
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: November 6, 2008

SUBJECT: Petition No. 400-08-01 – A request by Sunquest Development (property now owned by SLC Dept of Airports) requesting a zoning map amendment to rezone property located at approximately 51 North Tommy Thompson Rd from Open Space to Light Manufacturing.

AFFECTED COUNCIL DISTRICTS: District 1

STAFF REPORT BY: Jennifer Bruno, Budget and Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Planning Division, Michael Maloy, Principal Planner

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

POTENTIAL MOTIONS:

1. **["I move that the Council"]** Adopt an ordinance rezoning the property located at approximately 51 North Tommy Thompson Road from Open Space (OS) to Light Manufacturing (M-1).
2. **["I move that the Council"]** Not adopt an ordinance rezoning the property located at approximately 51 North Tommy Thompson Road from Open Space (OS) to Light Manufacturing (M-1).

The following information was provided previously for the Council Work Session on September 9, 2008. It is provided again for your reference.

NEW INFORMATION

- A. Immediately following the Planning Commission hearing and recommendation regarding this petition, the Salt Lake City Department of Airports purchased and closed on this still split-zoned parcel of property.
- B. The Airport is requesting (see attached letter) that the City Council continue to consider the rezoning request for the southernmost portion of the parcel. The Airport has stated the following reasons for asking the City Council to continue this request:
 - Zoning lines that split parcels are not desirable to create a beneficial use of the entire property

- The parcel is adjacent to a series of other properties zoned M-1.
 - The M-1 zoning classification would make this parcel available for a larger variety of uses.
- C. The Airport indicates that they purchased this property for a future “runway development project” although they do not yet know the timeline of such a project.
- D. All Key Elements on the following pages pertaining to the property history, petition process to date, Matters at Issue, City’s master plans, policies, and zoning information are still relevant. All Key Elements on the following pages pertaining to the original petition, including information regarding the proposed development, are no longer relevant.

KEY ELEMENTS:

1. An ordinance has been prepared for Council consideration to rezone the property located at approximately 51 North Tommy Thompson Road from Open Space (OS) to Light Manufacturing (M-1).
2. The subject property is currently vacant. This action would enable the proposed development of commercial development (to be built in three phases).
3. The applicant’s parcel is approximately 4.66 acres, but is split zoned. The southernmost .95 acres of the parcel is zoned OS, while the northern 3.71 acres is zoned M-1.
 - a. The OS portion of the parcel was originally part of the North Temple Right of way. However, following the reconstruction of I-80 around 1990, UDOT transferred ownership of the parcel to the City.
 - b. In 1995, Salt Lake International Investors (the International Center) petitioned Salt Lake City to acquire the .95 acre parcel. The City transferred ownership via a quit claim deed. The City then approved a subdivision amendment in 1998 to combine this property into the larger parcel, now owned by the applicant. The zoning was not addressed at this time, resulting in two zoning designations on the same parcel (“split zoning”).
 - c. The status of the split zoning was not uncovered until recently when the applicant met with the Development Review Team for a proposed Planned Development on the site in 2007.
 - d. Because one of the principal buildings (Phase I) encroaches onto the site that is now zoned Open Space, a rezoning to M-1, consistent with the rest of the property, is necessary for the development to move forward (see attachments for the proposed site plan).
4. The zoning of the surrounding property Light Manufacturing (M-1) to the North and West, I-80 to the South, and Open Space (OS) to the East. The predominant land use in this area light manufacturing and warehouse, although there is a hotel property directly to the West of the applicant’s property. The property to East, is currently vacant open space that is not used, as it is isolated by the surplus canal and Interstate 80. the applicant’s property is currently vacant.
5. The purpose of the M-1 light manufacturing district is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.
6. The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of control over any potential redevelopment of existing open space areas.

7. The applicant met with a Planning Commission subcommittee on April 10, 2008 to discuss the project and the requested rezone. The subcommittee was generally supportive of the petition, but encouraged the applicant to consider employment of “green building” practices, and design a building elevation that complements the open space to the west (see attachment for Building Elevations).
8. On May 14, 2008, the Planning Commission held a public hearing and reviewed the proposed rezoning. There were no public comments made regarding this petition. The Planning Commission forwarded a favorable recommendation to the City Council regarding the rezoning request. The Planning Commission also voted in favor of approving the conditional use for development of the property (required because there is more than 1 principle building on the subject property) with the following conditions:
 - a. that conditional use approval is subject to City Council approval of the zoning map amendment from OS to M-1;
 - b. That Planning Staff shall coordinate with the applicant on the location and design specifications for additional private sidewalks to improve interior pedestrian circulation;
 - c. That the applicant shall provide a full lighting study for each phase of construction, and that all lighting should be shielded and downward oriented, with the exception of accent or architectural lighting;
 - d. That in compliance with City Code 21A.54.150.7, staff shall approve product selection and placement of all outdoor site furnishings, which shall include benches, waste receptacles, and bike racks
9. The City’s Building Services, Engineering, Public Utilities, Transportation, Property Management, Public Services, Fire departments/divisions all reviewed the petition. Comments were favorable to this petition.
10. The Planning Division held an open house regarding this petition on March 10, 2008. No members of the public attended.

MATTERS AT ISSUE/POTENTIAL QUESTIONS FOR ADMINISTRATION:

1. The Council may wish to clarify with the Administration the history of the quit claim deed for the subject property. For example, was the property properly declared surplus by the City and did the petitioner at the time compensate the City for the property?
2. The Council may wish to ask the Administration if there are any plans for the open space due east of the subject property, and if development of this parcel would preclude development of that open space.

MASTER PLAN & POLICY CONSIDERATIONS:

1. The subject property is in the Northwest Quadrant Planning area, and as such, there is no adopted land use planning policy document covering this area.
2. The City’s Vision and Strategic Plan Final Report (1993) includes a stated objective to create attractive conditions for business expansion within the boundaries of the City.
3. The Council’s growth policy notes 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.
4. 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.

CC: David Everitt, Lyn Creswell, DJ Baxter, Ed Rutan, Lynn Pace, Frank Gray, Mary De La Mare-Schaffer, Esther Hunter, Cheri Coffey, Joel Patterson, Nick Norris, Janice Jardine, Jan Aramaki, Sylvia Richards, Cindy Lou Trishman, Nick Tarbet, Quin Card

File location: Community and Economic Development Dept., Planning Division, Rezoning, Sunquest Development, 51 North Tommy Thompson Road

August 22, 2008



Salt Lake City
Department of Airports

Salt Lake City Council
City & County Building
451 South State Street, Room 304
Salt Lake City UT 84111

Dear Council Members,

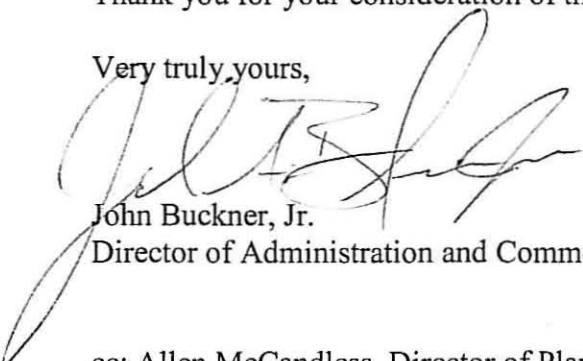
This letter relates to Salt Lake City rezoning petition # 400-08-01 for parcel number 08-31-353-012 located at 51 North Tommy Thompson Road. A rezoning petition was submitted to the City for this parcel. The requested rezoning proposal associated with this petition is from OS Open Space District to M-1 Light Manufacturing District. To date this petition has been taken through the Community Council and Planning Commission by the previous owner, Gordon Jacobson with Sunquest Development. During the rezoning review process the Salt Lake City Corporation through its Salt Lake City Department of Airports purchased this parcel.

The subject parcel, number 08-31-353-012 located at 51 North Tommy Thompson Road, is now owned by the Salt Lake City Corporation and its Salt Lake City Department of Airports. The property purchase closed on June 27, 2008. The disposition of the Airport is to continue and finalize the zoning from OS to M-1 as originally initiated by the previous property owner through the City Council.

The current zoning boundary between the OS and the M-1 cuts through a small southern portion the subject parcel, rendering this small area of the parcel unusable for M-1 allowed uses. Zoning lines that split property parcels are not desirable for the use of the entire property. This parcel was purchased by the Airport for a future runway development project although it is unknown when the new runway will be constructed. The M-1 zoning classification is adjacent to other M-1 zoned properties and is the appropriate classification for this parcel. The M-1 zoning would also make this parcel more useful for any proposed future development and would place the entire parcel under a single zoning classification. We request that this petition continue through the rezoning process with the City Council.

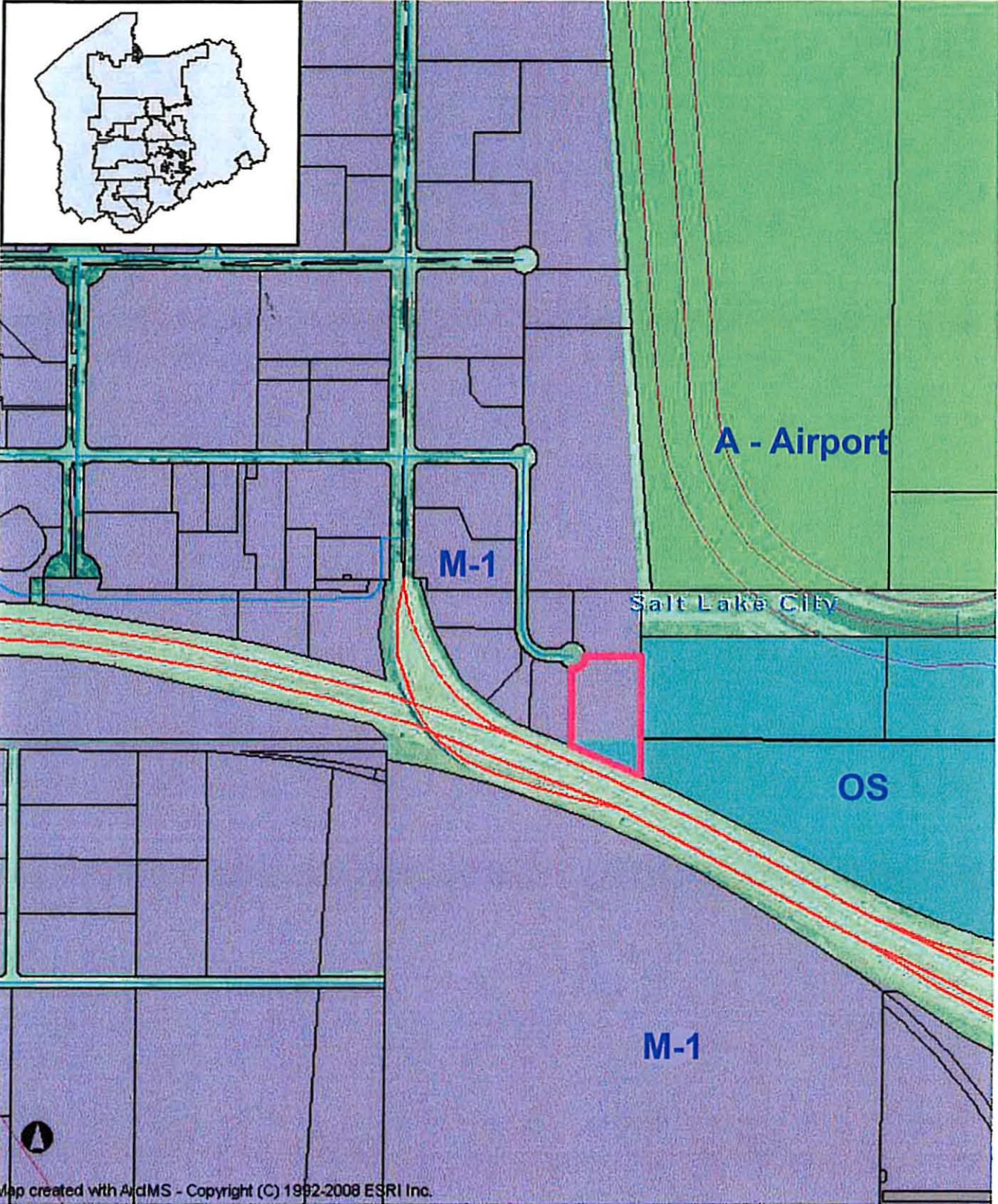
Thank you for your consideration of this petition.

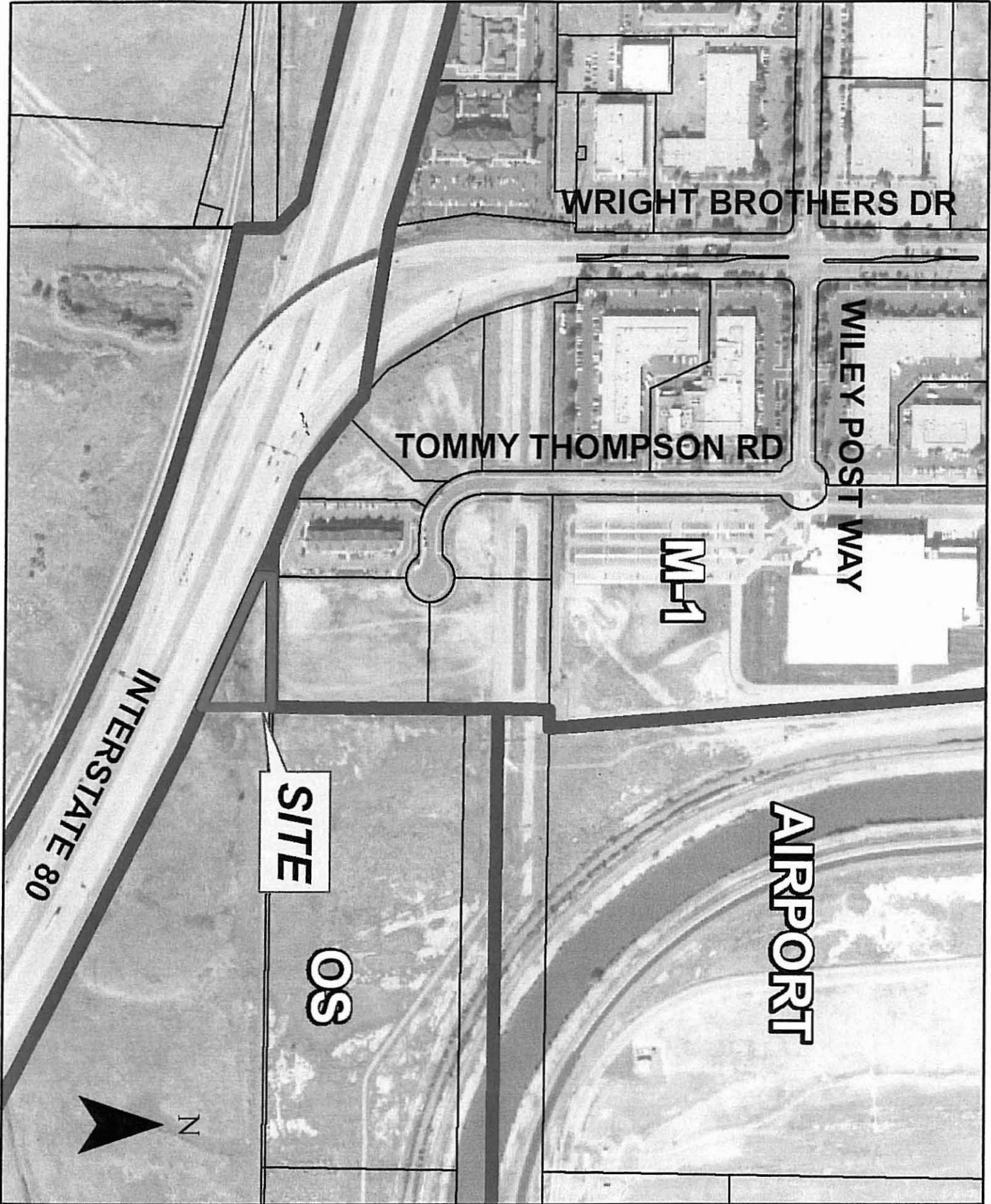
Very truly yours,



John Buckner, Jr.
Director of Administration and Commercial Services

cc: Allen McCandless, Director of Planning





WRIGHT BROTHERS DR

WILEY POST WAY

TOMMY THOMPSON RD

M-1

INTERSTATE 80

SITE

OS

AIRPORT



SALT LAKE CITY CORP.
PARCEL NO. 15-06-200-007



| NO. | DESCRIPTION | DETAIL |
|-----|---|----------|
| 1 | STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE | 3/COT.01 |
| 2 | CONCRETE PAVEMENT WITH GRANULAR BASE | 3/COT.01 |
| 3 | CONCRETE CURB WALL | 1/COT.01 |
| 4 | MAXIMUM BUILDING FOOTPRINT LINE (BLD. TO BE PROPOSED) | ARCH |
| 5 | ADA RAMP | 1/COT.02 |

ALL DETAILS PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS

| PARTICULARS | S.F. | % |
|-------------|---------|-------|
| FOOTPRINT | 72,054 | 35 |
| HARDSCAPE | 99,703 | 50 |
| LANDSCAPE | 31,033 | 15 |
| TOTAL | 202,800 | 100.0 |

OPEN SPACE DESCRIPTION

BEGINNING AT A POINT CONCURRENT WITH THE ORIGINAL BOUNDARY OF PLAT 12 AND THE WEST LINE OF LOT 5, SALT LAKE INTERNATIONAL CENTER, AMENDED PLAT 12, SAID POINT BEING SOUTH 0°00'52" WEST 68.51 FEET AND SOUTH 0°00'56" WEST 379.53 FEET FROM THE PI MONUMENT LOCATED IN TOMMY THOMPSON ROAD, AS SHOWN IN SAID AMENDED PLAT 12 AND RUNNING THENCE NORTH 87°55'54" EAST 369.18 FEET; THENCE SOUTH 0°00'56" WEST 169.69 FEET; THENCE NORTH 87°04'33" WEST 400.79 FEET; THENCE NORTH 0°00'56" EAST 33.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.945 ACRES

PARKING COUNT

| PARTICULARS | NET INTERIOR AREA (S.F.) | * NO. OF STALLS @ 1.5/1000 S.F. | ** NO. OF STALLS @ 2.25/1000 S.F. | NO. OF STALLS PROVIDED | ADA |
|------------------------------|--------------------------|---------------------------------|-----------------------------------|------------------------|-----|
| SOUTH FOOTPRINT (BUILDING 1) | 18,488 | 28 | 41 | 55 | 2 |
| TOTAL | 18,488 | 28 | 41 | 57 | |

| PARTICULARS | AREA (S.F.) | NO. OF STALLS @ 4/1000 S.F. | ** NO. OF STALLS @ 2.25/1000 S.F. | NO. OF STALLS PROVIDED | ADA |
|-----------------------------|-------------|-----------------------------|-----------------------------------|------------------------|-----|
| EAST FOOTPRINT (BUILDING 2) | 30,289 | 45 | 68 | 61 | 4 |
| TOTAL | 30,289 | 45 | 66 | 65 | |

| PARTICULARS | AREA (S.F.) | NO. OF STALLS @ 1/1000 S.F. | ** NO. OF STALLS @ 2.25/1000 S.F. | NO. OF STALLS PROVIDED | ADA |
|-----------------------------|-------------|-----------------------------|-----------------------------------|------------------------|-----|
| WEST FOOTPRINT (BUILDING 3) | 23,287 | 35 | 52 | 39 | 2 |
| TOTAL | 23,287 | 35 | 52 | 41 | |

* A COMBINED STALL COUNT OF 1.5/1000 SF INCLUDES 75% FOR WAREHOUSE AND 25% FOR OFFICE SPACE.

