
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: March 6, 2009

SUBJECT: Petition 400-07-35 - CHRISTUS St. Joseph Villa, 451 E. Bishop Federal Lane – represented by Galen Ewer, CEO/Administrator, CHRISTUS Health Utah– request to amend the Central Community and the Blocks 4 & 5, East Waterloo Subdivision Master Plan for properties located at 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the Zoning Ordinance text amendment would affect Council District 5

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Lex Traugher, Principal Planner

POTENTIAL MOTIONS:

1. ["I move that the Council"] Adopt an ordinance amending the Central Community and the Blocks 4 & 5, East Waterloo Subdivision Master Plan for properties located at 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue.
 2. ["I move that the Council"] Not adopt the ordinance
 3. ["I move that the Council"] Continue the public hearing to a future Council meeting.
 4. ["I move that the Council"] Close the public hearing and refer action to a future Council meeting.
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WORK SESSION SUMMARY:

On February 10, 2009, the Council received a briefing from the Administration regarding the master plan amendments. Issues discussed are summarize below.

- A. The recent change in processing master plan and zoning map amendments separately. This action is being implemented by the Administration in order to more adequately address land use considerations absent a specific project. This would allow the decision to stand on its own as an independent land use decision not tied to a specific use or project. Future applications will be evaluated on a case-by-case basis as to how they will be processed.
- B. The impetus for the establishing 1992 small area plan was the expansion plans being pursued at that time and the closure of a portion of Ramona Avenue to accommodate the proposed expansion of the St. Joseph's facilities. The plan established policies that state all future expansions will occur internally and within the site.
- C. It was noted that the Planning staff analysis and recommendation to deny the request was based on the policies in the existing small area plan and the Central Community Master Plan.

- D. It was noted that the Planning Commission's recommendation to approve the request was based in part on the ability of the City's communities and the neighborhoods to accommodate an aging population allowing seniors to live in the area and the need for more planning on a county-wide level for accommodating such facilities. Such social services issues could be accommodated in future plans.
- E. The need to address design compatibility within established neighborhoods, the proposed development incompatibility with the established neighborhood and development/design options that could accommodate development within the site.
- F. The need of St. Joseph's Villa to accommodate the current and future needs of their clientele.

The following information was provided previously for the February 6, 2009 Council Work Session.

Should the Council choose to move this item forward at this time, Council staff has identified the following tentative dates:

- February 17th Set Public Hearing date
- March 10th Public Hearing

ATTACHMENTS

The following attachments are included for additional background purposes.

- A. Vicinity map
- B. Blocks 4 & 5, East Waterloo Subdivision Master Plan and Central Community Plan excerpts from the Planning staff report dated September 10, 2008
- C. September 15, 2008 Planning Commission minutes
- D. Information provided to Council Member Love regarding the proposed master plan amendments:
 - Request for Central Community Master Plan and Blocks 4 & 5 – East Waterloo Subdivision Small Area Master Plan Amendments
 - CHRISTUS St. Joseph's Villa Community Involvement
 - Letter dated August 18, 2008 from Thomas A. Ellison, Stoel Rives. LLP, Attorneys at Law, on behalf of CHRISTUS St. Joseph's Villa

KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration to:
 1. Amend the Central Community Master Plan Future Land Use Map designation for the properties from low density residential to institutional land uses.
 2. Amend the Block 4 & 5 - East Waterloo Subdivision Master Plan to be consistent with the amendment(s) to the Central Community Master Plan and to the extent that any of the Block 4 & 5 - East Waterloo Subdivision Master Plan is inconsistent with the amendments such provisions of the Plan shall be deemed void and ineffective.
 3. The ordinance will become effective on the date of its first publication.
- B. The proposed master plan amendments would be the first step in facilitating redevelopment and expansion of the CHRISTUS St. Joseph Villa campus on properties adjacent to the Villa located at 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue. (Please see the attached map for location details. **ATTACHMENT A**) Key points from the Administration's transmittal and Planning staff report include:

