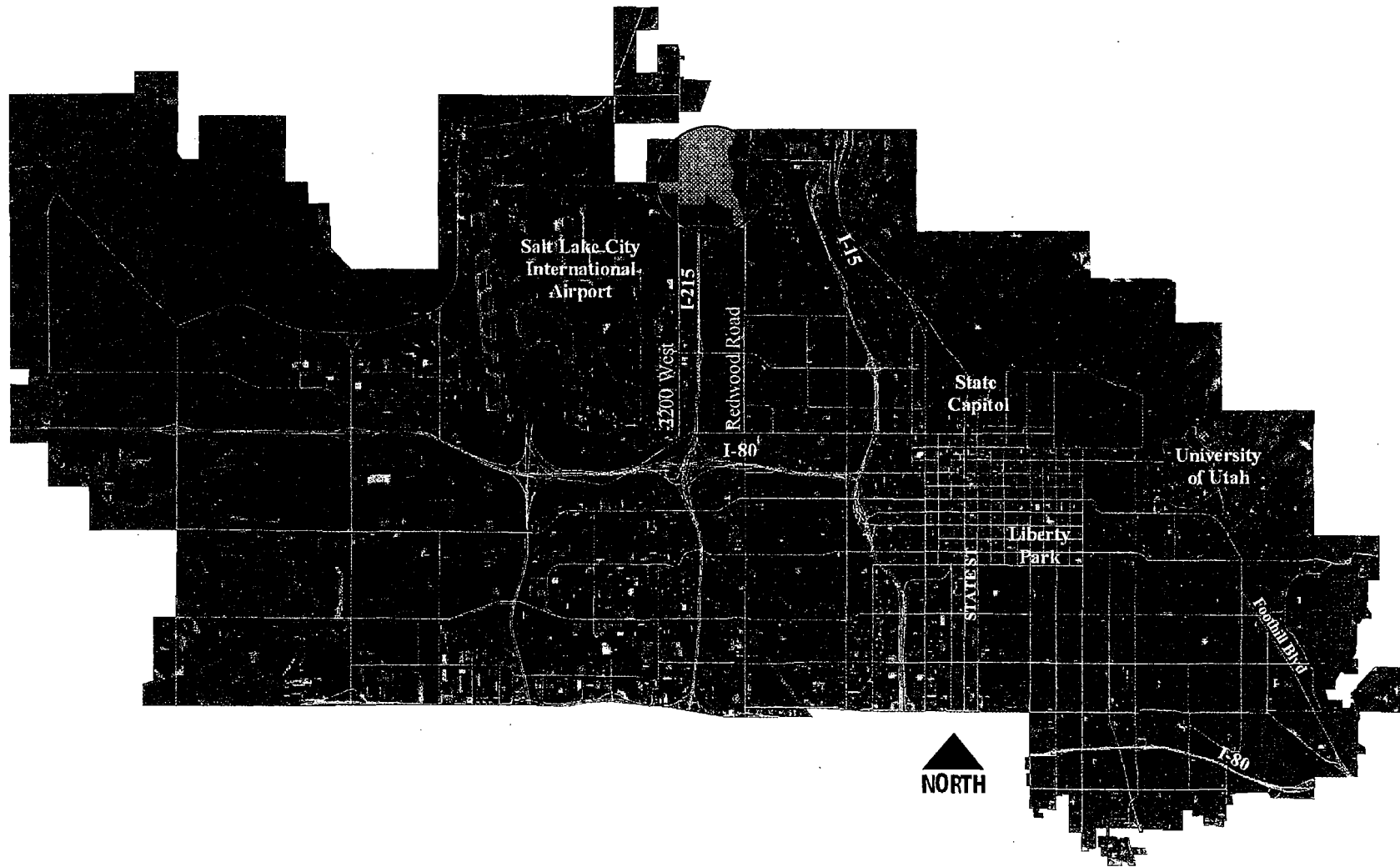
NAME _____
ADDRESS _____
CITY _____
STATE _____