** A COMBINED STALL COUNT OF 2.25/1000 SF INCLUDES A SECOND STORY OFFICE SPACE OPTION OF THE ALLOCATED 25% FOR OFFICE SPACE.

PLEASE NOTE THAT THE INTERIOR BUILDING SIZE AND USES WILL VARY DEPENDING ON THE INDIVIDUAL NEEDS OF EACH TENANT. THESE AREA TABULATION WILL FALL BETWEEN THE 1.5 TO 2.25 STALLS PER 1000 SQUARE FEET AND THE SITE INCLUDES ENOUGH PARKING FOR THESE VARIABLE RATIOS.

PARKING LANDSCAPE (5% REQUIREMENT)

| PARTICULARS | AREA (S.F.) | NO. OF STALLS | ADA | % |
|--|-------------|---------------|-----|-----|
| PARKING 42' (18 & 24) DRIVE ISLE | 57,353 | 163 | 8 | 95 |
| AREA TO BE DEDICATED TO LANDSCAPE (6%) | 3,562 | | | 5 |
| TOTAL | 60,915 | 164 | | 100 |

LEGEND

OPEN SPACE TO REZONE TO LIGHT INDUSTRIAL
LANDSCAPE AREA

NOT IN FLOOD AREA PER FEMA
MAP: 49035C0303F
DATED: MAY 15, 2002
(ZONE X)

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

| PROJECT NO. | DATE | DESCRIPTION |
|-------------|----------|-------------|
| 0704032 | 01-14-08 | |

BENCHMARK ENGINEERING & LAND SURVEYING
9100 SOUTH STATE STREET SUITE # 100
SALT LAKE CITY, UT 84119
www.benchmarkcivil.com

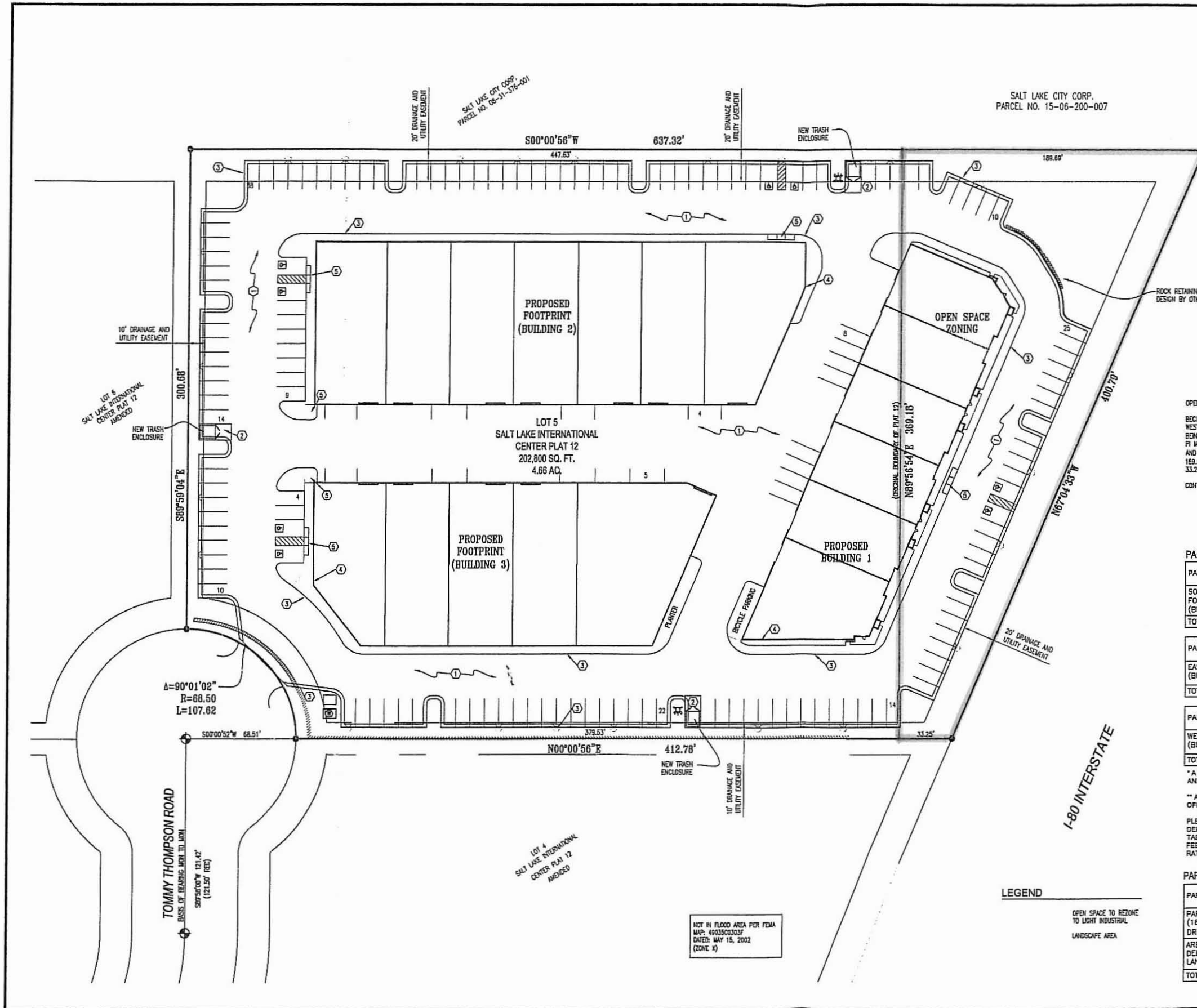


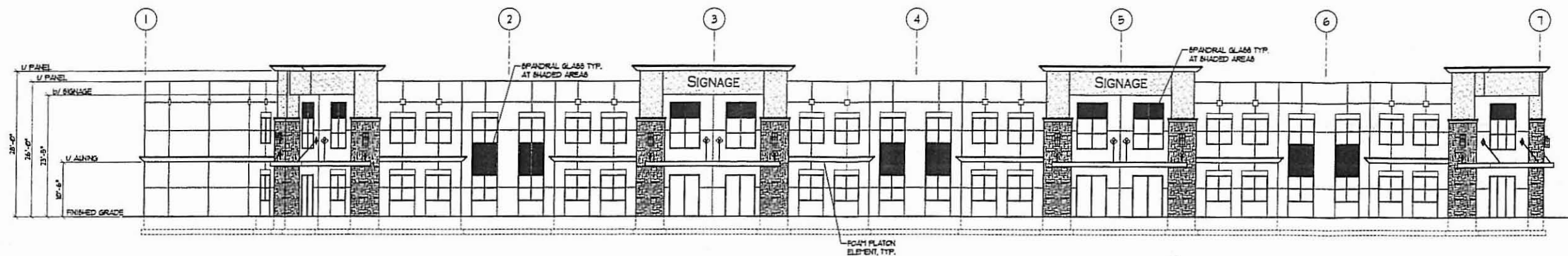
SALT LAKE INTERNATIONAL CENTER SUNQUEST DEVELOPMENT
51 NORTH TOMMY THOMPSON ROAD
SALT LAKE CITY, UT 84116

PROJECT NO. 0704032

ZONING SITE PLAN
CZP.01
1 OF 1

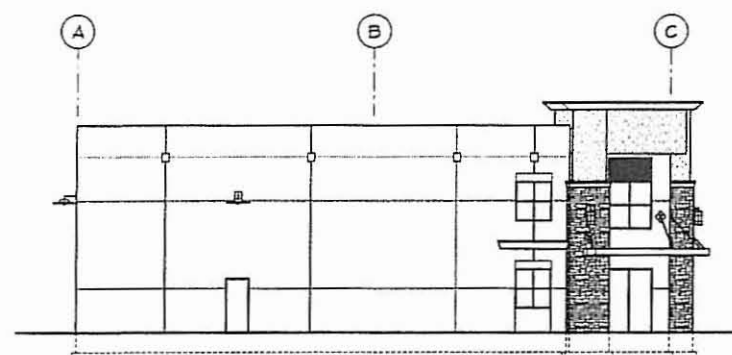
CAUTION: PLANS MAY BE CONSIDERED INVALID FOR REVIEW ONLY. UNLESS COMBINED WITH ENTIRE PLAN SET, STAMPED AND SIGNED BY ENGINEER. *APPROVED FOR CONSTRUCTION





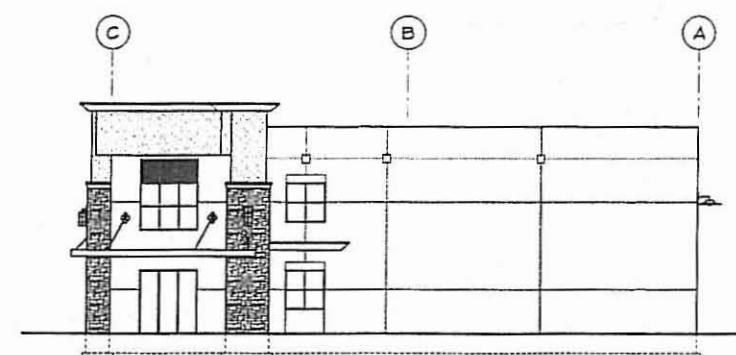
FRONT ELEVATION
BUILDING 1

3/32" = 1'-0"



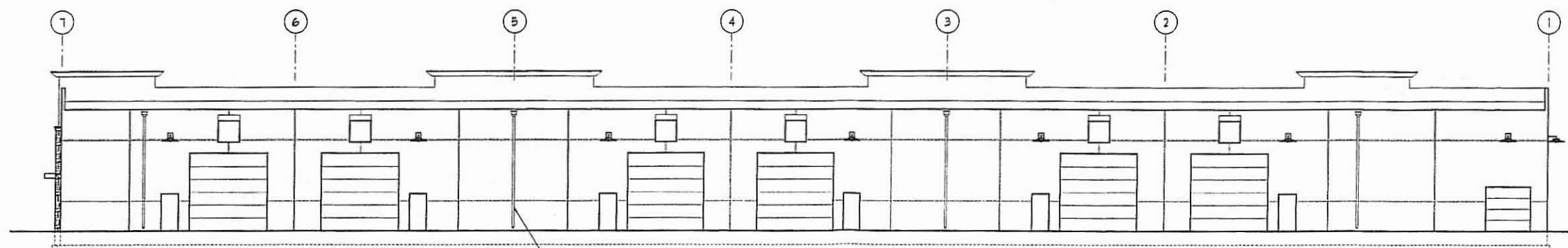
LEFT SIDE ELEVATION
BUILDING 1

3/32" = 1'-0"



RIGHT SIDE ELEVATION
BUILDING 1

3/32" = 1'-0"



REAR ELEVATION
BUILDING 1

3/32" = 1'-0"

| REV. # | DATE | DESCRIPTION | DESIGNED BY: RMC | DRAWN BY: MJP | CHECKED BY: RTA |
|--------|------|-------------|------------------|---------------|-----------------|
| | | | | | |
| | | | | | |

VECTOR
STRUCTURAL ENGINEER
SANDY, UTAH
(801) 990-1775
LAYTON, UTAH
(801) 937-3034

ST. GEORGE, UTAH
(435) 638-5122

SUNQUEST DEVELOPMENT
SALT LAKE INTERNATIONAL CENTER
EXTERIOR ELEVATIONS, BUILDING 1

U0736-003-071

A1.2

DRAWING NAME: SUC

| REV. | DATE | BY | DESCRIPTION |
|------|------|----|-------------|
| | | | |
| | | | |
| | | | |

VECTOR
STRUCTURAL ENGINEERS

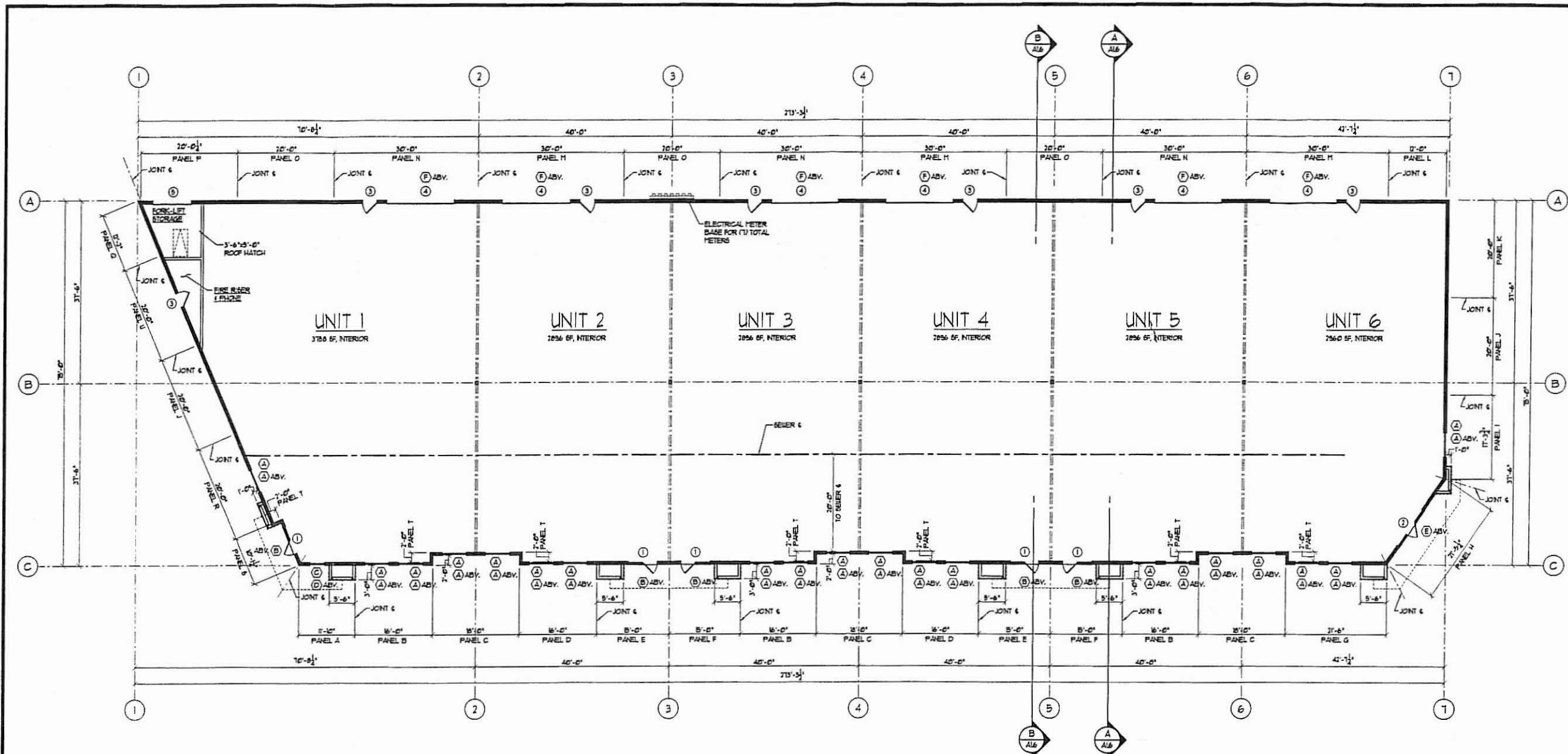
SANDY, UTAH
(801) 990-1775
LAYTON, UTAH
(801) 927-2054

ST. GEORGE, UTAH
(435) 830-3122

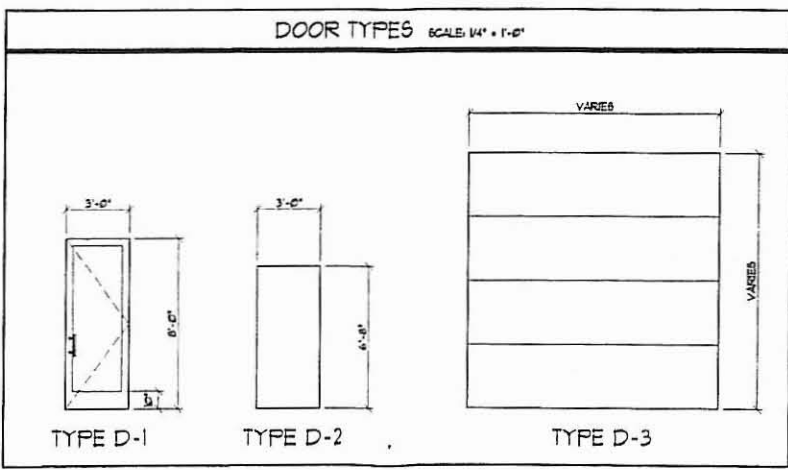
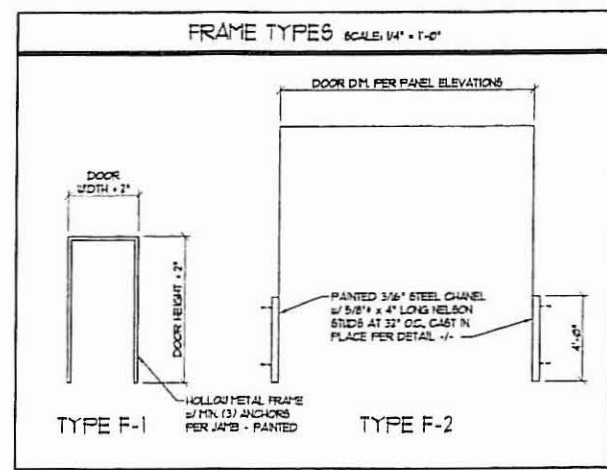
SUNQUEST DEVELOPMENT
SALT LAKE INTERNATIONAL CENTER
MAIN FLOOR PLAN, BUILDING 1

U0736-003-071

A1.1



MAIN FLOOR PLAN
BUILDING 1
3/32" = 1'-0"



WINDOW SCHEDULE

| NUMBER | WINDOW | | GLAZING | FRAME | |
|--------|--------|--------|---------------------------------------|---------|----------|
| | WIDTH | HEIGHT | | FINISH | MATERIAL |
| (A) | 5'-0" | 5'-0" | 1" REFLECTIVE, LOW-E, INSULATED GLASS | PAINTED | ALUMINUM |
| (B) | 6'-0" | 6'-0" | 1" REFLECTIVE, LOW-E, INSULATED GLASS | PAINTED | ALUMINUM |
| (C) | 3'-0" | 5'-0" | 1" REFLECTIVE, LOW-E, INSULATED GLASS | PAINTED | ALUMINUM |
| (D) | 3'-0" | 6'-0" | 1" REFLECTIVE, LOW-E, INSULATED GLASS | PAINTED | ALUMINUM |
| (E) | 9'-0" | 6'-0" | 1" REFLECTIVE, LOW-E, INSULATED GLASS | PAINTED | ALUMINUM |
| (F) | 4'-0" | 4'-0" | 1" REFLECTIVE, LOW-E, INSULATED GLASS | PAINTED | ALUMINUM |

DOOR SCHEDULE

| NUMBER | DOOR | | | | | | | FRAME | | |
|--------|--------|--------|--------|------|----------|---------|-------|---------|----------|------|
| | WIDTH | HEIGHT | THICK | TYPE | MATERIAL | FINISH | LABEL | FINISH | MATERIAL | TYPE |
| (1) | 6'-0" | 8'-0" | 2" | D-1 | ALUMINUM | PAINTED | - | PAINTED | ALUMINUM | F-1 |
| (2) | 9'-0" | 8'-0" | 2" | D-1 | ALUMINUM | PAINTED | - | PAINTED | ALUMINUM | F-1 |
| (3) | 3'-0" | 6'-8" | 1 1/2" | D-2 | STEEL | PAINTED | - | PAINTED | STEEL | F-1 |
| (4) | 14'-0" | 14'-0" | 2" | D-3 | STEEL | PAINTED | - | PAINTED | STEEL | F-2 |
| (5) | 8'-0" | 8'-0" | 2" | D-3 | STEEL | PAINTED | - | PAINTED | STEEL | F-2 |

DRAWING NAME: SJC

SALT LAKE CITY CORPORATION

FRANK B. GRAY
DIRECTOR

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

MARY DELAMARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

Date Received: 7-3-08

Date Sent to City Council: 7/9/08

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

DATE: July 2, 2008

FROM: Frank Gray, Community & Economic Development Department Director

RE: Petition 400-08-01 Zoning Map Amendment. Sunquest Development, represented by Gordon Jacobsen, requesting a zoning map amendment to rezone approximately 0.95 acres of property located at approximately 51 North Tommy Thompson Road from Open Space (OS) to Light Industrial (M-1)

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

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

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: Sunquest Development, represented by Gordon Jacobsen, requests a zoning amendment to facilitate construction of a commercial planned development located at approximately 51 North Tommy Thompson Road in the Salt Lake International Center. The approximate 4.66 acre parcel is split zoned. The majority of the property is zoned Light Manufacturing (M-1), but the southernmost approximately 0.95 acres is zoned Open Space (OS). The request includes rezoning the southernmost portion of the subject property from OS to M-1 consistent with the rest of the parcel.

In December 1995, Salt Lake International Investors petitioned Salt Lake City to acquire a 0.95 acre triangular portion of property that was zoned OS. The property was originally part of the North Temple Street right of way. Following reconstruction of Interstate 80 in the 1980s, the Utah Department of

Transportation (UDOT) transferred ownership of the property to Salt Lake City. On January 2, 1996, Salt Lake City transferred the property to Salt Lake International Investors II via a quit claim deed. In May 1998, the City approved a subdivision amendment incorporating the property into Lot 5 of Plat 12. This subdivision action, combining the two differently zoned parcels, resulted in a split zoned lot.

The zoning issue was identified as part of a review of a proposed commercial planned development on the property. On December 28, 2007, the applicant submitted the request to rezone the property along with a claim to the City Attorney's Office that the Zoning Map was an unintentional error and that the entire parcel should be zoned M-1 without going through the regular rezoning process. On April 16, 2008, under advisement from Lynn Pace, Deputy City Attorney, the City refuted the claim and determined that the pending zoning amendment was necessary to proceed with the proposed planned development.

Analysis: If approved, the zoning map amendment will create a single zoning designation for the subject property and improve the property owner's ability to develop the site as a commercial planned development. Appropriate City Departments and Divisions have reviewed the request and have no objection to the rezoning. The commercial planned development associated with the rezoning was approved by the Planning Commission on May 14, 2008, with conditions, subject to the City Council approving the rezoning request.

Master Plan Considerations: The subject property is within the Northwest Quadrant planning community. There is not an adopted land use planning policy document for the area. Therefore, the Salt Lake City Zoning Map as presently adopted serves as the applicable land use policy document for the subject property (Ordinance 26, 1995). The Salt Lake City Zoning Map identifies the subject property as OS-Open Space.

Other adopted policy documents, such as the *City's Vision and Strategic Plan Final Report* (1993), include objectives supportive of the rezoning request including the value of creating attractive conditions for business expansion within the boundaries of the City (see Item III-4 on page 4).

PUBLIC PROCESS:

The proposed project lies within the Poplar Grove Community Council district; however the project is also within 600 feet of the Jordan Meadows Community Council district boundary. As such the Planning Division conducted an "open house" meeting at the City & County Building to solicit community comment. The zoning amendment petition was reviewed during an open house held on March 10, 2008. Although the applicant's engineer and City staff attended the meeting, no one from the public attended. Furthermore, staff has not received any public comment relating to the proposed zoning amendment.

The Planning Commission held a public hearing on May 14, 2008. There were no issues raised at the public hearing. The Planning Commission unanimously passed a motion to recommend approval of the zoning amendment request. The vote was six (6) in favor; and none (0) opposed.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance and Maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the 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 page 5 of the Planning Commission Staff Report (see Attachment 5.B).

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 - B) STAFF REPORT**
 - C) AGENDA AND MINUTES**
May 14, 2008 – Planning Commission
- 6. ORIGINAL PETITION**

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Petition 400-08-01

- December 28, 2007 Petition submitted to City for consideration and processing.
- January 11, 2008 Petition assigned to Michael Maloy, Principal Planner for staff analysis and processing.
- February 29, 2008 Routed petition to City Departments for comment and recommendation.
- March 10, 2008 Planning Division conducted an Open House meeting to present petition for citizen input. Jordan Meadows and Poplar Grove Community Councils were invited to attend.
- April 10, 2008 Petition reviewed during a Planning Commission Sub-Committee meeting. Applicant and staff attended meeting.
- April 16, 2008 City Attorney's Office refuted claim that rezoning process was not necessary to rezone the property.
- April 29, 2008 Publication of Planning Commission public hearing notice.
- May 13, 2008 Planning Commission held public hearing and voted 6-0 to recommend approval of petition to City Council.
- May 14, 2008 Staff requested draft of proposed ordinance from City Attorney's Office.
- May 26, 2008 Staff received draft of proposed ordinance from City Attorney's Office.
- May 27, 2008 Planning Commission ratified minutes for May 13, 2008 meeting.

2. PROPOSED ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2008

(Rezoning a Portion of Property Located at 51 North Tommy Thompson Drive)

AN ORDINANCE REZONING A PORTION OF PROPERTY LOCATED AT 51 NORTH TOMMY THOMPSON DRIVE AND AMENDING THE ZONING MAP, PURSUANT TO PETITION NO. 400-08-01

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on May 14, 2008 to consider the application of Sun Quest Development, LLC for a zoning map amendment; and

WHEREAS, prior to the enactment of this ordinance, the applicant’s lot, identified as Lot 5 on the Salt Lake International Center Amended Plat 12 (tax ID #08-31-353-012), was covered by two zoning designations: M-1 Light Manufacturing (M-1) and Open Space (OS); and

WHEREAS, at its May 14, 2008 hearing, the Planning Commission voted in favor of recommending the zoning map amendment to the Salt Lake City Council (“City Council”); and

WHEREAS, the City Council has determined that the following ordinance is in the City’s best interests,

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

SECTION 1. Rezoning of property. That portion of the property located at 51 North Tommy Thompson Drive currently zoned as Open Space (OS), which is more particularly identified on Exhibit “A” attached hereto, shall be and hereby is rezoned from Open Space (OS) to M-1 Light Manufacturing (M-1), resulting in the entirety of the subject lot being zoned M-1.

SECTION 2. Amending zoning map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended consistent with the rezoning identified above.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder.

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

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date MAY 23, 2008
BY Paul C. Nielson
PAUL C. NIELSON
SENIOR CITY ATTORNEY

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2008.

Published: _____.

Exhibit "A"

BEGINNING AT A POINT COINCIDENT WITH THE ORIGINAL BOUNDARY OF PLAT 12 AND THE WEST LINE OF LOT 5, SALT LAKE INTERNATIONAL CENTER, AMENDED PLAT 12, SAID POINT BEING SOUTH 0°00'52" WEST 68.51 FEET AND SOUTH 0°00'56" WEST 379.53 FEET FROM THE PI MONUMENT LOCATED IN TOMMY THOMPSON ROAD, AS SHOWN IN SAID AMENDED PLAT 12 AND RUNNING THENCE NORTH 89°56'54" EAST 369.18 FEET; THENCE SOUTH 0°00'56" WEST 189.69 FEET; THENCE NORTH 67°04'33" WEST 400.79 FEET; THENCE NORTH 0°00'56" EAST 33.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.945 ACRES.

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding Petition 400-08-01 to consider a zoning amendment request for property located at approximately 51 North Tommy Thompson Road in the Salt Lake International Center. The request is to amend the Salt Lake City Zoning Map for the southernmost portion of the subject property, which contains 0.945 of an acre, from OS Open Space District to M-1 Light Manufacturing District consistent with the rest of the 4.66 acre parcel.

As part of its study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

Date:

Time: 7:00 p.m.

Place: Room 315 (City Council Chambers)*

Salt Lake City and County Building

451 S. State Street

Salt Lake City, UT

*Please enter building from east side.

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

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

4. MAILING LABELS

0831126001
RESIDENT
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0831353011
RESIDENT
1561 ORANGEWOOD DRIVE
SAN JOSE CA 95121

0831303019
RESIDENT
4745 W WILEY POST WY
SALT LAKE CITY UT 84116

0831353008
RESIDENT
444 HOSPITAL WY # 555
POCATELLO ID 83201

0831353013
RESIDENT
424 W 33RD ST RM 540
NEW YORK NY 10001

Salt Lake City Planning Div
Michael Maloy
451 South State St Room 406
PO Box 145480
Salt Lake City UT 84114-5480

0831353014
RESIDENT
100 E RIVER CTR BLVD 1100
COVINGTON KY 41011

Sunquest LC
PO Box 709012
Sandy UT 84070

0831353009
RESIDENT
2636 CARLTON PL
ROWLAND HEIGHTS CA 91748

Kevin Peterson
Benchmark Engineering
9130 S State Street Ste # 100
Sandy UT 84070

Angie Vorher
Jordan Meadows Community Council
1988 Sir James Drive
SLC UT 84116

Mike Harman
Poplar Grove Community Council
1044 West 300 South
SLC UT 84104

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



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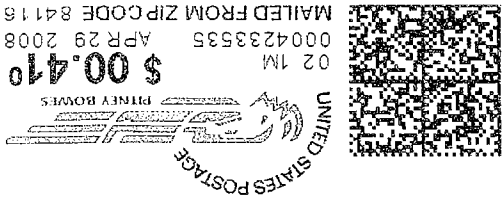
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Any alteration or deletion will be tracked and appropriate action taken . Feb2006Page 1 of 1

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

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

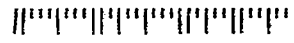
PUBLIC HEARING NOTICE

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 will 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.



84114554

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, May 14, 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, April 23, 2008

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING

1. **Petition 400-08-05 CitiView Condominiums Rezoning Request**—a request by Newport CitiView, LLC represented by Michael Akerlow, for a zoning mapping amendment at approximately 313 North 300 West. The subject property is one of two parcels for the condominium project. The subject parcel has two zoning designations: Public Lands (PL) and Mixed Use (MU). The proposed zoning map amendment would rezone the entire parcel to a Mixed Use zoning classification. The parcel is 0.12 acres. It is believed that the zoning on this property was made in error during the Zoning Rewrite Process of 1995 because the property is located adjacent to Salt Lake City School District to the south and it was believed that the property currently zoned Public Lands, was owned by the School District, which it was not. The property is located in City Council District Three, represented by Eric Jergensen (Staff contact: Cheri Coffey at 535-6188 or cheri.coffey@slcgov.com).
2. **Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use** – a request by Gordon Jacobsen for a zoning amendment and conditional use for property located at 51 North Tommy Thompson Road. The proposed zoning amendment and conditional use would permit construction of a commercial planned development on the property. The property is zoned M-1 Light Manufacturing District and OS Open Space District. The property is located within City Council District One, represented by Carlton Christensen (Staff Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
 - **Petition 400-08-01.** The applicant has requested amendment of the Salt Lake City Zoning Map for the southernmost portion (0.95 ± of an acre) of the 4.66 acre property from OS Open Space District to M-1 Light Manufacturing District.
 - **Petition 410-07-43.** The applicant has requested approval of a conditional use for a commercial planned development on the property. The proposed planned development is for construction of 72,000 ± square feet of commercial office and warehouse space in three buildings on a single parcel.

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.

**5.B PLANNING COMMISSION
STAFF REPORT**

PLANNING COMMISSION STAFF REPORT

Petition No's. 400-08-01 and 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use Located at 51 North Tommy Thompson Road.

Public Hearing Date: May 14, 2008



Planning & Zoning Division
Department of Community &
Economic Development

Applicant: Gordon Jacobsen, Sunquest Development

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

Tax ID: 08-31-353-012

Current Zone: M-1 Light Manufacturing District and OS Open Space District

Master Plan Designation: None

Council District: 1, Carlton Christensen

Acreeage: 4.66 ± acres

Current Use: Vacant, monument sign and flags for Salt Lake International Center

Applicable Land Use Regulations:

- Chapter 21A.50 Amendments
- 21A.28.020 M-1 Light Manufacturing District
- 21A.32.100 OS Open Space District
- 21A.36 General Provisions
- 21A.54 Conditional Uses

Attachments:

- A. Salt Lake International Center Amended Plat 12
- B. Aerial View of Zoning Map Amendment
- C. Preliminary Site Plan with Open Space District
- D. Preliminary Site Plan with Phasing
- E. Preliminary Architectural Plan
- F. Department Comments on Zoning Amendment
- G. Department Comments on Conditional Use
- H. Property Photographs

Request: Gordon Jacobsen, Sunquest Development, has requested approval of a zoning amendment and conditional use to facilitate construction of a commercial planned development located approximately at 51 North Tommy Thompson Road.