Exhibit 4iii

Powerpoint Presentation

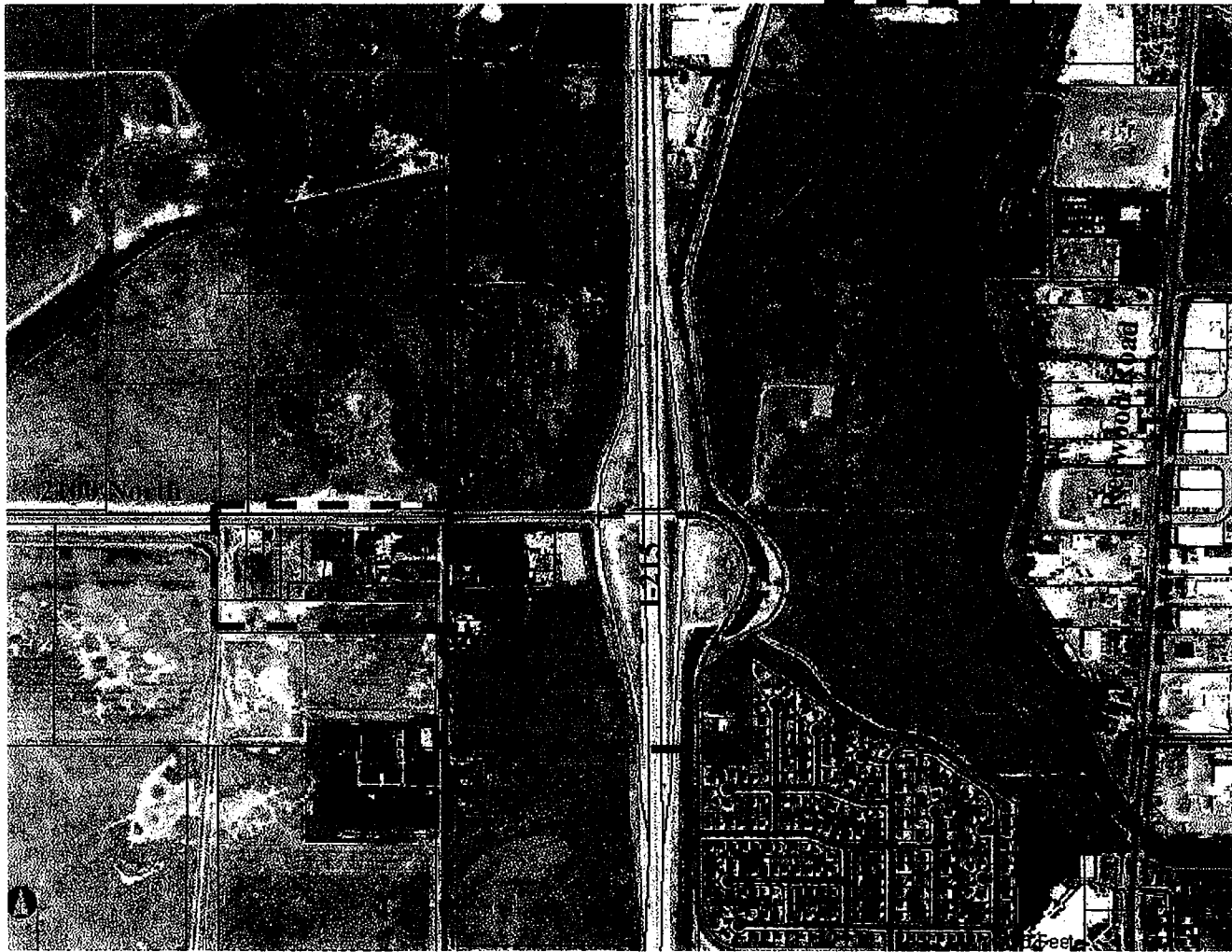
Petition 400-08-03

BNB – Jordan River State Park Annexation



Petition 400-08-03

BNB – Jordan River State Park Annexation



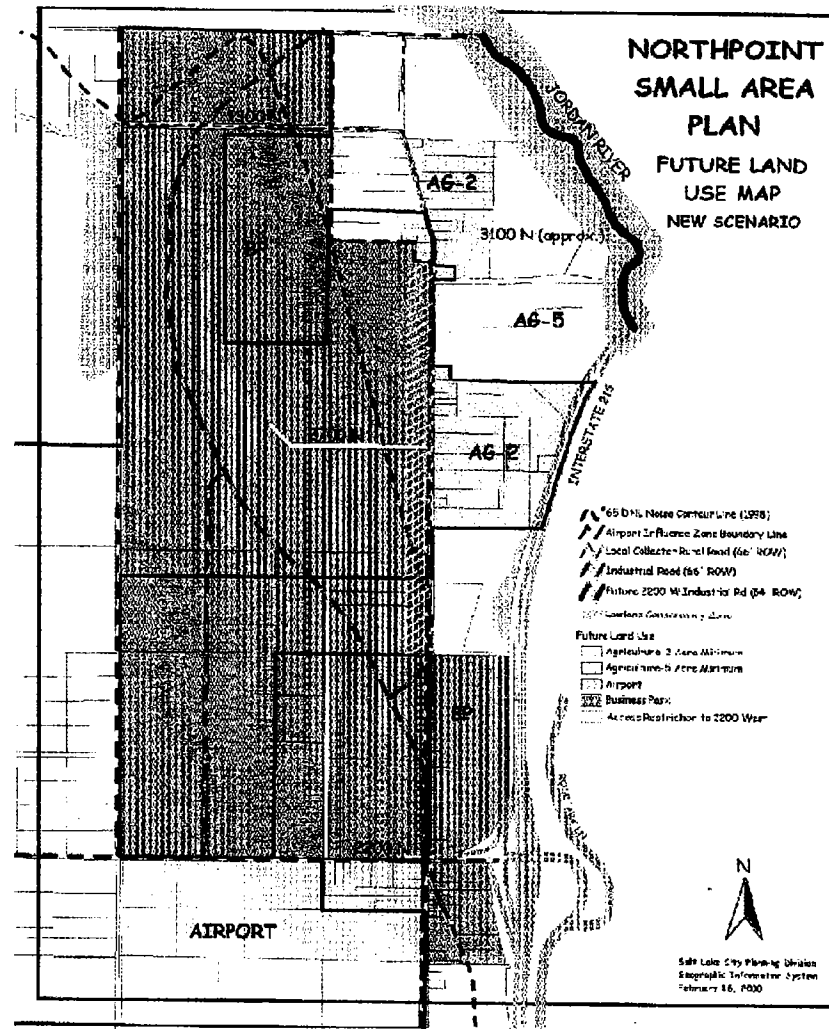
Northpoint Small Area Plan

Future Land Use Map

Annexation Area Recommended Land Uses

Airport

Business Park



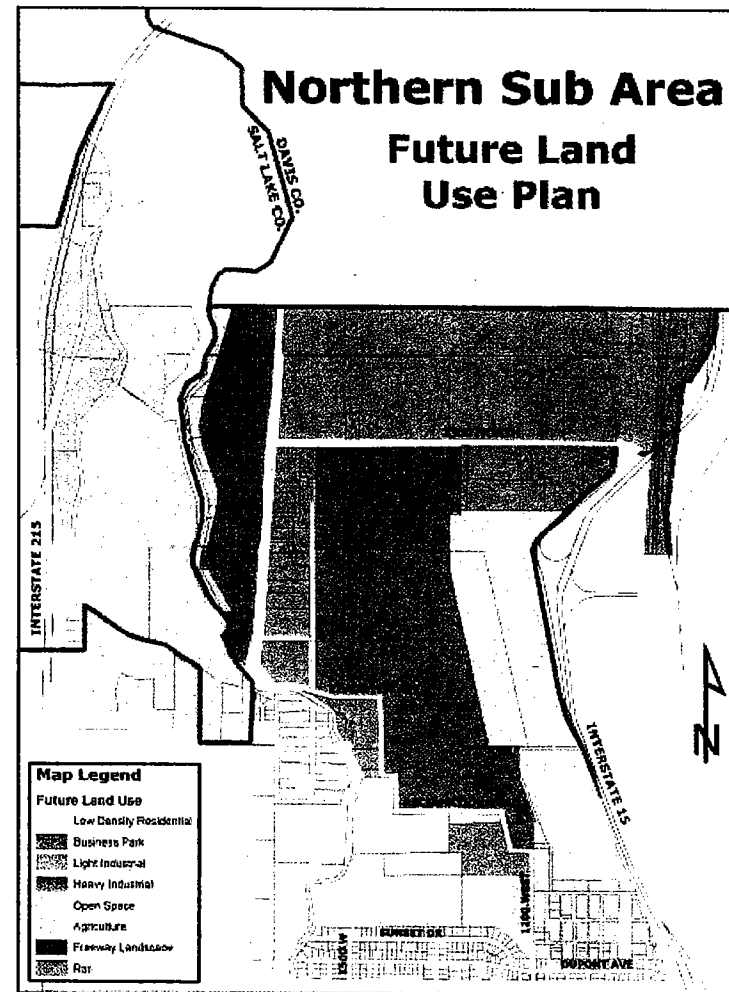
Rose Park Small Area Plan

Future Land Use Map

Annexation Area Recommended Land Uses

Agriculture

Open Space



Petition 400-08-03

BNA – Jordan River State Park Annexation

STAFF RECOMMENDATION:

Based on the analysis and findings in the staff report, staff recommends that the Planning Commission forward a favorable recommendation to the City Council to annex property located generally within the boundaries of 1700 North and 2400 North and between Redwood Road/Jordan River and 2700 West. It is also recommended to zone the subject annexation parcels consistent with the Northpoint and Rose Park Small Area Plans.