The zoning amendment requests rezoning the southernmost portion (0.945 of an acre) of the subject property (which encompasses 4.66 ± acres) from OS Open Space District to M-1 Light Manufacturing District, which zoning is consistent with the remaining parcel. The purpose for the planned development is to allow multiple principal buildings on a single parcel within the M-1 Light Manufacturing District.

Public Notice: Staff has complied with public notice requirements of the Salt Lake City Code by mailing public hearing notices to all affected owners within 450 feet of the subject property and posting the property at least ten days in advance of the hearing.

Staff Recommendations: Motion to recommend to the City Council approval of petition **400-08-01** to amend the Salt Lake City Zoning Map from OS Open Space District to M-1 Light Manufacturing District for property (0.945 of an acre) located approximately at 51 North Tommy Thompson Road based on standards listed in the Zoning Ordinance and the following findings:

- A. The proposed amendment is harmonious with the overall character of existing development in the immediate vicinity.
- B. The proposed amendment will not adversely affect adjacent properties.
- C. The proposed amendment is consistent with the provisions of all applicable overlay zoning districts, which may impose additional standards.
- D. 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 are adequate or will be made adequate by the applicant in compliance with City development regulations.

Motion to approve petition **410-07-43** for a conditional use to construct a commercial planned development based on the enclosed findings and subject to the following conditions of approval:

1. Conditional use approval is subject to City Council approval of Petition 400-08-01 to amend the Salt Lake City Zoning Map for a portion (0.0945 of an acre) of the subject property from OS Open Space District to M-1 Light Manufacturing District.
2. Regulations modified by approval of planned development is limited to:
 - Number of principal buildings located on a single parcel as shown within Attachment D – Preliminary Site Plan with Phasing, and
 - Existing onsite signage shall be considered as excess signage, and which presence shall not limit the property owner from obtaining signage typically permitted within the M-1 Light Manufacturing District.

All other City regulations shall remain in force.

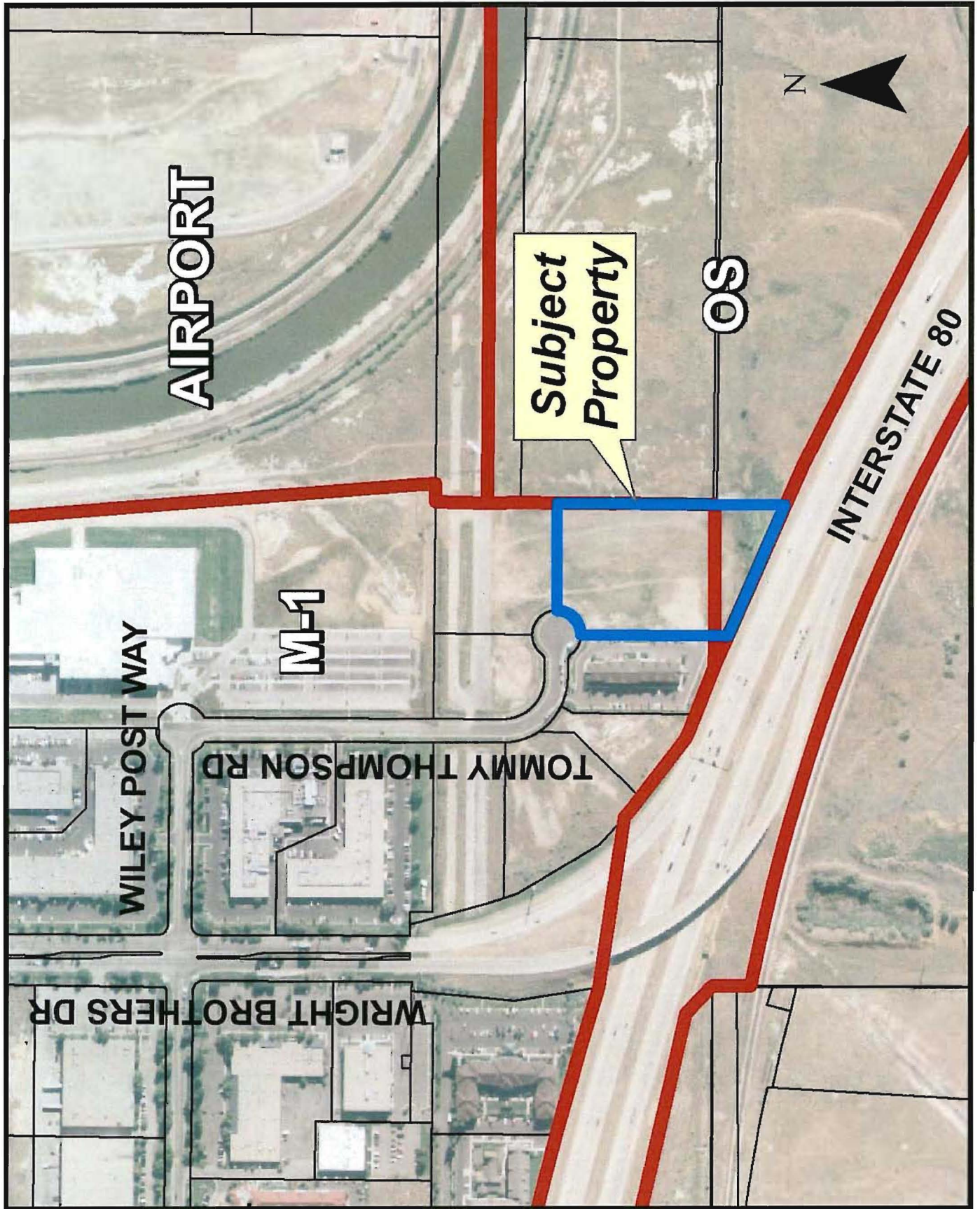
3. Staff shall administrate construction phasing, which may be adjusted based on demonstrated need and approval of the Planning Division Director.

4. Proposed pedestrian circulation improvements do not fully satisfy City accessibility standards. With the advice and consent of the Transportation Division, Planning staff shall coordinate with the applicant the location and design specifications for additional private sidewalks. All sidewalk intersections with vehicular drive aisles shall provide an accessible ramp.
5. Applicant shall provide for staff approval a lighting study for each phase of construction. To prevent light pollution and glare all lighting should be shielded and downward oriented, with exception for accent or architectural lighting.
6. In compliance with City Code 21A.54.150.7 staff shall approve product selection and placement of all outdoor site furnishings, which shall include benches, waste receptacles, and bike racks. Site furnishings shall be compatible with architectural building style.
7. Petition shall be subject to compliance with all department comments contained within Attachment G – Department Comments on Conditional Use.

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

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

VICINITY MAP



COMMENTS

Public Comments: Staff has not received any public comment that is either for or against the proposed zoning amendment or conditional use.

Open House Comments: The proposed project lies within the Poplar Grove Community Council district; however the project is also within 600 feet of the Jordan Meadows Community Council district boundary. As such the Planning Division conducted two separate “open house” meetings at the City & County Building to solicit community comment. The conditional use petition was reviewed during an open house held on December 13, 2007. The zoning amendment petition was reviewed during an open house held on March 10, 2008. Although the applicant’s engineer and City staff attended both meetings, no one from the public attended either meeting.

City Department Comments: The petition describing the proposed planned development was routed to all pertinent City departments and divisions on November 27, 2007. The petition describing the proposed zoning amendment was routed to all pertinent City departments and divisions on February 29, 2008. All respondents recommended approval subject to compliance with City standards and recommended conditions of approval (see Attachment F – Department Comments on Zoning Amendment and Attachment G – Department Comments on Conditional Use).

STAFF ANALYSIS

Project History: In December 1995, Salt Lake International Investors petitioned Salt Lake City to acquire a triangular portion of property, which property was zoned OS Open Space District and measured 0.95 ± of an acre. Historically the property had been part of the North Temple Street right of way, however following reconstruction of Interstate 80 (circa 1990) property ownership was transferred from the Utah Department of Transportation (UDOT) to the City. Based upon a recommendation received from the Salt Lake City Planning Commission, the parcel was declared as surplus and Mayor DeeDee Corradini agreed to the sale so long as aviation easements were maintained. On January 2, 1996, Salt Lake City via quit claim deed transferred the property to Salt Lake International Investors II.

In March of 1998, the Salt Lake International Center formally petitioned the City to amend Plat 12 to include the triangular portion as part of Lot 5, which lot was zoned M-1 Light Manufacturing District and measured 3.71 ± acres. A subdivision amendment was approved by the City and recorded on May 5, 1998, which resulted in multiple zoning districts (M-1 and OS) on the 4.66 ± acre subject property (see Attachment A – Salt Lake International Center Amended Plat 12).

On September 12, 2007 the applicant appeared before the Development Review Team (DRT) and discussed a proposal to develop the subject property, which is now vacant except for a monument sign and flag poles that identifies the Salt Lake International Center (see Attachment H – Property Photographs). Staff determined that the proposal would likely be approved upon successful approval of a conditional use petition. According to meeting notes, staff did not identify the subject property contained multiple zoning districts.

On November 13, 2007 the applicant submitted a petition (# 410-07-43) for conditional use approval to develop a commercial planned development on the subject property. The proposal contains three separate principal buildings on a single parcel, which is not allowed by the zoning ordinance (21A.36.010.B, One Principal Building per Lot) unless approved by the Planning Commission as part of a planned development (see Attachment D – Preliminary Site Plan with Phasing and Attachment E – Preliminary Architectural Plan).

Based upon staff’s finding that the planned development proposal encroached upon the OS Open Space District, which district would not allow construction of Building 1 (see Attachment C – Preliminary Site Plan with Open Space District) the applicant submitted on December 28, 2007 a petition (# 400-08-01) to amend the Zoning Map for the subject property from OS Open Space District to M-1 Light Manufacturing District (see Attachment B – Aerial View of Zoning Map Amendment). However, the applicant also submitted a claim to the City Attorney that the Zoning Map was in error and that the entire parcel should be zoned M-1 Light Manufacturing District. If the claim was found to be correct, the petition to amend the Zoning Map would be needless and withdrawn.

In preparation for a public hearing on the petitions, the applicant appeared before a Planning Commission subcommittee on April 10, 2008 to discuss the proposed zoning map amendment and commercial planned development. A summary of the meeting discussion is listed below:

Planning Commission Subcommittee Comments and Recommendations:

- Applicant described the proposal and explained the purpose for the zoning map amendment and conditional use petition.
- Applicant presented a claim that the Salt Lake City Zoning Map is in error and incorrectly identifies the subject property as having multiple zones (M-1 and OS). Applicant has requested the City Attorney consider the claim and is waiting for a response.
- Subcommittee questioned applicant regarding impact on adjacent open space.
- Subcommittee encouraged applicant to design building elevations that address the Open Space District.
- Subcommittee encouraged applicant to consider employment of “green building” best practices.

Conclusion: Subcommittee was generally supportive of the petitions and encouraged the applicant to consider comments provided by the subcommittee.

On April 16, 2008 the applicant’s attorney, Hillary Morgan, and project engineer, Kevin Peterson, met with City staff to determine whether or not the applicant’s claim regarding an unintentional error in the Zoning Map was correct. Under direction from Lyn Pace, Deputy City Attorney, the City refuted the claim and determined that the pending zoning amendment was necessary to proceed with the proposed planned development.

Master Plan Analysis: The subject property is not within any approved Salt Lake City community master plan or small area master plan. Although the property is within the Northwest Quadrant study area, the draft master plan in its current form has not progressed enough to provide any substantive guidance to the Planning Commission in the decision making process.

With regard to the applicant’s petition to amend the Salt Lake City Zoning Map for a portion of the subject property from OS Open Space District to M-1 Light Manufacturing District, staff reviewed the 1992 publication *The Importance of Open Space – an Educational Introduction* for guidance. However, the publication developed by the City during Mayor DeeDee Corradini’s administration, did not contain any policies or goals relevant to the subject property or corresponding petitions for development.

Without the guidance of an approved master plan, the Salt Lake City Zoning Map as presently adopted serves as the only applicable land use policy document for the subject property.

Zoning Map Amendment Analysis and Findings: City Code 21A.50.050 (Standards for General Amendments) states that a decision to amend the zoning map 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 should consider the following factors:

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

Analysis: Whereas the subject property is not within an adopted general plan of Salt Lake City, this factor is not applicable.

Findings: Factor is not applicable.

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

Analysis: The applicant intends to develop 72,000 ± square feet of new commercial property in compliance with all applicable regulations of the City except where modified by the Planning Commission. With regard to existing development, staff has provided the following summary of surrounding land uses:

North: M-1 Light Manufacturing District – presently vacant
South: Interstate 80
East: Open Space District – presently vacant
West: M-1 Light Manufacturing – Microtel Inn and Suites

Finding: The proposed amendment is harmonious with the overall character of existing development in the immediate vicinity.

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

Analysis: Adjacent properties are intended for commercial or quasi public purposes. Currently three sides of the subject property are vacant (see summary above). The proposed zoning amendment will facilitate development of a new commercial planned development in a manner that is consistent with the zoning ordinance and in harmony with adjacent properties.

Findings: The proposed amendment will not adversely affect adjacent properties.

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

Analysis: The subject property is located within Airport Influence Zone A and is subject to aviation easements. However, Airport Planning has reviewed the petition and recommended approval subject to compliance with regulations imposed by City Code 21A.34.040, which is entitled Airport Flight Path Protection Overlay District (AFPP).

Findings: The proposed amendment is consistent with the provisions of all applicable overlay zoning districts, which may impose additional standards.

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

Analysis: Comments provided by all pertinent City departments have identified all issues that would need to be addressed if the proposed amendment is approved by the City Council.

Findings: 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 are adequate or will be made adequate by the applicant in compliance with City development regulations.

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

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

Analysis: A planned development is a specific type of conditional use listed in Section 21A.54 of the Zoning Title. The proposed commercial development will contain land uses (i.e. office, warehouse, etc.) that are permitted in the M-1 Light Manufacturing District.

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

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

Analysis: The purpose of a planned development is to encourage the efficient use of land and resources, promote greater efficiency in public and utility services and encourage innovation in the planning and building of all types of development. Based upon compliance with staff recommendations contained within this staff report and its

attachments, the proposed development is compatible with and implements the applicable planning goals and objectives of the City.

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

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

Analysis: The Salt Lake City Transportation Division has recommended preliminary approval of the proposed commercial planned development subject to compliance with staff recommendations for approval.

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

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

Analysis: The internal circulation of the proposed development has been reviewed by the City's Development Review Team (DRT), which included representatives from Transportation, Public Utilities, Building Services, Engineering, and Fire.

Finding: The internal circulation system for the proposed development is properly designed and appropriate for vehicular and pedestrian circulation (subject to compliance with accessibility standards).

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

Analysis: Public Utilities has reviewed the proposed development and has indicated that the property can be adequately served without having any adverse impact on adjacent land uses or resources (subject to compliance with Staff recommendations).

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

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

Analysis: The proposed development is compatible with existing adjacent land uses. Therefore staff recommends approval of the applicant's request to construct a commercial planned development; however all buffer regulations should be maintained as required by City Code 21A.48 (Landscaping and Buffers). To address this issue, Building Services will perform a review of the landscape plan to insure that it complies with the buffer requirements. Staff also recommends the applicant provide a lighting study for each phase of construction. To prevent light pollution and glare all lighting should be shielded and downward oriented, with exception for accent or architectural lighting.

Finding: Appropriate buffering will be provided in compliance with City Code and conditions of approval.

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

Analysis: The applicant submitted building elevations and floor plan for Building 1 only (see Attachment E – Preliminary Architectural Plan), however the applicant intends to develop all phases consistent with this plan. Exterior building materials will be stone, stucco, glass, with metal trim.

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

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

Analysis: The preliminary site plan for all phases of construction indicates that 15% of the subject property will be landscaped. The M-1 Light Manufacturing District does not require a minimum percentage of landscaping.

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

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

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

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

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

Analysis: The proposed development is intended to contain various commercial uses permitted within M-1 Light Manufacturing District. As such, it is reasonable to assume that operating and delivery hours may be 24 hours each day, unless specifically prohibited by code. For example, Salt Lake City Ordinance 9.28.040(6), entitled Noise Control – Noises Prohibited, regulates the following:

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

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

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

Analysis: The proposed planned development is consistent with the purpose, intent, and standards for the M-1 Light Manufacturing District.

Finding: The proposed planned development is compatible with the surrounding neighborhood and will not have a material net cumulative adverse impact on the neighborhood or on the City as a whole.

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

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

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

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

21A.54.150 Planned Developments:

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

Although the preceding ordinance is not listed as specific standard of approval, staff finds the petition to be largely compliant with the specific objectives listed above.

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

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

Analysis: The minimum lot area for a planned development located in an M-1 Light Manufacturing District is two acres. The subject property contains 4.66 ± acres.

Finding: The subject property exceeds the minimum net lot area for a planned development in the M-1 Light Manufacturing District.

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

Analysis: The proposed commercial development does not include any residential development, nor does it exceed any of the requisite M-1 Light Manufacturing District regulations. Therefore this standard does not strictly apply.

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

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

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

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

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

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

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

Analysis: The M-1 Light Manufacturing District is not listed in this section. Therefore, these standards do not apply.

Finding: These standards do not apply to planned developments in the M-1 Light Manufacturing District.

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

Analysis: Table 21A.28.050 specifies the following yard and bulk regulations for the M-1 Light Manufacturing District:

| District Symbol | District Name | Minimum Lot Area 40,000 | Minimum Lot Width | Minimum Front and Corner Yard | Minimum Interior Side Yard | Minimum Rear Yard | Maximum Landscape Yard | Maximum Building Height | Landscape Buffer Yards |
|-----------------|---------------------|-------------------------|-------------------|-------------------------------|----------------------------|-------------------|--|-------------------------|------------------------|
| M-1 | Light Manufacturing | 20,000 sf | 80' | 15' | None | None | All required front and corner side yards | 65' | 15' |

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

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

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

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

Attachment A – Salt Lake International Center Amended Plat 12

Petition No's. 400-08-01 & 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use

Published Date: May 7, 2008

SALT LAKE INTERNATIONAL CENTER AMENDED PLAT 12

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

OWNERS DEDICATION

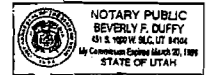
Know all by these presents that we (I) the undersigned owner(s) of the described tract of land hereon, having caused the same to be subdivided into lots and streets to hereafter be known as SALT LAKE INTERNATIONAL CENTER AMENDED PLAT 12, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof, we (I) have hereunto set our (my) hand this 31 day of MARCH, 1998.

Salt Lake International Center Investors II, LTD.
By: Walter J. Taylor, President
Walter J. Taylor, Member President

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
On the 31 day of MARCH, 1998, personally appeared before me Walter J. Taylor, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as member of Salt Lake International Center Investors II, LTD.



Beverly F. Duffy
NOTARY PUBLIC
My Commission Expires: 3-20-99

CONSENT TO DEDICATE

The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof of all streets and easements, as shown hereon, for the perpetual use of the public. In consideration of the acceptance of this subdivision plat by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their interest in and to the land included within such public streets and easements to Salt Lake City Corporation forever.

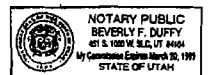
In witness whereof, we (I) have hereunto set our (my) hand this 1 day of April, 1998.

Utah Power & Light Company

By: Wendy P. Carter

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
On the 1 day of April, 1998, personally appeared before me Wendy P. Carter, who being by me duly sworn did say, that he, the said Wendy P. Carter is the Estimator of Utah Power & Light Company, a corporation, and that the within and foregoing instrument was signed in behalf of said Wendy P. Carter by authority of a resolution of its Board of Directors, and said Wendy P. Carter duly acknowledged to me that said corporation executed the same.



Beverly F. Duffy
NOTARY PUBLIC
My Commission Expires: 3-20-99

CONSENT TO DEDICATE

The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof of all streets and easements, as shown hereon, for the perpetual use of the public. In consideration of the acceptance of this subdivision plat by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their interest in and to the land included within such public streets and easements to Salt Lake City Corporation forever.

In witness whereof, we (I) have hereunto set our (my) hand this day of , 19 .

Kern River Gas Transmission Company

By:

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF)
On the day of , 19 , personally appeared before me , who being by me duly sworn did say, that he, the said is the of Kern River Gas Transmission Company, a corporation, and that the within and foregoing instrument was signed in behalf of said by authority of a resolution of its Board of Directors, and said duly acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
My Commission Expires:

CONSENT TO DEDICATE

The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof of all streets and easements, as shown hereon, for the perpetual use of the public. In consideration of the acceptance of this subdivision plat by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their interest in and to the land included within such public streets and easements to Salt Lake City Corporation forever.

In witness whereof, we (I) have hereunto set our (my) hand this 27 day of March, 1998.

Mountain Fuel Supply Company QUESTAR GAS COMPANY

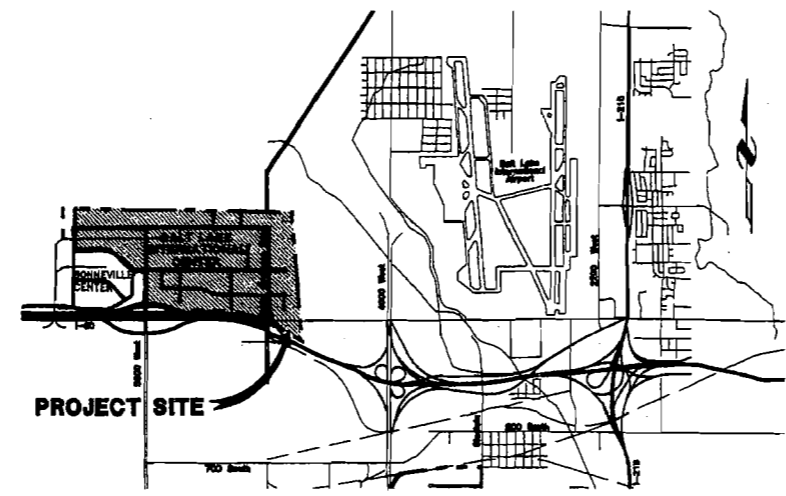
By: Donald D. Moore
PROPERTY AGENT

ACKNOWLEDGEMENT

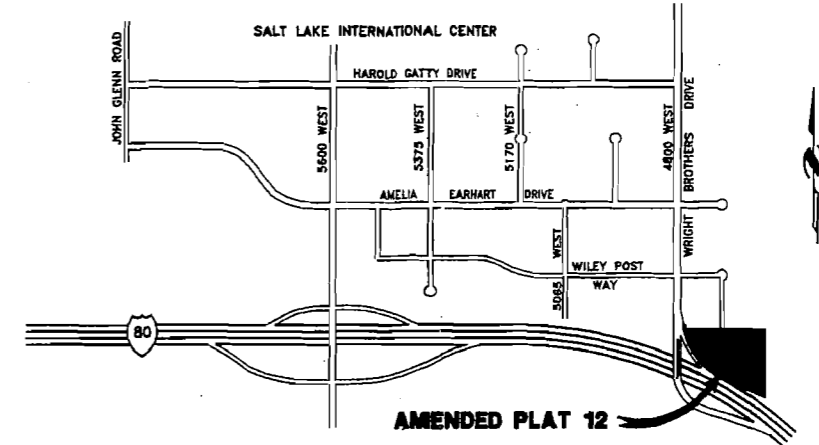
STATE OF UTAH)
COUNTY OF SALT LAKE)
On the 27 day of March, 1998, personally appeared before me Donald D. Moore, who being by me duly sworn did say, that he, the said Donald D. Moore is the PROPERTY AGENT of Mountain Fuel Supply Company, a corporation, and that the within and foregoing instrument was signed in behalf of said QUESTAR GAS CO. by authority of a resolution of its Board of Directors, and said Donald D. Moore duly acknowledged to me that said corporation executed the same.



Elizabeth M. Taylor
NOTARY PUBLIC
My Commission Expires:



VICINITY MAP
SCALE: 1"=4000'



DETAIL MAP
N.T.S.

LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 31, Township 1 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Southwest corner of Salt Lake International Center, Amended Plat 13, as recorded in the Office of the Salt Lake County Recorder, and running thence North 89°58'00" East 674.75 feet along the South line of said Plat 13; thence South 00°00'56" West 979.13 feet, which runs coincident with the Easterly boundary line of Salt Lake International Center, Plat 12, as recorded in the Office of the Salt Lake County Recorder, to the Northerly boundary line of Interstate 80; thence North 67°04'33" West 485.96 feet along said line to the Southwest corner of said Plat 12; thence North 68°52'58" West 193.69 feet along the South line of said Plat 12 to a point on an 890.87 foot radius curve to the right, the center of which bears North 22°15'32" East; thence Northwesterly 29.76 feet along said line and the arc of said curve through a central angle of 1°54'50" (chord bears North 88°47'20" West 29.75 feet), to a point on a UDOT right-of-way line; thence North 53°15'48" West 251.90 feet along said line; thence North 48°21'52" West 131.79 feet along said line; thence North 31°19'31" West 269.34 feet along said line to a UDOT right-of-way monument; thence North 19°34'24" West 96.07 feet along said line to a UDOT right-of-way monument; thence North 19°21'00" West 217.58 feet to the Southerly boundary line of Salt Lake International Center Amended Plat 10-A, according to the record plat thereof, on file in the Office of the Salt Lake County Recorder; thence North 89°58'00" East 36.05 feet along said line; thence South 00°00'56" West 61.00 feet along said line; thence North 89°58'00" East 475.25 feet along said line to the point of beginning. Contains 18.152 acres, more or less.

The following is the mathematical equivalent of the preceding description with all bearings correctly converted to the terms of the Utah State Plane - Rectangular Coordinate System:

Beginning at the Southwest corner of Salt Lake International Center, Amended Plat 13, as recorded in the Office of the Salt Lake County Recorder, said point having the State Plane Rectangular Coordinates X = 1,880,734.54, Y = 888,535.18 based on the Lambert Conformal Projection, Utah Coordinate System, Central Zone (NAD 27), and running thence South 89°48'20" East 674.75 feet along the South line of said Plat 13; thence South 00°14'36" West 979.13 feet, which runs coincident with the Easterly boundary line of Salt Lake International Center, Plat 12, as recorded in the Office of the Salt Lake County Recorder, to the Northerly boundary line of Interstate 80; thence North 66°50'53" West 485.96 feet along said line to the Southwest corner of said Plat 12; thence North 68°39'16" West 193.69 feet along the South line of said Plat 12 to a point on an 890.87 foot radius curve to the right, the center of which bears North 22°29'12" East; thence Northwesterly 29.76 feet along said line and the arc of said curve through a central angle of 1°54'50" (chord bears North 88°33'40" West 29.75 feet), to a point on a UDOT right-of-way line; thence North 53°02'08" West 251.90 feet along said line; thence North 48°08'12" West 131.79 feet along said line; thence North 31°05'51" West 269.34 feet along said line to a UDOT right-of-way monument; thence North 19°20'44" West 96.07 feet along said line to a UDOT right-of-way monument; thence North 19°07'20" West 217.58 feet to the Southerly boundary line of Salt Lake International Center Amended Plat 10-A, according to the record plat thereof, on file in the Office of the Salt Lake County Recorder; thence North 89°48'20" East 36.05 feet along said line; thence South 00°14'36" West 61.00 feet along said line; thence South 89°48'20" East 475.25 feet along said line to the point of beginning. Contains 18.152 acres, more or less.

RECORDED
MAY 4 1998

SURVEYOR'S CERTIFICATE

I, Frank J. Verucchi Jr., a Professional Registered Land Surveyor, holding Certificate No. 347179, as prescribed by the State of Utah, do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as SALT LAKE INTERNATIONAL CENTER AMENDED PLAT 12, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 29 day of January, 1998.

FRANK J. VERUCCHI JR., PLS.
License No. 347179



NOTES:

- A) This plat and the survey on which it is based were made in accordance with the accuracy standards adopted by ALTA and ACSM in effect on the date of this certification of an "URBAN" survey.
- B) The survey was completed and the corners set or found as shown on December 18, 1997.
- C) The bearings and distances shown are measured, unless noted otherwise.

NOTICE TO PURCHASERS:

- 1) *Avigation Easements have been granted to Salt Lake City Corporation relative to continued airport operations. See Entry No. 8404330 in Book 7442 at Page 372, Salt Lake County Recorder's Office.
- 2) Notice is hereby given that the Salt Lake City Fire Marshal, in connection with site plan approvals and the issuance of building permits, may impose, in accordance with City Ordinances, requirements respecting construction of additional on-site fire hydrants and/or fire fighting apparatus access, based upon an examination of the proposed building structure's size, height, bulk, or construction type, to be paid for by the permit applicant and installed and tested prior to any occupancy of any building structures.
- 3) Notice is hereby given that there are limitations to construction and improvements allowed within the Kern River Pipeline easement shown on this plat. The permit applicant is responsible for determining these limitations.

| | | | | | | | | | | | |
|--------|--|--|--|--|---|--|--|--------|---------|-------|--------------------|
| NUMBER | PREPARED BY: BINGHAM ENGINEERING | PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS DAY OF <u>April</u> A.D. 19 <u>98</u> <u>William T. Wright</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR | CITY PLANNING DIRECTOR APPROVED THIS <u>9th</u> DAY OF <u>April</u> 19 <u>98</u> BY THE SALT LAKE CITY PLANNING COMMISSION. <u>William T. Wright</u> 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. <u> </u> CITY ENGINEER | CITY ATTORNEY APPROVED AS TO FORM THIS <u> </u> DAY OF <u> </u> A.D. <u> </u> AND IS HEREBY APPROVED. <u> </u> SALT LAKE CITY ATTORNEY | CITY APPROVAL CITY RECORDER PRESENTED TO SALT LAKE CITY THIS <u> </u> DAY OF <u> </u> A.D. <u> </u> AND IS HEREBY APPROVED. <u> </u> SALT LAKE CITY MAYOR | SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u> </u> DATE <u>5-4-98</u> TIME <u>2:00</u> PM BOOK <u> </u> PAGE <u>108</u> FEES <u>97.00</u> <u> </u> LIEUTENANT, SALT LAKE COUNTY RECORDER | NUMBER | ACCOUNT | SHEET | OF <u>3</u> SHEETS |
|--------|--|--|--|--|---|--|--|--------|---------|-------|--------------------|

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER
98-5P-108

DRAWING NUMBER

8-31-31 9722 FF-6-6 **98-5P-108**

SALT LAKE INTERNATIONAL CENTER AMENDED PLAT 12

PART OF THE SOUTHWEST QUARTER OF
SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

CONSENT TO DEDICATE

STATE OF UTAH)
COUNTY OF SALT LAKE)

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Kern River Gas Transmission Company, is the owner of certain Exclusive Rights of Way and Easements of Record, The Rights of Way and Easements are located within portions of Section 31, Township 1 South, Range 1 West, SLBM, Salt Lake County.

WHEREAS, Salt Lake Investors II Ltd, and Salt Lake City desire to undertake, or cause to be undertaken, the recordation of the herein contained Subdivision. Said Subdivision Plat dedicates to Salt Lake City certain roads and rights of way for public use.

THEREFORE, Kern River Gas Transmission Company hereby consents to the dedication of said rights of way and roads for public use to Salt Lake City subject to the terms and conditions of Kern River's Exclusive Rights of Way and Easements mentioned above and subject to that certain Specific Encroachment Agreement by and between Kern River Gas Transmission Company and Salt Lake Investors II Ltd. Notwithstanding this consent to dedicate, should the relocation of Kern River's Pipeline Facilities become necessary at any time, at the request or instance of a public entity, all costs and expense incurred by any such relocation shall be borne by the requesting entity.

KERN RIVER GAS TRANSMISSION COMPANY, a
Texas General Partnership

By: *Ray Johnson*
Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

On the 31st day of March, 1998, personally appeared before me Ray Johnson who being by me duly sworn did say, that he, the said Ray Johnson is the Attorney-in-Fact of Kern River Gas Transmission Company, a corporation, and that the within and foregoing instrument was signed in behalf of said Kern River Gas Transmission Company by authority of a resolution of its Board of Directors, and said Ray Johnson duly acknowledged to me that said corporation executed the same.