Petition 400-08-03

BNA – Jordan River State Park Annexation

RECOMMENDED ZONING

- Based on the petition request and analysis of the Northpoint and Rose Park Small Area Plans the staff recommends the following zoning actions for the proposed annexation area.

Northpoint Small Plan Area

- That Salt Lake City owned land west of 2200 West Street be zoned A – Airport.
- That private property west of 2200 West Street be zoned BP – Business Park.
- That private property north of 2100 North Street and west of Interstate 215 be zoned the BP – Business Park.
- That private property south of 2100 North Street and west of Interstate 215 be zoned AG-2 Agricultural

Rose Park Small Plan Area

- That private property east of Interstate 215 be zoned AG-2 Agricultural.
- That public property located between Rose Park Lane and the Jordan River be zoned OS – Open Space.

Airport Influence Overlay Districts

Riparian Corridor

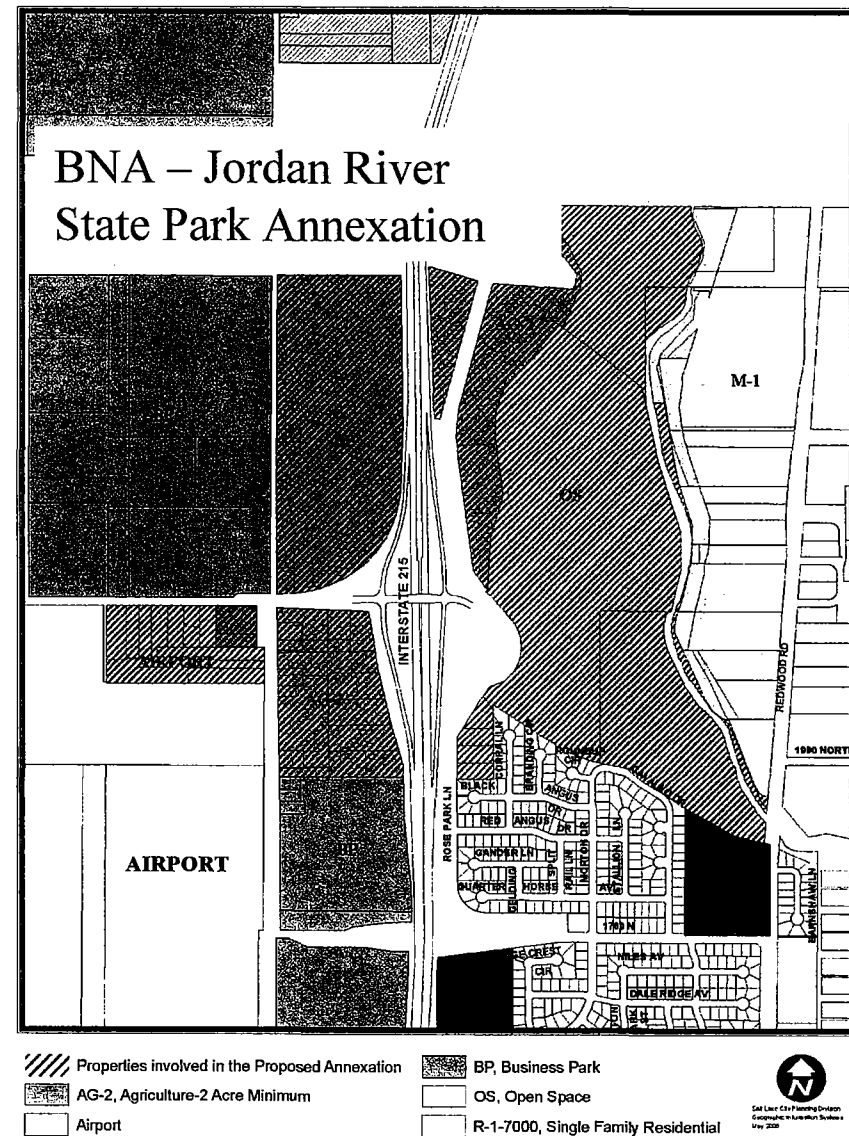
Recommended Zoning

A - Airport

BP - Business Park

AG-2 - Agricultural

OS - Open Space



Zoning Ordinance Overlay Districts

Airport Influence Zones

Noise Influence Zones

Zone "A"

Zone "B"

Zone "C"

Height Influence Zone "H"

Airport Landscape Overlay District

Riparian Corridor – Jordan River

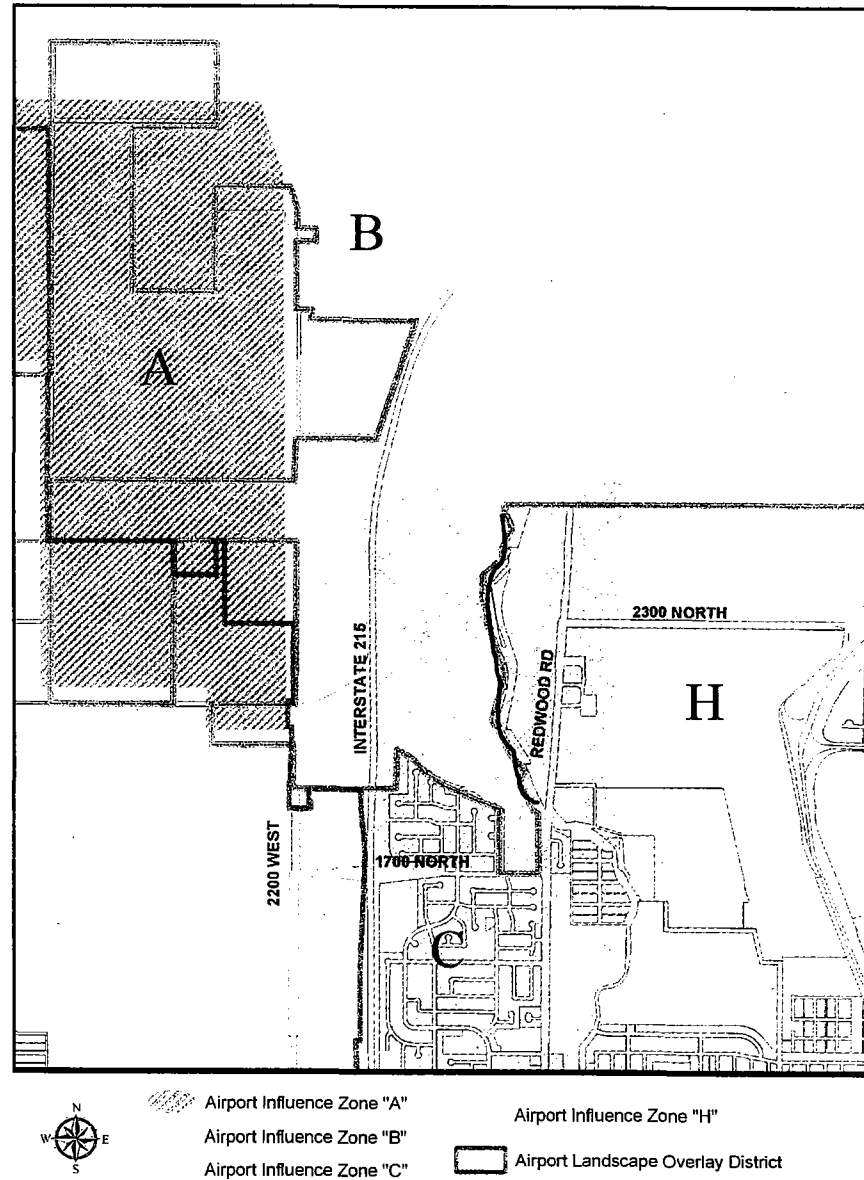


Exhibit 4iv
Minutes

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 315 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, July 9, 2008**