Julie McClain
NOTARY PUBLIC
My Commission Expires: Dec 12, 2001



PREPARED BY:
BINGHAM ENGINEERING
5160 WILEY POST WAY
SALT LAKE CITY, UTAH
84116 532-2520

RECORDED # 095208
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF ROD PIELLA
DATE 5-5-98 TIME 2:08 PM BOOK 98-50 PAGE 108
FEE \$ 97.00
CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

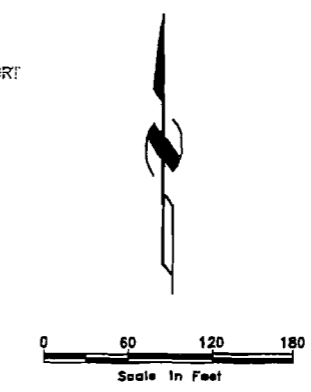
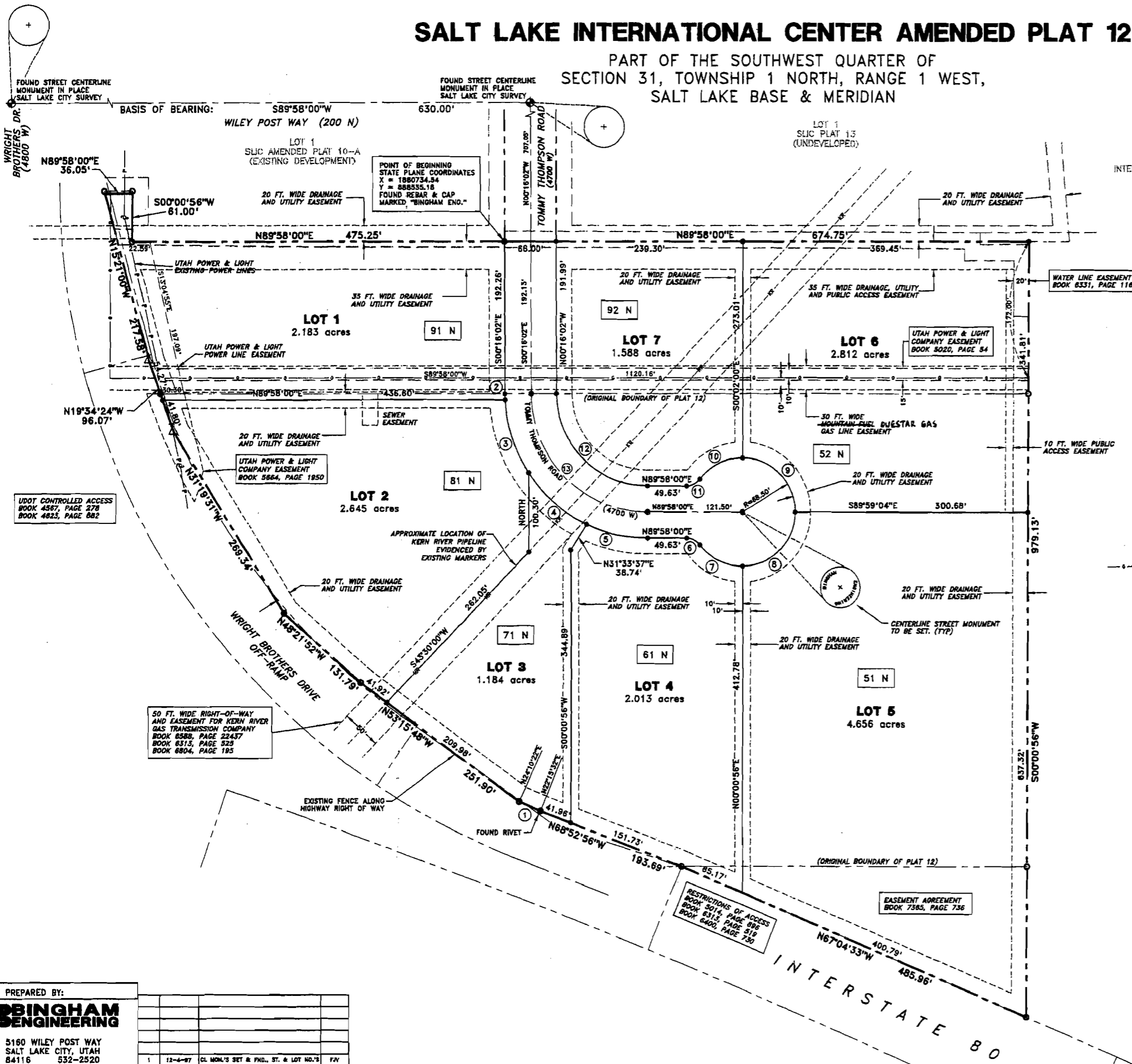
NUMBER _____
ACCOUNT _____
SHEET 2
OF 3 SHEETS

OR. 5P. 108

DRAWING NUMBER
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SALT LAKE INTERNATIONAL CENTER AMENDED PLAT 12

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN



LEGEND

- ◆ FOUND STREET CENTERLINE MONUMENT IN PLACE SALT LAKE CITY SURVEY
- △ UDOT RIGHT-OF-WAY BRASS CAP MONUMENT FOUND IN PLACE
- SET 5/8" REBAR AND CAP MARKED "BINGHAM ENG."
- FOUND 5/8" REBAR AND CAP MARKED "BINGHAM ENG." UNLESS NOTED OTHERWISE
- ① CURVE TABLE NUMBER
- UNDERGROUND GAS LINE
- STREET CENTERLINE MONUMENT TO BE SET

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | BEARING |
|-------|-----------|---------|---------|---------|---------|-------------|
| 1 | 01°54'50" | 890.87' | 29.76' | 14.88' | 28.75' | N86°47'20"W |
| 2 | 02°25'26" | 183.00' | 7.74' | 3.87' | 7.74' | S01°28'45"E |
| 3 | 30°38'22" | 183.00' | 97.86' | 50.13' | 96.70' | S18°00'40"E |
| 4 | 31°23'17" | 183.00' | 100.25' | 51.42' | 99.00' | S48°01'29"E |
| 5 | 25°18'52" | 183.00' | 80.85' | 41.10' | 80.20' | S77°22'34"E |
| 6 | 52°34'27" | 22.00' | 20.19' | 10.87' | 19.49' | N63°44'47"W |
| 7 | 52°31'31" | 88.50' | 62.80' | 33.80' | 60.62' | S83°43'19"E |
| 8 | 90°01'00" | 68.50' | 107.62' | 68.52' | 96.89' | N45°00'28"E |
| 9 | 90°00'50" | 68.50' | 107.62' | 68.52' | 96.89' | N45°00'29"W |
| 10 | 52°35'32" | 88.50' | 62.86' | 33.85' | 60.69' | S63°41'18"W |
| 11 | 52°34'27" | 22.00' | 20.19' | 10.87' | 19.49' | N63°40'47"E |
| 12 | 89°45'58" | 117.00' | 183.31' | 116.52' | 165.12' | N45°09'01"W |
| 13 | 89°45'58" | 150.00' | 235.01' | 149.39' | 211.70' | N45°09'01"W |

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER
98-5P-108

343

DRAWING NUMBER

PREPARED BY:

BINGHAM ENGINEERING

5160 WILEY POST WAY
SALT LAKE CITY, UTAH
84116 532-2520

| NO. | DATE | DESCRIPTION | BY |
|-----|---------|-------------------------------------|-----|
| 1 | 12-4-97 | CL MON'S SET & PND. ST. & LOT NO.'S | FJV |

RECORDED # 0952268
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
ROD DEBELLA
DATE 3-5-98 TIME 2:08 PM BOOK 08-5P PAGE 108
\$ 97.00
FEE \$

CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET **3**
OF **3** SHEETS

98-5P-108

Attachment B – Aerial View of Zoning Map Amendment

Petition No's. 400-08-01 & 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use

Published Date: May 7, 2008



AIRPORT

OS

SITE

INTERSTATE 80

N

WILEY POST WAY

M-1

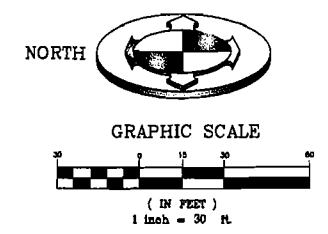
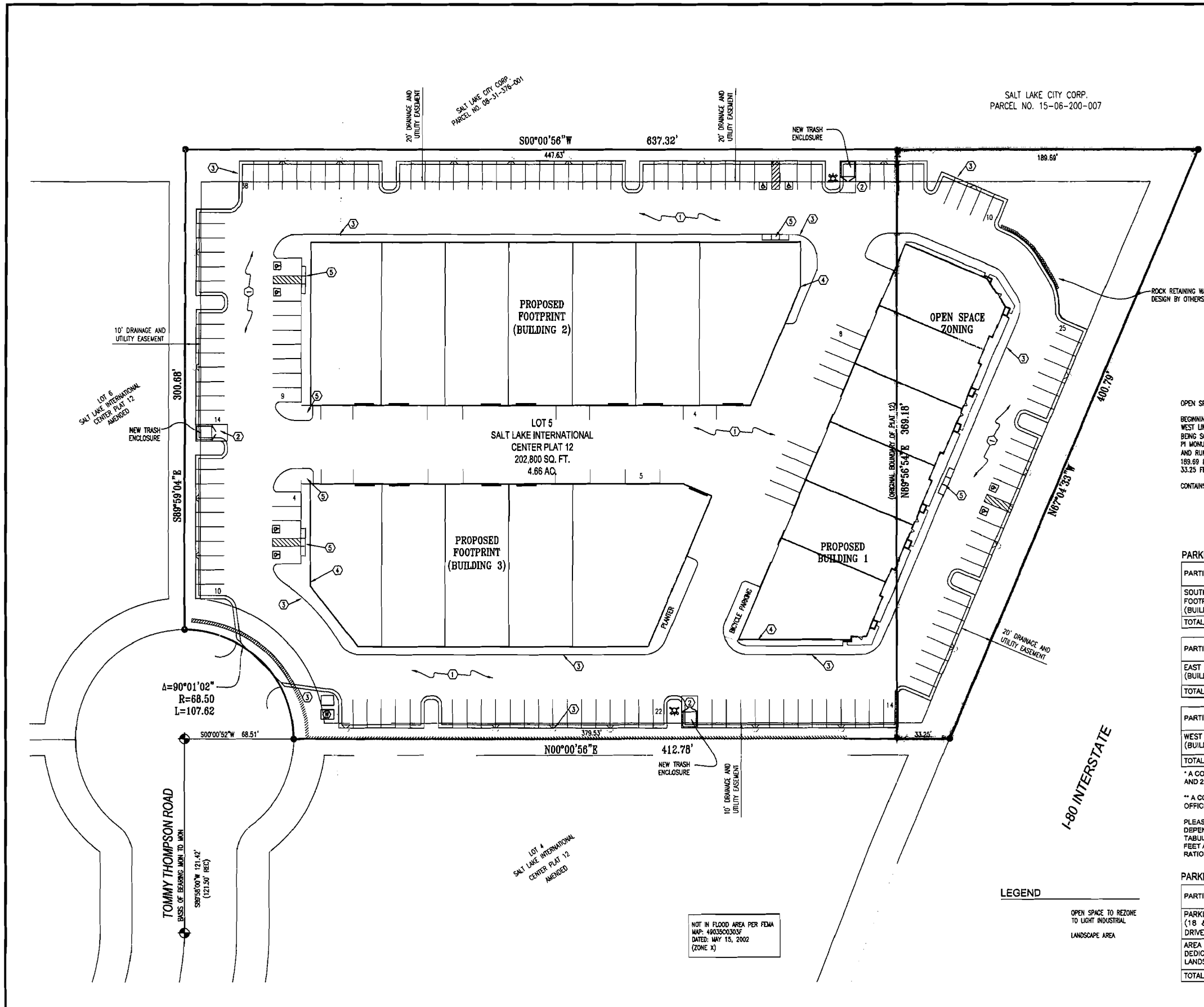
TOMMY THOMPSON RD

WRIGHT BROTHERS DR

Attachment C – Preliminary Site Plan with Open Space District

Petition No's. 400-08-01 & 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use

Published Date: May 7, 2008



CONSTRUCTION KEY NOTES REFERENCE

| NO. | DESCRIPTION | DETAIL |
|-----|---|----------|
| ① | STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE. | 3/CDT.01 |
| ② | CONCRETE PAVEMENT WITH GRANULAR BASE. | 3/CDT.01 |
| ③ | CONCRETE CURB WALL | 1/CDT.01 |
| ④ | MAXIMUM BUILDING FOOTPRINT LINE (BLD. TO BE PROPOSED) | ARCH |
| ⑤ | ADA RAMP | 1/CDT.02 |

ALL DETAILS PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS

AREA TABLE

| PARTICULARS | S.F. | % |
|-------------|---------|-------|
| FOOTPRINT | 72,064 | 35 |
| HARDSCAPE | 99,703 | 50 |
| LANDSCAPE | 31,033 | 15 |
| TOTAL | 202,800 | 100.0 |

OPEN SPACE DESCRIPTION

BEGINNING AT A POINT COINCIDENT WITH THE ORIGINAL BOUNDARY OF PLAT 12 AND THE WEST LINE OF LOT 5, SALT LAKE INTERNATIONAL CENTER, AMENDED PLAT 12, SAID POINT BEING SOUTH 0°00'52" WEST 68.51 FEET AND SOUTH 0°00'56" WEST 379.53 FEET FROM THE PI MONUMENT LOCATED IN TOMMY THOMPSON ROAD, AS SHOWN IN SAID AMENDED PLAT 12 AND RUNNING THENCE NORTH 89°58'54" EAST 369.18 FEET; THENCE SOUTH 0°00'56" WEST 189.69 FEET; THENCE NORTH 67°04'33" EAST 400.79 FEET; THENCE NORTH 0°00'56" EAST 33.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.945 ACRES

PARKING COUNT

| PARTICULARS | NET INTERIOR AREA (S.F.) | * NO. OF STALLS @ 1.5/1000 S.F. | ** NO. OF STALLS @ 2.25/1000 S.F. | NO. OF STALLS PROVIDED | ADA |
|------------------------------|--------------------------|---------------------------------|-----------------------------------|------------------------|-----|
| SOUTH FOOTPRINT (BUILDING 1) | 18,488 | 28 | 41 | 55 | 2 |
| TOTAL | 18,488 | 28 | 41 | 57 | |

| PARTICULARS | AREA (S.F.) | NO. OF STALLS @ 4/1000 S.F. | ** NO. OF STALLS @ 2.25/1000 S.F. | NO. OF STALLS PROVIDED | ADA |
|-----------------------------|-------------|-----------------------------|-----------------------------------|------------------------|-----|
| EAST FOOTPRINT (BUILDING 2) | 30,289 | 45 | 68 | 61 | 4 |
| TOTAL | 30,289 | 45 | 68 | 65 | |

| PARTICULARS | AREA (S.F.) | NO. OF STALLS @ 1/1000 S.F. | ** NO. OF STALLS @ 2.25/1000 S.F. | NO. OF STALLS PROVIDED | ADA |
|-----------------------------|-------------|-----------------------------|-----------------------------------|------------------------|-----|
| WEST FOOTPRINT (BUILDING 3) | 23,287 | 35 | 52 | 38 | 2 |
| TOTAL | 23,287 | 35 | 52 | 41 | |

* A COMBINED STALL COUNT OF 1.5/1000 SF INCLUDES 75% FOR WAREHOUSE AND 25% FOR OFFICE SPACE.

** A COMBINED STALL COUNT OF 2.25/1000 SF INCLUDES A SECOND STORY OFFICE SPACE OPTION OF THE ALLOCATED 25% FOR OFFICE SPACE.

PLEASE NOTE THAT THE INTERIOR BUILDING SIZE AND USES WILL VARY DEPENDING ON THE INDIVIDUAL NEEDS OR EACH TENNANT. THESE AREA TABULATION WILL FALL BETWEEN THE 1.5 TO 2.25 STALLS PER 1000 SQUARE FEET AND THE SITE INCLUDES ENOUGH PARKING FOR THESE VARIABLE RATIOS.

PARKING LANDSCAPE (6% REQUIREMENT)

| PARTICULARS | AREA (S.F.) | NO. OF STALLS | ADA | % |
|--|-------------|---------------|-----|-----|
| PARKING 42' (18 & 24) DRIVE ISLE | 57,353 | 163 | 8 | 95 |
| AREA TO BE DEDICATED TO LANDSCAPE (6%) | 3,562 | | | 5 |
| TOTAL | 80,915 | 164 | | 100 |

LEGEND

OPEN SPACE TO REZONE TO LIGHT INDUSTRIAL

LANDSCAPE AREA

NOT IN FLOOD AREA PER FEMA MAP: 4903500303P DATED: MAY 15, 2002 (ZONE X)

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |

SCALE MEASURES 1" ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR HALF SIZE SHEETS

| OWNER | DESIGNER | DATE |
|----------------------|--|--------------|
| SALT LAKE CITY CORP. | BENCHMARK ENGINEERING & LAND SURVEYING | 01-4-08 |
| PROJECT NO. 0704032 | DATE | 07/04/03/REV |

BENCHMARK ENGINEERING & LAND SURVEYING

910 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 562-7192
www.benchmarkcivil.com



SALT LAKE INTERNATIONAL CENTER SUNQUEST DEVELOPMENT

51 NORTH TOMMY THOMPSON ROAD
SALT LAKE CITY, UT 84116

PROJECT NO. 0704032

ZONING SITE PLAN

CZP.01

1 OF 1

CAUTION: PLANS MAY BE CONSIDERED INVALID FOR REVIEW ONLY, UNLESS COMBINED WITH ENTIRE PLAN SET, STAMPED AND SIGNED BY ENGINEER. APPROVED FOR CONSTRUCTION

Attachment D – Preliminary Site Plan with Phasing

SALT LAKE CITY CORP.
PARCEL NO. 15-06-200-007



CONSTRUCTION KEY NOTES REFERENCE

| NO. | DESCRIPTION | DETAIL |
|-----|---|----------|
| ① | STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE. | 3/CDT.01 |
| ② | CONCRETE PAVEMENT WITH GRANULAR BASE. | 3/CDT.01 |
| ③ | CONCRETE CURB WALL. | 1/CDT.01 |
| ④ | MAXIMUM BUILDING FOOTPRINT LINE (BLD. TO BE PROPOSED) | ARCH |
| ⑤ | ADA RAMP | 1/CDT.02 |
| ⑥ | DRIVEWAY APPROACH PER APWA# 225 | |
| ⑦ | SAWCUT DRIVEWAY APPROACH PER APWA# 222 | |
| ⑧ | BICYCLE PARKING - 8 STALLS | 1/CDT.03 |

AREA TABLE

| PARTICULARS | S.F. | % |
|-------------|---------|-------|
| FOOTPRINT | 72,064 | 35 |
| HARDSCAPE | 99,703 | 50 |
| LANDSCAPE | 31,033 | 15 |
| TOTAL | 202,800 | 100.0 |

- ASPHALT AREA PER GEOTECH REPORT (PHASE 1)
- MAIN DRIVE AREA (HEAVY DUTY ASPHALT)

PARKING COUNT

| PARTICULARS | NET INTERIOR AREA (S.F.) | * NO. OF STALLS @ 1.5/1000 S.F. | ** NO. OF STALLS @ 2.25/1000 S.F. | NO. OF STALLS PROVIDED | ADA |
|------------------------------|--------------------------|---------------------------------|-----------------------------------|------------------------|-----|
| SOUTH FOOTPRINT (BUILDING 1) | 18,488 | 28 | 41 | 53 | 2 |
| TOTAL | 18,488 | 28 | 41 | 55 | |

| PARTICULARS | AREA (S.F.) | NO. OF STALLS @ 4/1000 S.F. | ** NO. OF STALLS @ 2.25/1000 S.F. | NO. OF STALLS PROVIDED | ADA |
|-----------------------------|-------------|-----------------------------|-----------------------------------|------------------------|-----|
| EAST FOOTPRINT (BUILDING 2) | 30,289 | 45 | 68 | 61 | 4 |
| TOTAL | 30,289 | 45 | 68 | 65 | |

| PARTICULARS | AREA (S.F.) | NO. OF STALLS @ 1/1000 S.F. | ** NO. OF STALLS @ 2.25/1000 S.F. | NO. OF STALLS PROVIDED | ADA |
|-----------------------------|-------------|-----------------------------|-----------------------------------|------------------------|-----|
| WEST FOOTPRINT (BUILDING 3) | 23,287 | 35 | 52 | 39 | 2 |
| TOTAL | 23,287 | 35 | 52 | 41 | |

* A COMBINED STALL COUNT OF 1.5/1000 SF INCLUDES 75% FOR WAREHOUSE AND 25% FOR OFFICE SPACE.

** A COMBINED STALL COUNT OF 2.25/1000 SF INCLUDES A SECOND STORY OFFICE SPACE OPTION OF THE ALLOCATED 25% FOR OFFICE SPACE.

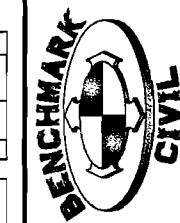
PLEASE NOTE THAT THE INTERIOR BUILDING SIZE AND USES WILL VARY DEPENDING ON THE INDIVIDUAL NEEDS OR EACH TENNANT. THESE AREA TABULATION WILL FALL BETWEEN THE 1.5 TO 2.25 STALLS PER 1000 SQUARE FEET AND THE SITE INCLUDES ENOUGH PARKING FOR THESE VARIABLE RATIOS.

PARKING LANDSCAPE (5% REQUIREMENT)

| PARTICULARS | AREA (S.F.) | NO. OF STALLS | ADA | % |
|--|-------------|---------------|-----|-----|
| PARKING 42' (18 & 24) | 57,353 | 163 | 8 | 95 |
| DRIVE ISLE | | | | |
| AREA TO BE DEDICATED TO LANDSCAPE (6%) | 3,582 | | | 5 |
| TOTAL | 60,915 | 164 | | 100 |
| BICYCLE PARKING | | 8 | | |

NOT IN FLOOD AREA PER FEMA MAP: 49035C0303F DATED: MAY 15, 2002 (ZONE X)

BENCHMARK ENGINEERING & LAND SURVEYING
9180 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 962-7192
www.benchmarkcivil.com

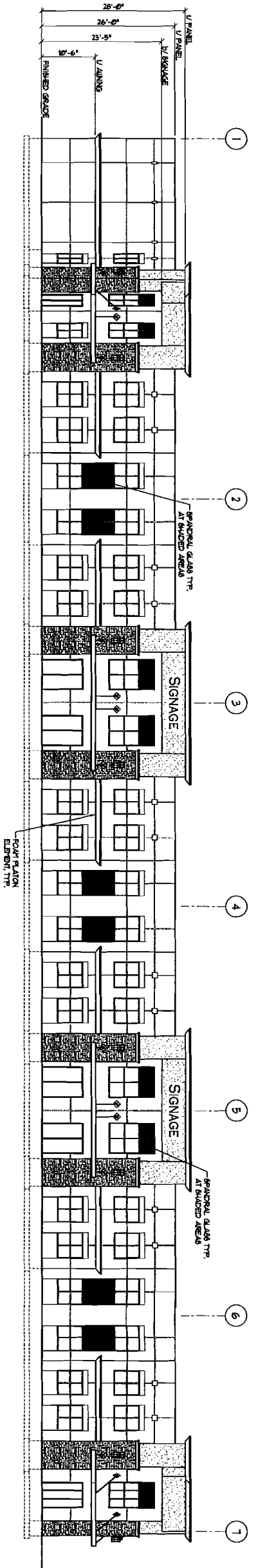


SALT LAKE INTERNATIONAL CENTER SUNQUEST DEVELOPMENT
51 NORTH TOMMY THOMPSON ROAD
SALT LAKE CITY, UT 84116

PROJECT NO. 0704032
SITE PLAN
CSP.01
4 OF 12

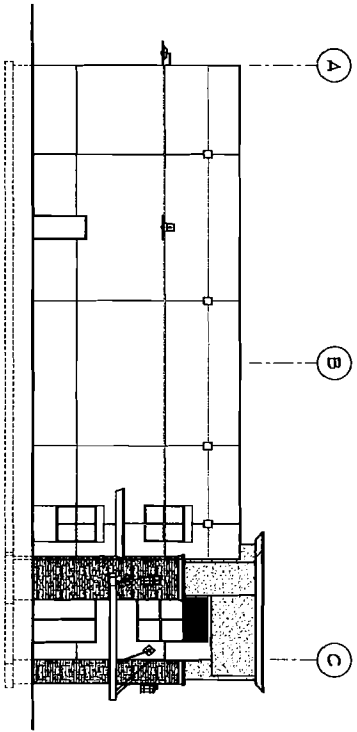
CAUTION: PLANS MAY BE CONSIDERED FOR REVIEW ONLY, (NOT FOR CONSTRUCTION). UNLESS COMBINED WITH ENTIRE PLAN SET, STAMPED AND SIGNED BY ENGINEER, AND APPROVED BY MUNICIPALITIES.

Attachment E – Preliminary Architectural Plan



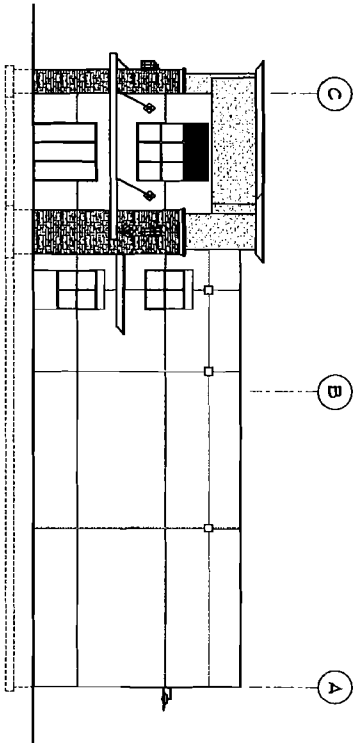
FRONT ELEVATION
BUILDING 1

3/32" = 1'-0"



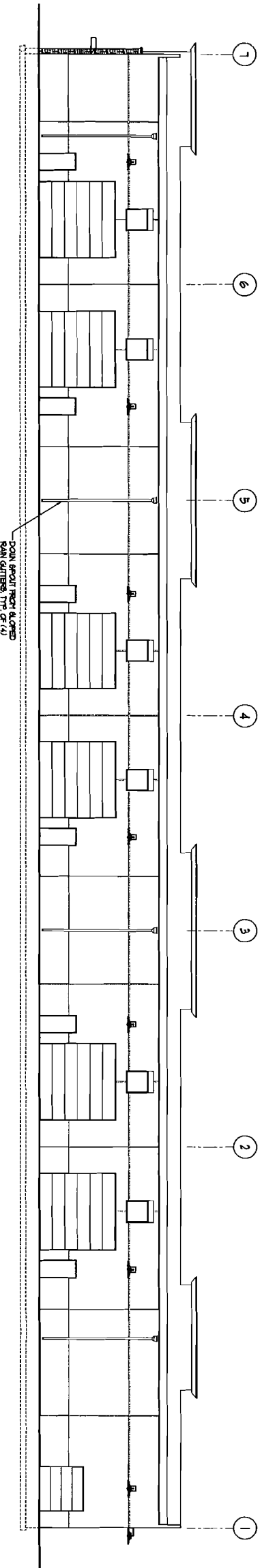
LEFT SIDE ELEVATION
BUILDING 1

3/32" = 1'-0"



RIGHT SIDE ELEVATION
BUILDING 1

3/32" = 1'-0"



REAR ELEVATION
BUILDING 1

3/32" = 1'-0"

| DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
|----------|-------------|----------|-------------|
| 11/09/07 | RRE | MGP | RTA |
| REV. # | DATE | BY | DESCRIPTION |
| | | | |
| | | | |
| | | | |
| | | | |

VECTOR
STRUCTURAL ENGINEERS

SANDY, UTAH
(801) 990-1775

LAYTON, UTAH (801) 927-2054 ST. GEORGE, UTAH (435) 628-5122

SUNQUEST DEVELOPMENT
SALT LAKE INTERNATIONAL CENTER
EXTERIOR ELEVATIONS, BUILDING 1

U0736-003-071

A1.2

Attachment F – Department Comments on Zoning Amendment

Maloy, Michael

From: Spencer, John
Sent: Tuesday, March 18, 2008 8:48 AM
To: Maloy, Michael
Cc: Williams, Matthew
Subject: Petition400-08-01
Categories: Program/Policy

March 18, 2008

Michael Maloy, Planning

Re: Departmental Comment on Proposed Zoning Map Amendment

Property Management has reviewed the petition and has no objection to the proposed action.

Sincerely,

John P. Spencer
Property Manager

Maloy, Michael

From: Walkingshaw, Nole
Sent: Monday, March 17, 2008 7:31 AM
To: Maloy, Michael
Cc: Butcher, Larry
Subject: Proposed Zone Map Amendment located approx. 51 N Tommy Thompson Rd.
Categories: Program/Policy

Michael,

Building Services has no comments on the proposed Zone Map Amendment located approx. 51 N Tommy Thompson Rd.

Thank you,

Nole

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

Maloy, Michael

From: Garcia, Peggy
Sent: Thursday, March 13, 2008 3:11 PM
To: Maloy, Michael
Subject: Proposed Zoning Map Amendment
Categories: Program/Policy

Michael,

Salt Lake City Public Utilities has reviewed the above-mentioned zoning map amendment and finds no conflicts with the zoning map. However, we will need a minimum thirty-foot easement for the existing sewer main and sanitary sewer manhole on the property.

If you have any questions please contact me.

Thank you,

Peggy Garcia

TO: MICHAEL MALOY, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: MAR. 12, 2008

SUBJECT: **410-07-43**
Salt Lake International Center, Lot 5 Subdivision & Planned
Development– Proposed Zoning Map Amendment
51 North Tommy Thompson Road

Engineering review comments are as follows:

We have no concerns regarding the rezone request. We will review the proposed subdivision upon request.

Thank you.

cc: Scott Weiler
Brad Stewart
Barry Walsh
Vault

Maloy, Michael

From: Askerlund, Dave

Sent: Tuesday, March 04, 2008 1:51 PM

To: Maloy, Michael

Subject: Petition 400-08-01 51 North Tommy Thompson Rd.

This development should not have any adverse implications on Police services in Salt Lake City.

Lt. Dave Askerlund
Salt Lake City Police Dept.
Fusion Division
801-799-3180

Maloy, Michael

From: Walsh, Barry
Sent: Tuesday, March 04, 2008 9:48 AM
To: Maloy, Michael
Cc: Young, Kevin; Weiler, Scott; Drummond, Randy; Itchon, Edward; Garcia, Peggy; Butcher, Larry
Subject: Pet 400-08-01 Zoning map amend
Categories: Program/Policy

March 4, 2008

Michael Maloy, Planning

Re: Petition 400-08-01 Proposed Zoning Map Amendment from OS to M-1 at 51 No. Tommy Thompson Road.

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

The OS zone revision to M-1 of the complete parcel presents no impact or issue to the abutting transportation system corridors in this area.

The site development proposal is in the review process with design comments to address the vehicle restriction to single unit trucks and passenger vehicles, as well as comments requesting revisions to: site drainage, circulation, access, ADA provisions, and bicycle parking.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
Randy Drummond, P.E.
Ted Itchon, Fire
Peggy Garcia, Public utilities
Larry Butcher, Permits
File

5/8/2008

Maloy, Michael

From: Walsh, Barry
Sent: Thursday, November 29, 2007 10:36 AM
To: Norris, Nick
Cc: Young, Kevin; Drummond, Randy; Garcia, Peggy; Itchon, Edward; Butcher, Larry
Subject: Pet 410-07-43 Cond Use
Categories: Program/Policy

November 29, 2007

Nick Norris, Planning

Re: Petition 410-07-43, Planned Development for an office/warehouse of three building on a single lot at 51 North Tommy Thompson Road.

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

Per our DRT review 9/12/07 the site circulation is limited to single unit truck and passenger vehicles. Final circulation approval is subject to fire and emergence vehicle access.

The parking calculations are not per our standard break down and the number indicated on the plans do not match those given in their chart. Bicycle parking is noted on the plan but no quantities are noted on the calculations and bike rack details are required.

The public way driveway approach needs to be detailed per city standards in coordination with drainage separation between public & private property.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Peggy Garcia, Public Utilities
Ted Itchon, Fire
Larry Butcher, Permits
File

2/29/2008

Attachment G – Department Comments on Conditional Use

MEMORANDUM

DATE: 3 DECEMBER 07

TO: NICK NORRIS, PLANNER

FROM: TED ITCHON

RE: 410-07-43 PLANNED DEVELOPMENT 51 NORTH TOMMY THOMPSON RD.

SYNOPSIS:

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

18. Fire hydrants installed in a parking lot shall have a minimum 3 foot unobstructed clearance around the fire hydrant and be provided with vehicle impact protection as required in section 312 of the International Fire Code.
19. Fire hydrants shall be operational and a fire department access roadway installed prior to the construction of the structure.
20. Fire Department access roadway and fire hydrants shall be in place prior to construction. If the Fire Department access road is not installed before the commencements of construction then a temporary fire department access road maybe install.
21. Fire Department access roads shall be a minimum of 20 foot clear width. This access road turning radius shall be a minimum of 20 foot inside and 45 foot outside. The minimum clear height is 13 feet 6 inches.
22. The Civil Engineer shall design the temporary fire department access road and provide to the City Engineer for his approval the geotechnical report with a design of the proposed access road to support the imposed HS20 loads.
23. Temporary fuel tank storage will require a permit if used during construction. Gravity flow is not permitted.
24. Burning of trash, scrap wood of other materials in a violation of City Ordinance.

TO: NICK NORRIS, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: DEC. 6, 2007

SUBJECT: **410-07-43**
Salt Lake International Center, Lot 5 Subdivision & Planned Development-
51 North Tommy Thompson Road

Engineering review comments are as follows:

1. This submission proposal is for the creation of a Planned Development for three buildings on one lot on 4.65 acres and the Planned Development as a subdivision. The site is immediately North of I-80 at 51 North Tommy Thompson Road. If the developer creates condominiums, a plat will be required. The frontage on Tommy Thompson Road is dedicated and improved. The proposed drive approach shall be constructed as per APWA Std. Dwg. # 222. If sidewalk is required by Salt Lake Transportation, it shall be constructed as per APWA Std. Dwg. #231.
2. The developer must enter into a subdivision improvement construction agreement for the on-site driveways and the drive approach which will be open for public use. This agreement requires the payment of a stepped fee based on the estimated cost of constructing the roadway and public access way improvements. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.
3. SLC Transportation must review and approve street geometrics and street lighting.
4. A certified address must be obtained prior to obtaining a building permit.
5. At least one member of the concrete finishing crew must be ACI certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the subdivision.
6. The construction contractor must file a Notice of Intent with the State of Utah, Department of Environmental Quality, Division of Water Quality, to comply with the NPDES permitting process. A copy of the pollution prevention plan must also be submitted to SLC Public Utilities for review and approval.

Page 2

Nick Norris

Salt Lake International Center, Lot 5 Subdivision and Planned Development

7. A set of construction drawings were included with the submission, and will be reviewed for accuracy. Any required changes will be made known to the applicant's consulting engineer via redlines. The following approval signatures are required on the cover sheet for the project:

SLC Transportation for approval of parking configuration and lighting.

SLC Fire Department

SLC Public Utility Department (sewer, water & drainage improvements)

SLC Engineering Division (street and public access design)

SLC Planning Department

Drawings must be submitted by the developer to each of these SLC divisions for review.

Thank you.

cc: Scott Weiler
Brad Stewart
Barry Walsh
Vault

MEMORANDUM

DATE: DECEMBER 10, 2007
TO: Nick Norris, Planning Division
FROM: Alan R. Michelsen, Building Services Division
SUBJECT: Petition 410-07-43 Planned Development for 3 buildings on a single lot located at 51 North Tommy Thompson Road

This proposal was reviewed by the DRT on December 6, 2007. The Building Services Division has the following issues related to zoning.

- 1) Applicant will need to obtain a certificate of address from the Engineering Division before making an application for a building permit.
- 2) The rear portion of this parcel appears to be zoned O-S (Open Space).
- 3) This proposal is located in an Airport Influence Zone A. Commercial uses in this overlay district require an air circulation system and 25 dB's sound attenuation.
- 4) International Center approval is required.
- 5) A landscape plan including freeway landscaping is required.
- 6) Applicant will need to assume proposed uses for each building and provide parking calculations for each use to verify that adequate parking is available.

Alan R. Michelsen
Development Review Planner
Building Services & Licensing
(801) 535-7142
Alan.michelsen@slcgov.com

Maloy, Michael

From: Brown, Jason
Sent: Thursday, December 13, 2007 4:57 PM
To: Norris, Nick
Cc: Garcia, Peggy
Subject: Petition 410-07-43 51 North Tommy Thompson Drive
Categories: Program/Policy

Nick,

Public Utilities has reviewed the above mentioned petition at the Salt Lake International Center. Below summarizes our requirements to gain approval from our department;

General Requirements:

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

All environmental and wetland issues must be approved by the appropriate governing agency prior to Public Utilities approval. The developer must provide written documentation to Public Utilities showing these conditions have been met.