Petition 400-08-03, BNA Realty Jordan River State Park Annexation, Land Use Master Plan and Zoning Map Amendment—a request by BNA Realty for **annexation, master plan amendment** and **rezoning** of approximately 300 acres of unincorporated land located between 1700 North and 2400 North and between Redwood Road/Jordan River and 2700 West. The annexation requires amendment of the Northwest Community Master Plan and zoning of subject properties. The property is located in City Council District One, represented by Carlton Christensen.
(This item was heard at 6:47 p.m.)

Chair Wirthlin recognized Everett Joyce as staff representative.

Mr. Joyce stated that the area had two master plans, west of I-215 was the Northpoint small area plan, and east of I-215 was the Rose Park small area master plan. He noted that the recommended land uses in both of these master plans called for Business Park (BP) zoning, and the public properties would be zoned Open Space (OS). Staff recommended that the guidelines of the two master plans and policies adopted by the City be followed. He stated the recommended zoning would be Airport zoning for City properties, Business Park zoning for the west of 200 West adjacent to the airport, Agricultural zoning for the areas with single family homes and residential uses on smaller lots, and the petitioner's subject parcel would be zoned Business Park (BP).

He noted that there were some overlay zones that would also affect this property, the Airport Influence Overlay Zone and the Riparian Corridor; any new development would have to get approval from the airport to make sure that the height did not affect the flight patterns of aircraft. The airport also had a landscape requirement, which restricted tree vegetation, but would only affect the properties west of 2200 West in the proposed annexation.

Chair Wirthlin invited the applicant Mr. Keith Wilson forward.

There were no questions for the applicant from the Commission.

Chair Wirthlin opened up the public hearing portion of the petition.

Paul Horlet (property owner 2200 West and 2100 North) stated that he was concerned because he would have a fifteen percent tax increase and less land with the new zoning. He did want to develop the property in the future and he did not want his property to be zoned Business Park (BP).

Chair Wirthlin closed the public hearing.

Commissioner De Lay made a motion regarding Petition 400-08-03, based on the analysis and findings in the staff report, and testimony heard at the meeting, that the Planning Commission forward a favorable recommendation to the City Council to annex property located within the general boundaries of 1700 North and 2400 North and between Redwood Road/ Jordan River and 2700 West. The Planning Commission recommends zoning the subject annexation parcels consistent with the Northpoint and Rose Park small area plans, and that specific zoning recommendations included on page 10 of the staff report shall be included in the motion, under Attachment A: recommended zoning.

Vice Chair Woodhead seconded the motion.

All in favor voted, "Aye", the motion carried unanimously.

Exhibit 5
Original Petition



Annexation Application Salt Lake City, Utah

| OFFICE USE ONLY | |
|------------------|---------------------------|
| Petition No. | |
| Receipt No. | 062005672 Amount: 1008.20 |
| Date Received: | 1-23-08 |
| Reviewed By: | SPM |
| Project Planner: | |

Address or Area: 2200 WEST 2200 NORTH, SLC

Primary Petitioner: BNA REALTY ADVISORS, LLC

Phone: #602-952-9113

Address of Primary Petitioner: 2990 EAST NORTHERN AVE. STE #A101, PHOENIX, AZ 85012

E-mail Address of Primary Petitioner: gbarlow@landsourceaz.com Cell/Fax: #602-952-9108

Second Petitioner: LEONE FAMILY C/O TACY HARTMAN

Phone: #801-237-0414

Address of Secondary Petitioner: 36 SOUTH STATE STREET, SALT LAKE CITY, UT 84111

E-mail Address of Secondary Petitioner: thartman@vancott.com Cell/Fax: #801-414-1585

Please answer the following questions:

Use back or additional sheets, if necessary

Is the subject area continuous to the current boundaries of Salt Lake City?

Yes ☒ No ☐

What is the current use of the land? AGRICULTURAL RESIDENTIAL

What services are currently provided by another municipality, county, or special district? SALT LAKE CITY,

SALT LAKE COUNTY, FIRE, POLICE, UTILITIES.

Please identify any legal or factual barriers that would negatively effect the probability of annexation of the subject property?
NONE.

Please include with the application:

1. Filing fee of \$1000.00 due at time of application. Completed "Petition for Annexation into the Corporate Limits of Salt Lake".
2. Three (3) copies of the Annexation Plat. The plat should contain a complete legal description and total acreage of the area proposed for annexation and shall be prepared by a licensed land surveyor.
3. A current property plat (Sidwell map). Plat may be obtained from the Salt Lake County Recorder's Office, 2001 South State Street, Room N-1600.
4. The names and addresses of all property owners within four-hundred fifty feet (450') of the subject parcel(s)—exclusive of streets and alleys. The name, address, and parcel number of each property owner must be typed or clearly printed on gummed mailed labels. Please include yourself and the appropriate Community Council Chair. The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.
5. If a development is proposed, please attach a site plan of the proposed development.

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.

File the complete application with: Salt Lake City Recorder, 451 South State Street, Room 415

Please Note: On the date this application is filed with Salt Lake City, a copy of the complete petition must also be filed with the Salt Lake County Clerk, 2001 South State Street, Room S-1100.

Received: Christina Meeker
Salt Lake City Recorder

Date: JAN 23 2008

RECORDED

CITY RECORDER

SALT LAKE CITY PLANNING

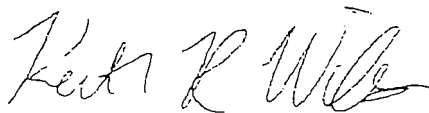
January 23, 2008

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

To whom it may concern,

This letter is regarding the petition for the annexation of the property located on the northeast corner of 2200 north and 2200 west intersection in Salt Lake City, Utah. We have taken the necessary steps to prepare our application. Our package should include all of the requirements for a complete application including a site plan for our proposed development. Thank you for considering our application.

Sincerely,



Keith Wilson
BNA Realty Advisors LLC

Annexation

Petition for Annexation into the Corporate Limits of Salt Lake City

Notice:

- * Under Utah law, the elected officials of Salt Lake City Corporation may have no choice but to grant this annexation petition if the county's property tax rate for municipal services in the area proposed to be annexed is higher than the property tax rate of Salt Lake City Corporation and if other statutory conditions are met.
- * There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.
- * If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Salt Lake City Corporation. If you choose to withdraw your signature, you must do so no later than 30 days after Salt Lake City Corporation receives notice that the petition has been certified.