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

Prior to plan and plat approval all utility fees must be paid in full. A \$343 per quarter acre drainage impact fee will be assessed on the platted area of this development.

Water and Fire:

Our records indicate that there is an eight-inch public water main in Tommy Thompson Road. This main can be tapped to provide culinary and irrigation water to this property. There is an existing eight-inch fire service stubbed to this property. All existing stubs must be used or killed at the main per Public Utilities standards. The proposed location of the master meter and detector check vault appear to be appropriate.

Sanitary Sewer:

Our records indicate an eight-inch sewer main is installed in Tommy Thompson Road. The property will be required to connect to this sewer main. Minimum grades on the sewer lateral must be followed per Salt Lake City ordinances. If any food preparation will happen in the buildings then grease interceptors will be required.

Storm Sewer:

This parcel is part of the Salt Lake International Center master plan. Storm drain for the site must conform to the master plan. No retention facilities will be allowed. High groundwater is typical in this area. If below grade structures or deep detention areas are proposed a stamped geotechnical engineer report must be submitted to Public Utilities identifying the expected highest groundwater elevation for this area. All building pads and docks must be above the 100-year event and all paved areas, storm grates and on-site storm water detention must be above the 10-year storm event high water elevation or the highest expected groundwater, whichever has the higher water condition. Building pads should be located several feet above this elevation. The engineer must show that enough hydraulic head is provided to drain storm water away from this subdivision. The high water condition as identified must be noted on the plat and on the master drainage and grading plan. An engineered stamped drainage report is required showing all the above-mentioned requirements have been met. Proposed ditch sections or detention facilities must have 3:1 or flatter side slopes with minimum two-foot bottom. Concrete roll gutters are recommended at the bottom of ditch facilities. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed. The developer must comply with UPDES Construction Storm Water Permits. At a minimum, silt fence must be provided along open drainage ways, hay bales must protect any existing grates or inlets and the City's clean-wheel ordinance must be followed. A copy the proposed Storm Water Pollution Prevention Plan required for the UPDES permit must be submitted to Public Utilities for review and approval. A separate City Storm Water Permit will be required.

If you have any comments or questions please do not hesitate to contact me.

2/29/2008

Maloy, Michael

From: McCandless, Allen
Sent: Wednesday, December 26, 2007 10:06 AM
To: Norris, Nick
Subject: Petition 410-07-43 - office warehouse

Nick,

Petition 410-07-43 was reviewed for three office warehouse buildings on an existing subdivided lot, address location at 51 North Tommy Thompson Road. The location is in Salt Lake City's Airport Influence Zone A, a very high noise impact area. Zone A requires that an avigation easement be prepared. Please direct the owner or developer contact Mr. Dave Miller at (801) 575-2972 regarding the avigation easement. --Allen McCandless

Maloy

From:

To:

Subject:

Date:

Time:

Page:

of 1

Page:

of 1

Date:

Time:

Page:

of 1

Page:

of 1

Maloy

From:

To:

Subject:

Date:

Time:

Page:

of 1

Page:

of 1

Attachment H – Property Photographs

Property Photographs of 51 North Tommy Thompson Road



Tommy Thompson Road – Approaching Subject Property Looking Southeast



Tommy Thompson Road – Looking Eastward

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
jason.brown@slcgov.com



Subject Property – Looking Southward Along Western Boundary



Subject Property – Looking Eastward Along Southern Boundary

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

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, May 14, 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, April 23, 2008

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING

1. **Petition 400-08-05 CitiView Condominiums Rezoning Request**—a request by Newport CitiView, LLC represented by Michael Akerlow, for a zoning mapping amendment at approximately 313 North 300 West. The subject property is one of two parcels for the condominium project. The subject parcel has two zoning designations: Public Lands (PL) and Mixed Use (MU). The proposed zoning map amendment would rezone the entire parcel to a Mixed Use zoning classification. The parcel is 0.12 acres. It is believed that the zoning on this property was made in error during the Zoning Rewrite Process of 1995 because the property is located adjacent to Salt Lake City School District to the south and it was believed that the property currently zoned Public Lands, was owned by the School District, which it was not. The property is located in City Council District Three, represented by Eric Jergensen (Staff contact: Cheri Coffey at 535-6188 or cheri.coffey@slcgov.com).
2. **Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use** – a request by Gordon Jacobsen for a zoning amendment and conditional use for property located at 51 North Tommy Thompson Road. The proposed zoning amendment and conditional use would permit construction of a commercial planned development on the property. The property is zoned M-1 Light Manufacturing District and OS Open Space District. The property is located within City Council District One, represented by Carlton Christensen (Staff Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
 - **Petition 400-08-01.** The applicant has requested amendment of the Salt Lake City Zoning Map for the southernmost portion (0.95 ± of an acre) of the 4.66 acre property from OS Open Space District to M-1 Light Manufacturing District.
 - **Petition 410-07-43.** The applicant has requested approval of a conditional use for a commercial planned development on the property. The proposed planned development is for construction of 72,000 ± square feet of commercial office and warehouse space in three buildings on a single parcel.

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.

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, May 14, 2008**

Present for the Planning Commission meeting were. Commissioners: Babs De Lay, Peggy McDonough, Robert Forbis, Frank Algarin, Susie McHugh, and Kathy Scott. Commissioners Prescott Muir, Tim Chambless, and Chair Matthew Wirthlin, Vice Chair Mary Woodhead were excused from the meeting.

Present from the Planning Division were; Joel Paterson, Acting Planning Director; Michael Maloy, Principal Planner; Cheri Coffey Programs Analysis; and Tami Hansen, Planning Commission Secretary. Paul Nielson, City Land Use Attorney.

A roll is being kept of all who attended the Planning Commission Meeting. Acting Chair De Lay called the meeting to order at 5:45 p.m. Audio recordings of Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

A field trip was held prior to the meeting. Planning Commissioners present were: Kathy Scott. Salt Lake City Staff present were: Joel Paterson, Cheri Coffey, and Michael Maloy.

Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use—a request by Gordon Jacobsen for a zoning amendment and conditional use for property located at 51 North Tommy Thompson Road. The proposed zoning amendment and conditional use would permit construction of a commercial planned development on the property. The property is zoned M-1 Light Manufacturing District and OS Open Space District. The property is located within City Council District One, represented by Carlton Christensen.

- **Petition 400-08-01.** The applicant has requested amendment of the Salt Lake City Zoning Map for the southernmost portion (0.95 ± of an acre) of the 4.66 acre property from OS Open Space District to M-1 Light Manufacturing District.
- **Petition 410-07-43.** The applicant has requested approval of a conditional use for a commercial planned development on the property. The proposed planned development is for construction of 72,000 ± square feet of commercial office and warehouse space in three buildings on a single parcel.

(This item was heard at 5:52 p.m.)

Acting Chair De Lay recognized Michael Maloy as staff representative.

Mr. Maloy noted that through the process of amending this subdivision, the zoning had never been amended. The City did understand that this property was intended for development when it was sold to a private entity. He noted that the applicant was proposing to construct three separate buildings. Phase one would consist of building the first building of the project, which is where the zoning line passes and in the Open Space (OS) zone a commercial structure could not be built.

Mr. Maloy noted that the existing flag poles on the site, which are a marker for the Salt Lake City International Center, would remain under this redevelopment proposal. He stated that if the Commission did

approve this zoning change and conditional use, the SLC International Center signage would be restricted in the zone; however, he had added a condition that the existing signage would not count against the signage typically permitted in the M-1 zone.

Commissioner McHugh stated that on the first page of the staff report it read, *Staff shall administrate construction phasing, which may be adjusted based on demonstrated need and approval of the Planning Division Director.* She inquired if by saying *Planning Division Director* it meant Mr. Paterson.

Mr. Maloy stated that yes, it would be the Planning or acting Planning Director.

Acting Chair De Lay opened the public hearing portion of the petition, there were no comments; she then closed the public hearing.

Commissioner Forbis noted that this petition had come before a planning subcommittee, and the open space zoning was an error and did need to be resolved.

Commissioner Forbis made a motion regarding Petition 400-08-01, that the Commission forward a positive recommendation to the City Council to amend the Salt Lake City Zoning Map from Open Space District (OS) to Light Manufacturing District (M-1) for property located at approximately 51 North Tommy Thompson Road based on the standards listed in the Zoning Ordinance and the following findings:

- A. **The proposed amendment is harmonious with the overall character of existing development in the immediate vicinity.**
- B. **The proposed amendment will not adversely affect adjacent properties.**
- C. **The proposed amendment is consistent with the provisions of all applicable overlay zoning districts, which may impose additional standards.**
- D. **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 are adequate or will be made adequate by the applicant in compliance with City development regulations.**

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

Commissioner Forbis made a motion regarding Petition 410-07-43, that the Commission approve the conditional use to construct a commercial planned development based on the enclosed findings and subject to the following conditions of approval:

- 1. **Conditional use approval is subject to the City Council approval of Petition 400-08-01 to amend the Salt Lake City Zoning Map for a portion (0.0945 of an acre) of the subject property from Open Space District (OS) to Light Manufacturing District (M-1).**
- 2. **Regulations modified by approval of the planned development is limited to:**
 - **Number of principal buildings located on a single parcel as shown within Attachment D—Preliminary Site Plan with Phasing, and**

- Existing onsite signage shall be considered as excess signage, and which presence shall not limit the property owner from obtaining signage typically permitted within the Light Manufacturing District (M-1).

All other City Regulations shall remain in force.

3. Staff shall administrate construction phasing, which may be adjusted based on demonstrated need and approval of the Planning Division Director.
4. Proposed pedestrian circulation improvements do not fully satisfy City accessibility standards. With the advice and consent of the Transportation Division, Planning staff shall coordinate with the applicant the location and design specifications for additional private sidewalks. All sidewalk intersections with vehicular drive aisles shall provide an accessible ramp.
5. Applicant shall provide for staff approval of a lighting study for each phase of construction. To prevent light pollution and glare, all lighting should be shielded and downward oriented, with an exception for accent or architectural lighting.
6. In compliance with City Code 21A.54.150.7 staff shall approve product selection and placement of all outdoor site furnishings, which shall include benches, waste receptacles, and bike racks. Site furnishings shall be compatible with architectural building style.
7. Petition shall be subject to compliance with the department comments contained within Attachment G—Department Comments on Conditional Use.

Commissioner Algarin seconded the motion. All in favor voted, “Aye”, the motion carried unanimously.

The meeting adjourned at 5:59 p.m.

Tami Hansen

6. ORIGINAL PETITION



Zoning Amendment

| | |
|-------------------------|----------------|
| OFFICE USE ONLY | |
| Petition No. 400-08-01 | |
| Receipt No. n/a | Amount: 800.00 |
| Date Received: 12-28-07 | + 4.92 post |
| Reviewed By: | 604.92 |
| Project Planner: | |

PLANNING COMMISSION

Address of Subject Property: 51 N Tommy THOMPSON RD

Name of Applicant: Kate Suggest LLC Phone: 859-9868 or 597-5500

Address of Applicant: P.O. Box 709012 84070

E-mail Address of Applicant: gordon@benchmarkcivil.com Cell/Fax:

Applicant's Interest in Subject Property: Developer/owner

Name of Property Owner: Intention Business Park LLC Phone: 801-8748-2555

Address of Property Owner: P.O. Box 709012 Stanley

E-mail Address of Property Owner: gordon@Suggest.LL Cell/Fax: 801-597 5500

Existing Use of Property: Vacant

County Tax ("Sidwell #"): 06-31-353-012

- Amend the text of the Zoning Ordinance by amending Section: (attach map or legal description).
- Amend the Zoning Map by reclassifying the above property from an {SOS} zone to a {M-7} zone.

- Please include with the application:**
1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
 2. A complete description of the proposed use of the property where appropriate.
 3. Reasons why the present zoning may not be appropriate for the area.
 4. The names and addresses of all property owners within four-hundred fifty (450) feet of the subject parcel (exclusive of streets and alleys). The name, address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair(s). **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
 5. Legal description of the property.
 6. Six (6) copies of site plans drawn to scale.
 7. Related materials or data supporting the application as may be determined by the Zoning Administrator.
 8. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as an agent.
 9. **Filing fee of 800.00 plus \$100.00 for each acre over one acre is due at the time of application.**

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

County tax parcel ("Sidwell") maps and names of property owners are available at:
 Salt Lake County Recorder
 2001 South State Street, Room N1600
 Salt Lake City, UT 84190-1051
 Telephone: (801) 468-3391

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

Signature of Property Owner _____
 Or authorized agent

_____ Title of agent



Zoning Amendment

Page 2

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

Please describe your project and explain why a zoning amendment is necessary.

Remnant portion of lot was missed when lot was created and still shows previous zone when parcels were combined at time of subdivision

What are the land uses adjacent to the property (abutting and across the street)?

Light Industrial open space and Freeway

Have you discussed the project with nearby property owners? If so, what responses have you received?

PLANNING COMMISSION

Remarks:

Petition No: **400-08-01**

By: **Sunquest, LLC**

Zoning Amendment

Date Filed: 12/28/2007

Address: **51 N Tommy Thompson Road**

**COMMUNITY DEVELOPMENT
COUNCIL SUBMITTAL CHECKLIST**

Petition No: 400-08-01 **Zoning Map Amendment.** Sunquest Development, rezone for 0.945 acres of property located at 51 North Tommy Thompson Road from OS Open Space District to M-1 Light Manufacturing District.

Date: June 19, 2008.

Supervisor Approval: _____

Cheri Coffey

Division Director Approval: _____

Contact Person: Michael Maloy, AICP

Phone No. 535-7118

- Initiated by
- City Council Member
 - Property Owner
 - Board / Commission
 - Mayor
 - Other (citizen petition)

Contact Person

Chad Nielson, CLC Associates

Completed Check List attached:

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

Public Process:

- | | |
|---|--|
| <input type="checkbox"/> Community Council (s) | <input 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 type="checkbox"/> Newspaper Advertisement |
| <input type="checkbox"/> HAAB review | <input type="checkbox"/> City Television Station |
| <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> On Location Sign |
| <input type="checkbox"/> City Kiosk | <input type="checkbox"/> City Newsletter |
| <input checked="" type="checkbox"/> Open House | <input type="checkbox"/> Administrative Hearing |
| <input type="checkbox"/> Other | |

Compatible with Ordinance:

Salt Lake City Code, Chapter 21A.50 Amendments

Modifications to Ordinance:

None

Approvals / Input from Other Departments / Divisions:

| <u>Division</u> | <u>Contact Person</u> |
|--|--|
| X Airport: | Allen McCandless |
| <input type="checkbox"/> Attorney: | |
| <input type="checkbox"/> Business Licensing: | |
| <input checked="" type="checkbox"/> Engineering: | Randy Drummond, Engineering IV |
| X 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, Zoning Administration |
| <input checked="" type="checkbox"/> Police: | Lt. Dave Askerlund, Police Operations Bureau |
| <input checked="" type="checkbox"/> Property Management: | John Spencer, Real Property Manager |
| <input type="checkbox"/> Public Services: | |
| <input checked="" type="checkbox"/> Public Utilities: | Peggy Garcia, Contracts & Connections Supervisor |
| <input checked="" type="checkbox"/> Transportation: | Barry Walsh, Engineering Technician VI |
| <input type="checkbox"/> RDA: | |
| <input type="checkbox"/> Zoning Enforcement: | |

PETITION CHECKLIST

| Date | Planner Initials | Supervisor Initials | Director Initials | Action Required |
|-------------|------------------|---------------------|-------------------|---|
| 2008 1/9 | MM | CC | | Petition Delivered to Planning |
| 1/11 | MM | CC | | Petition Assigned to <u>MICHAEL MALOY</u> |
| 5/13 | MM | CC | | Planning Staff or Planning Commission Action Date |
| 6/12 | MM | CC | | Transmittal Cover Letter Followed Template (margins, headings, returns etc) |
| 6/12 | MM | CC | | Table of Contents |
| 6/12 | MM | CC | | Chronology |
| 5/26 | MM | CC | | Ordinance Prepared by the Attorney's Office Include general purpose statement of petition (top of ordinance) Include Strike and Bold –(Legislative Copy) (where applicable) Include Clean Copy (Ensure stamped by Attorney) Include Sidwell Numbers (where applicable) Include Legal Description-review, date and initial (where applicable) Ensure most recent ordinance used Ensure Exhibits (tables etc) are attached |
| 6/12 | MM | CC | | Council Hearing Notice Include Purpose of Request Include zones affected (where applicable) Include address of property (where applicable) Include TDD Language |
| 6/05 | MM | CC | | Mailing List of Petition and Labels, (include appropriate Community Councils, applicant and project planner) (include photocopy of labels) |
| 4/29 | MM | CC | | Planning Commission Notice Mailing Postmark Date Verification (on agenda) Newspaper Notice for Rezoning and Master Plan Amendments (proof of publication or actual publication) |
| 5/7 | MM | CC | | Planning Commission Staff Report |
| 5/27 | MM | CC | | Planning Commission Minutes and Agenda |
| 6/12 | MM | CC | | Yellow Petition Cover and Paperwork Initiating Petition (Include application, Legislative Intent memo from Council, PC memo and minutes or Mayor's Letter initiating petition.) |
| | | | | Date Set for City Council Action: _____ Petition filed with City Recorder's Office |