I, the undersigned petitioner(s) for annexation to and into the corporate limits of Salt Lake City, pursuant to UCA 10-2, Part 4, hereby certify by the signature(s) below that I am the owner(s) of real property shown on the attached annexation plat, which is located within territory which is contiguous to the corporate boundaries of Salt Lake City. Furthermore, by the signatures below, I indicate my desire to have real property I own located within said territory, annexed to and into the corporate limits of Salt Lake City and therefore do hereby submit this petition for annexation with the accompanying plat and legal description to Salt Lake City by filing of same with the Salt Lake City Recorder.

Dated this 15th day of December 2007

Sidwell / Tax Parcel No. 08-16-400-002, and 08-16-400-005

Address 2410 North 2200 West

Printed Name of Petitioner Dorothy Reynolds, Manager of Leone Family, L.L.C., a Utah limited liability company

Signature Dorothy Reynolds

Title Owner

Sidwell / Tax Parcel No. 08-16-400-002, and 08-16-400-005

Address 2410 North 2200 West

Printed Name of Petitioner Doris Taylor, Manager of Leone Family, L.L.C., a Utah limited liability company

Signature Doris Taylor

Title Owner

Sidwell / Tax Parcel No. 08-16-400-002, and 08-16-400-005

Address 2410 North 2200 West

Printed Name of Petitioner Susan Garr, Manager of Leone Family, L.L.C., a Utah limited liability company

Signature *Susan Garr*

Title Owner

Sidwell / Tax Parcel No. 08-16-400-002, and 08-16-400-005

Address 2410 North 2200 West

Printed Name of Petitioner Lola Christensen, Manager of Leone Family, L.L.C., a Utah limited liability company

Signature *Lola Christensen*

Title Owner

Sidwell / Tax Parcel No. 08-16-400-002

Address 2410 North 2200 West

Printed Name of Petitioner Edna Goulding, Manager of Leone Family, L.L.C., a Utah limited liability company

Signature _____

Title Owner

Petition for Annexation into the Corporate Limits of Salt Lake City

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Dated this _____ day of _____, 2007

Sidwell / Tax Parcel No. 08-16-400-002

Address 2410 North 2200 West

Printed Name of Petitioner Dorothy Reynolds, Manager of Leone Family, L.L.C., a Utah limited liability company

Signature _____

Title Owner

Sidwell / Tax Parcel No. 08-16-400-002

Address 2410 North 2200 West

Printed Name of Petitioner Doris Taylor, Manager of Leone Family, L.L.C., a Utah limited liability company

Signature

Title Owner

Sidwell / Tax Parcel No. 08-16-400-002

Address 2410 North 2200 West

Printed Name of Petitioner Susan Garr, Manager of Leone Family, L.L.C., a Utah limited liability company

Signature

Title Owner

Sidwell / Tax Parcel No. 08-16-400-002

Address 2410 North 2200 West

Printed Name of Petitioner Lola Christensen, Manager of Leone Family, L.L.C., a Utah limited liability company

Signature

Title Owner

Sidwell / Tax Parcel No. 08-16-400-002, and 08-16-400-005

Address 2410 North 2200 West

Printed Name of Petitioner Edna Goulding, Manager of Leone Family, L.L.C., a Utah limited liability company

Signature

Edna H Goulding

Title Owner

Petition for Annexation into the Corporate Limits of Salt Lake City

Notice:

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Dated this 17th day of December, 2007

Sidwell / Tax Parcel No. 08-21-226-010

Address 1932 North 2200 West, Salt Lake City, UT

Printed Name of Petitioner Kenneth A. Baldwin, Marie Baldwin

Signature Marie H. Baldwin Kenneth A. Baldwin

Title Owner

Sidwell / Tax Parcel No. 08-21-226-011

Address 1932 North 2200 West, Salt Lake City, UT

Printed Name of Petitioner Kenneth A. Baldwin, Marie Baldwin

Signature Marie H. Baldwin Kenneth A. Baldwin

Title _____

Sidwell / Tax Parcel No. _____

Address _____

Printed Name of Petitioner _____

Signature _____

Title _____

Petition for Annexation into the Corporate Limits of Salt Lake City

Notice:

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Dated this 12 day of December, 2007

Sidwell / Tax Parcel No. 08-21-226-008

Address 1998 North 2200 West, Salt Lake City, UT

Printed Name of Petitioner Jesse T. Sugden, Nicole Sugden

Signature Jesse T. Sugden, Nicole Sugden

Title Owner

Sidwell / Tax Parcel No. 08-21-226-009

Address 1998 North 2200 West, Salt Lake City, UT

Printed Name of Petitioner Jesse T Sugden, Nicole Sugden

Signature Jesse T. Sugden, Nicole Sugden

Title Owner

Sidwell / Tax Parcel No. _____

Address _____

Printed Name of Petitioner _____

Signature _____

Title _____

Petition for Annexation into the Corporate Limits of Salt Lake City

Notice:

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Dated this 3 day of DEC., 2007

Sidwell / Tax Parcel No. 08-21-226-006

Address 2040 North 2200 West, Salt Lake City, UT

Printed Name of Petitioner Richard Sugden, Leah B. Sugden

Signature Richard T. Sugden - Leah B. Sugden

Title Owner's

Sidwell / Tax Parcel No. _____

Address _____

Printed Name of Petitioner _____

Signature _____

Title _____

Sidwell / Tax Parcel No. _____

Address _____

Printed Name of Petitioner _____

Signature _____

Title _____

Petition for Annexation into the Corporate Limits of Salt Lake City

Notice:

- * Under Utah law, the elected officials of Salt Lake City Corporation may have no choice but to grant this annexation petition if the county's property tax rate for municipal services in the area proposed to be annexed is higher than the property tax rate of Salt Lake City Corporation and if other statutory conditions are met.
- * There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.
- * If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Salt Lake City Corporation. If you choose to withdraw your signature, you must do so no later than 30 days after Salt Lake City Corporation receives notice that the petition has been certified.

I, the undersigned petitioner(s) for annexation to and into the corporate limits of Salt Lake City, pursuant to UCA 10-2, Part 4, hereby certify by the signature(s) below that I am the owner(s) of real property shown on the attached annexation plat, which is located within territory which is contiguous to the corporate boundaries of Salt Lake City. Furthermore, by the signatures below, I indicate my desire to have real property I own located within said territory, annexed to and into the corporate limits of Salt Lake City and therefore do hereby submit this petition for annexation with the accompanying plat and legal description to Salt Lake City by filing of same with the Salt Lake City Recorder.

Dated this 15th day of December, 2007

Sidwell / Tax Parcel No. 08-16-400-006

Address 2410 North 2200 West

Printed Name of Petitioner Dorothy Reynolds, Trustee of The Leone K. Hill Intervivos Trust

Signature *Dorothy Reynolds*

Title Owner

Sidwell / Tax Parcel No. 08-16-400-006

Address 2410 North 2200 West

Printed Name of Petitioner Doris Taylor, Trustee of The Leone K. Hill Intervivos Trust

Signature *Doris Taylor*

Title Owner

Sidwell / Tax Parcel No. 08-16-400-006

Address 2410 North 2200 West

Printed Name of Petitioner Susan Garr, Trustee of The Leone K. Hill Intervivos Trust

Signature *Wm. Carr*

Title Owner

Sidwell / Tax Parcel No. 08-16-400-006

Address 2410 North 2200 West

Printed Name of Petitioner Lola Christensen, Trustee of The Leone K. Hill Intervivos Trust

Signature *Lola Christensen*

Title Owner

Sidwell / Tax Parcel No. 08-16-400-006

Address 2410 North 2200 West

Printed Name of Petitioner Edna Goulding, Trustec of The Leone K. Hill Intervivos Trust

Signature _____

Title Owner

Petition for Annexation into the Corporate Limits of Salt Lake City

Notice:

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Dated this _____ day of _____, 2007

Sidwell / Tax Parcel No. 08-16-400-006

Address 2410 North 2200 West

Printed Name of Petitioner Dorthy Reynolds, Trustee of The Leone K. Hill

Intervivos

Trust _____

Signature _____

Title Owner

Sidwell / Tax Parcel No. 08-16-400-006

Address 2410 North 2200 West

Printed Name of Petitioner Doris Taylor, Trustee of The Leone K. Hill Intervivos Trust

Signature

Title Owner

Sidwell / Tax Parcel No. 08-16-400-006

Address 2410 North 2200 West

Printed Name of Petitioner Susan Garr, Trustee of The Leone K. Hill Intervivos Trust

Signature

Title Owner

Sidwell / Tax Parcel No. 08-16-400-006

Address 2410 North 2200 West

Printed Name of Petitioner Lola Christensen, Trustee of The Leone K. Hill Intervivos Trust

Signature

Title Owner

Sidwell / Tax Parcel No. 08-16-400-006

Address 2410 North 2200 West

Printed Name of Petitioner Edna Goulding, Trustee of The Leone K. Hill Intervivos Trust

Signature Edna H Goulding

Title Owner

Petition for Annexation into the Corporate Limits of Salt Lake City

Notice:

- * Under Utah law, the elected officials of Salt Lake City Corporation may have no choice but to grant this annexation petition if the county's property tax rate for municipal services in the area proposed to be annexed is higher than the property tax rate of Salt Lake City Corporation and if other statutory conditions are met.
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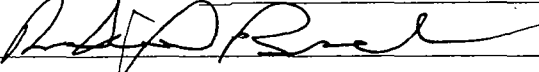
I, the undersigned petitioner(s) for annexation to and into the corporate limits of Salt Lake City, pursuant to UCA 10-2, Part 4, hereby certify by the signature(s) below that I and the owner(s) of real property shown on the attached annexation plat, which is located within territory which is contiguous to the corporate boundaries of Salt Lake City. Furthermore, by the signatures below, I indicate my desire to have real property I own located within said territory, annexed to and into the corporate limits of Salt Lake City and therefore do hereby submit this petition for annexation with the accompanying plat and legal description to Salt Lake City by filing of same with the Salt Lake City Recorder.

Dated this 2 day of May, 2007-2008

Sidwell / Tax Parcel No. 08-15-301-003

Address 2350 North Rose Park Lane, Salt Lake City, UT

Printed Name of Petitioner Richard Bowden

Signature 

Title Owner

Sidwell / Tax Parcel No. _____

Address _____

Printed Name of Petitioner _____

Signature _____

Title _____

Sidwell / Tax Parcel No. _____

Address _____

Printed Name of Petitioner _____

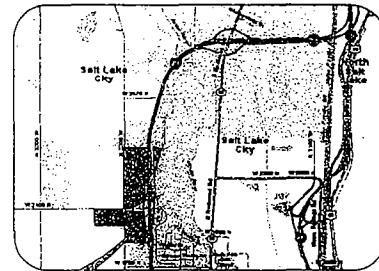
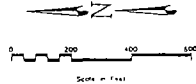
Signature _____

Title _____

BNA ANNEXATION

TO SALT LAKE CITY CORPORATION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 &
IN THE EAST HALF OF SECTION 16 & IN THE WEST HALF OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, JAMES D. PITKIN, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE
LAWS OF THE STATE OF UTAH AND HOLDING LICENSE NUMBER 171546 DO
HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE
TRACT OF LAND TO BE ANNEXED TO SALT LAKE CITY CORPORATION, SALT
LAKE COUNTY, UTAH.

DATE: January 9, 2008

JAMES D. PITKIN, PLS.
LICENSE NO. 171546



BNA ANNEXATION DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21
AND IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE
1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY BOUNDARY
OF SALT LAKE CITY AS PER THE COTTONWOOD REALTY PARCEL ANNEXATION,
AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND TO THE
WESTERLY BOUNDARY OF I-215 (PROJECT I-215-9(6)297), WHICH IS 1392.56
FEET SOUTH 00°06'43" EAST AND 299.16 FEET SOUTH 89°53'11" WEST FROM
THE NORTHEAST CORNER OF SAID SECTION 21 (THE BASIS OF BEARINGS IS
SOUTH 89°53'55" WEST 2639.48 FEET MEASURED FROM THE NORTHEAST
CORNER AND NORTH QUARTER CORNER OF SAID SECTION 21), AND RUNNING
THENCE SOUTH 89°53'11" WEST 1020.63 FEET ALONG SAID CITY BOUNDARY THE
EASTERLY BOUNDARY LINE OF THE AMENDED AIRPORT ANNEX NO. 3, AS
RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE
NORTH 00°06'35" WEST 733.13 FEET ALONG SAID CITY BOUNDARY; THENCE
SOUTH 89°53'33" WEST 1319.77 FEET ALONG SAID CITY BOUNDARY; THENCE
NORTH 00°06'28" WEST 658.85 FEET TO SAID NORTH QUARTER CORNER OF
SECTION 21 AND THE BOUNDARY OF THE 2100 NORTH PROPERTIES
PARTNERSHIP ANNEX, AS RECORDED IN THE OFFICE OF THE SALT LAKE
COUNTY RECORDER; THENCE NORTH 00°02'47" WEST 35.01 FEET ALONG SAID
CITY BOUNDARY; THENCE FOLLOWING SAID CITY BOUNDARY THE FOLLOWING SIX
COURSES, NORTH 89°42'25" EAST 864.00 FEET; THENCE NORTH 85°41'32" EAST
200.00 FEET; THENCE NORTH 89°42'25" EAST 200.00 FEET; THENCE NORTH
00°04'11" WEST 200.00 FEET; THENCE NORTH 03°56'42" EAST 200.00 FEET;
THENCE NORTH 00°04'11" WEST 2166.60 FEET TO A POINT ON THE NORTHERLY
LINE OF SAID SOUTHEAST QUARTER OF SECTION 16; THENCE NORTH 89°53'41"
EAST 1051.69 FEET ALONG SAID LINE TO SAID WESTERLY BOUNDARY OF I-215;
THENCE FOLLOWING SAID HIGHWAY BOUNDARY THE FOLLOWING ELEVEN
COURSES, SOUTH 01°01'05" EAST 1221.39 FEET; THENCE SOUTH 02°06'23"
WEST 483.91 FEET TO A POINT ON A 904.83 FOOT RADIUS CURVE TO THE
RIGHT; THENCE SOUTHWESTERLY 1360.81 FEET ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 86°09'59" (CHORD BEARS SOUTH 46°48'52"
WEST 1236.24 FEET); THENCE SOUTH 82°31'02" WEST 76.34 FEET; THENCE
SOUTH 00°02'18" EAST 103.83 FEET; THENCE SOUTH 87°24'47" EAST 739.94
FEET; THENCE SOUTH 09°07'06" EAST 231.99 FEET; THENCE SOUTH 08°45'32"
EAST 220.71 FEET; THENCE SOUTH 13°06'31" EAST 464.46 FEET; THENCE
SOUTH 12°18'03" EAST 356.26 FEET; THENCE SOUTH 00°14'35" EAST 81.71
FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 16 AND IN THE
WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE
BASE AND MERIDIAN:

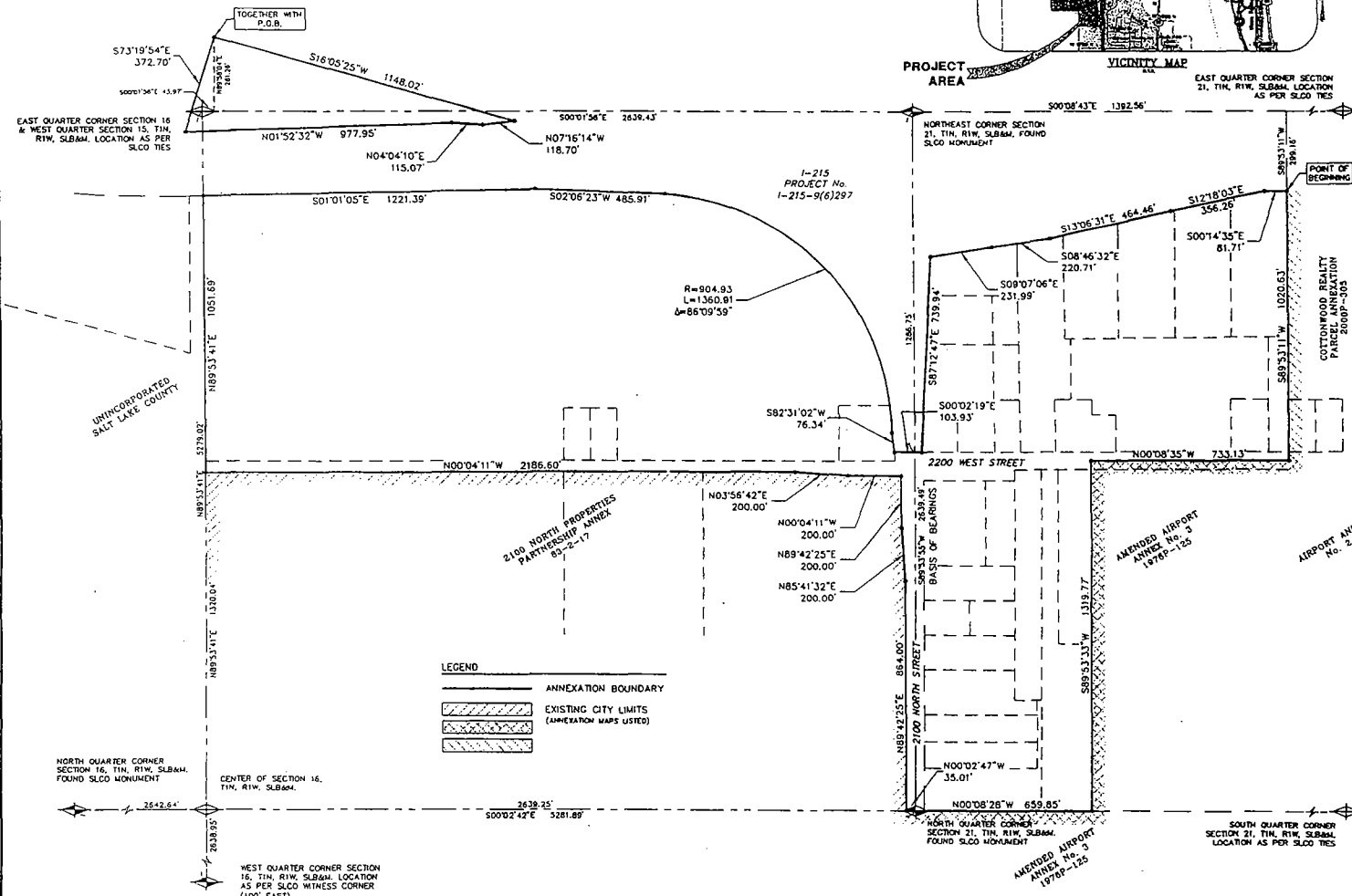
BEGINNING AT A POINT SOUTH 07°01'56" EAST 43.97 FEET ALONG SECTION LINE
AND NORTH 89°58'04" EAST 281.26 FEET, ALSO BEING AT A POINT AT THE
INTERSECTION OF A FENCE AND THE WEST BANK OF A CANAL FROM THE WEST
QUARTER CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 16°05'25" WEST
1148.02 FEET TO A POINT ON A RIGHT OF WAY FENCE; THENCE NORTHERLY,
MORE OR LESS, ALONG SAID RIGHT OF WAY FENCE THE FOLLOWING 3 COURSES:
NORTH 07°16'14" WEST 118.70 FEET ALONG SAID RIGHT OF WAY FENCE;
THENCE NORTH 04°04'10" EAST 115.07 FEET; THENCE NORTH 01°52'32" WEST
977.95 FEET TO A FENCE INTERSECTION; THENCE SOUTH 73°19'54" EAST
372.70 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

CONTAINS A TOTAL OF 112 ACRES, MORE OR LESS.

BNA ANNEXATION

TO SALT LAKE CITY CORPORATION

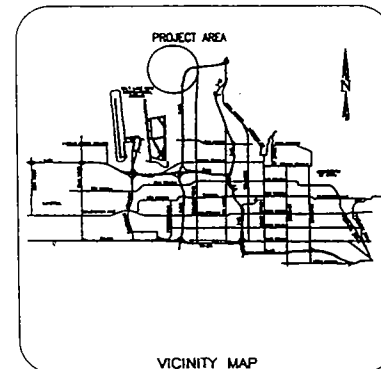
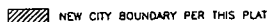
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 &
IN THE EAST HALF OF SECTION 16 & IN THE WEST HALF OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



| LEGEND | |
|--------|------------------------------------------------|
| | ANNEXATION BOUNDARY |
| | EXISTING CITY LIMITS (ANNEXATION MAPS USED) |
| | 2100 NORTH PROPERTIES PARTNERSHIP ANNEX |

| | | | | | | | | |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| NUMBER _____ | PREPARED BY: DOMINION Engineering Associates, L.C. 2504 South Green Street Murray, Utah 84123 (801) 735-2000 | PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER, STORM DRAINAGE, AND WATER UTILITY DETAIL THIS DAY OF _____ A.D. SALT LAKE CITY PUBLIC UTILITIES DIRECTOR | CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____ BY THE SALT LAKE CITY PLANNING COMMISSION. SALT LAKE CITY PLANNING DIRECTOR | CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____ | CITY ATTORNEY APPROVED AS TO FORM THIS DAY OF _____ AND IS HEREBY APPROVED. SALT LAKE CITY ATTORNEY _____ | CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS DAY OF _____ AND IS HEREBY APPROVED. SALT LAKE CITY WATER _____ SALT LAKE CITY CHIEF DEPUTY RECORDER _____ | RECORDED # STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ SALT LAKE COUNTY RECORDER | NUMBER _____ ACCOUNT _____ SHEET 1 OF 1 SHEETS |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21 &
IN THE SOUTHEAST QUARTER OF SECTION 30 & IN THE WEST HALF OF SECTION 18,
AND IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASIN & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



A portion of land involved in the Sections 15, 16, 21 and 22 Township 1 North, Range 1 West.

[illegible]

SALT LAKE CITY ENGINEERING DIVISION
349 S. 200 E. ST., S.L.C., UT. 84111

SURVEYORS CERTIFICATE



CITY PLANNING DIRECTOR

APPROVED THIS 20 DAY OF NOVEMBER
BY THE SAUL
TAYLOR CITY PLANNING COMMISSION

**SALT LAKE CITY
PLANNING DIRECTOR**

CITY DEPARTMENT OF PUBLIC SERVICES

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED IN THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

CITY BIRMINGHAM DATE 11-1-68

CITY PUBLIC UTILITIES DEPT.

APPROVED AS TO SANITARY DESIGN AND WATER UTILITY DETAILS THIS DAY OF _____, 20__

APPROVED AS TO FORM THIS DAY OF _____, A.D., 20__

**SALT LAKE CITY
PUBLIC UTILITIES DEPARTMENT**

CITY ATTORNEY

APPROVED AS TO FORM THIS
DAY OF _____ A.D.,
20__

ASSUMPTIONS

CITY APPROVAL

PRESENTED TO SALT LAKE CITY
THIS _____ DAY OF _____, A.D.
20____ AND IS HEREBY APPROVED

SAULT LAKE CITY RECORD

SALT LAKE COUNTY - RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
FILED AT THE REQUEST OF _____

SALT LAKE COUNTY RECORDS

Remarks:

Petition No: **400-08-03**

By: **BNA Realty Advisors LLC – Keith Wilson**

Annexation

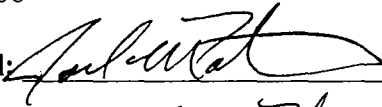
Date Filed: 01/23/2008

Address: **NE Corner of 2200 North & 2200 West**

**COMMUNITY DEVELOPMENT
COUNCIL SUBMITTAL CHECKLIST**

Petition No and Basic Information: Petition No. 400-08-03 by BNA Realty Group, LLC. The petition requests annexation of unincorporated property, amendment of the Northwest Community Master Plan and zoning of 330 acres located between 1700 - 2400 North and between Jordan River and 2700 West.

Date: August 25, 2008

Supervisor Approval: 

Division Director Approval: 

Contact Person: Everett Joyce

Phone No. 535-7930

- Initiated by
- ☐ City Council Member
 - ☒ Property Owner
 - ☐ Board / Commission
 - ☐ Mayor
 - ☐ Other

Contact Person

Robert Kingsford
578-5589

Completed Check List attached:

- ☐ Alley Vacation
- ☒ Planning / Zoning
- ☐ Federal Funding
- ☐ Condominium Conversion
- ☐ Plat Amendment
- ☐ Other

Public Process:

- | | |
|-----------------------------------------------------------|-------------------------------------------------------------|
| <input checked="" type="checkbox"/> Community Council (s) | <input checked="" type="checkbox"/> City Web Site |
| <input checked="" type="checkbox"/> Public Hearings | <input type="checkbox"/> Flyers |
| <input checked="" type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> Formal Notice |
| <input type="checkbox"/> Historic Landmark Commission | <input checked="" type="checkbox"/> Newspaper Advertisement |
| <input type="checkbox"/> HAAB review | <input type="checkbox"/> City Television Station |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> On Location Sign |
| <input type="checkbox"/> City Kiosk | <input type="checkbox"/> City Newsletter |
| <input type="checkbox"/> Open House | <input type="checkbox"/> Administrative Hearing |
| <input type="checkbox"/> Other | |

Compatible with ordinance:

Annexation: Section 10-2 Part 4 of the Utah Code outlines the process for annexation.

Master Plan Amendments: Utah Code Annotated 10-9-304 outlines the regulations and process for amendments to a general plan.

Zoning Amendments: Amendments to the Zoning Ordinance maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050.

Modifications to Ordinance: No.

Approvals / Input from Other Departments / Divisions

| <u>Division</u> | <u>Contact Person</u> |
|-------------------------------------------------------|-----------------------|
| <input checked="" type="checkbox"/> Airport: | David Miller |
| <input checked="" type="checkbox"/> Attorney: | Paul Nielson |
| <input type="checkbox"/> Business Licensing: | |
| <input type="checkbox"/> Engineering: | |
| <input checked="" type="checkbox"/> Fire: | Ted Itchon |
| <input type="checkbox"/> HAND: | |
| <input type="checkbox"/> Management Services: | |
| <input type="checkbox"/> Mayor: | |
| <input type="checkbox"/> Parks: | |
| <input checked="" type="checkbox"/> Permits / Zoning: | Nole Walkingshaw |
| <input checked="" type="checkbox"/> Police: | Dave Askerlund |
| <input type="checkbox"/> Property Management: | |
| <input checked="" type="checkbox"/> Public Services: | Rick Graham |
| <input checked="" type="checkbox"/> Public Utilities: | Jason Brown |
| <input checked="" type="checkbox"/> Transportation: | Barry Walsh |
| <input type="checkbox"/> RDA: | |
| <input type="checkbox"/> Zoning Enforcement | |