1. The purpose of the request for the master plan amendments is to provide the opportunity to replace the 1959 building in three phases. The first phase would be to construct a new building for assisted living residents and an area for enhanced Alzheimer care. The second phase would consist of the renovation of the assisted living floor in the 1959 building to accommodate the nursing facility residents. The third phase would be the demolition of the majority of the 1959 building.
 2. Pending the outcome of the proposed master plan amendments, the applicant would potentially pursue a rezone of the subject parcels and possibly a conditional use/planned development to allow for the expansion of the CHRISTUS St. Joseph Villa campus.
 3. Specific building development plans are not being entertained as part of the master plan amendment. Building development plans would be reviewed in conjunction with any rezone request and conditional use request the applicant would chose to pursue in the future.
 4. Presently, the 1959 building is constructed of unreinforced masonry and subject to substantial damage in the event of an earthquake. In addition, it has substantial shortfalls in terms of compliance with Americans with Disabilities (ADA) Codes for nursing care facilities. In short, the building is obsolete and renovation has been determined to be unfeasible.
 5. The net result of the proposed project would be a physical expansion of the CHRISTUS St. Joseph Villa campus onto the seven (7) residential properties located at the corner of 500 East and Hollywood Avenue (hence the master plan amendment requests), and a net increase in patient beds from three hundred twenty eight (328) to three hundred fifty (350), an addition of 22 beds.
 6. The services provided by CHRISTUS St. Joseph Villa include fifty eight (58) senior apartments, thirty seven (37) rooms for assisted living, a nursing facility that consists of forty eight (48) beds for post acute rehabilitation, eighteen (18) beds for Alzheimer care, one hundred fifty five (155) beds for long term care, and twelve (12) beds for geriatric psychiatry care. In total, the CHRISTUS St. Joseph Villa organization provides three hundred twenty eight (328) beds for elderly services and care.
 7. CHRISTUS St. Joseph Villa was founded in 1947 to serve the elderly population of Salt Lake City. The current site consists of four buildings; the oldest opened in 1959 and located on the corner of 500 East and Westminster Avenue. The second building opened in 1984 and parallels 500 East between Westminster Avenue and the entrance to the campus. Two additional buildings opened in 1995, one inside the campus and the other along 400 East between Westminster Avenue and Hollywood Avenue.
- C. The public process included a presentation to the Liberty Wells Community Council, a Planning Division sponsored Open House and written notification of the Planning Commission hearing to Community Council Chairs and the Planning Division electronic list serve. Notice was also posted on the City's website. The Administration's transmittal notes:
1. A letter of support for the proposal from the Liberty Wells Community Council, dated May, 27, 2008, was provided to the Planning Division prior to the Planning Commission meeting. Planning Staff attended the community council meeting and noted that two people in attendance lived on the same block as the CHRISTUS St. Joseph Villa campus or on one of the streets that face the block where CHRISTUS St. Joseph Villa is located.
 2. On August 12, 200, an open house was held at the City & County Building. Notification of the open house was sent to all property owners located within 450 feet of the properties owned by CHRISTUS Health Utah. Approximately 50 people attended the open house presentation and discussion. (Please see pg. 3 of the Administration's transmittal for a summary of the major issues discussed at the open house.)
 3. Many letters expressing support and opposition were received in response to the requested amendments. (Please see the Planning staff report Exhibits C & D for written correspondence received as of the writing and final production of the staff report.)

- D. The Administration's transmittal and Planning staff report note:
1. The Salt Lake City Zoning Ordinance does not specifically address nor provide criteria for the evaluation of proposed master plan amendments.
 2. Utah State Law only provides a specific noticing requirement relative to master plan amendment requests.
 3. An analysis of relevant City adopted master plans and the policies contained therein are used to evaluate proposed master plan changes.
 4. Essentially, it is incumbent upon Planning Staff to provide a recommendation regarding whether a proposed land use change is appropriate or not based on policies in any pertinent adopted master plan.
 5. The following Master Plans are used in Planning staff's analysis:
 - The Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998)
 - Salt Lake City Community Housing Plan
 - Central Community Master Plan
 - Blocks 4 & 5 - East Waterloo Subdivision Master Plan
- E. The Planning staff report provides the following findings for the requested master plan amendments. Analysis and findings were evaluated in the Planning staff report and considered by the Planning Commission. The Planning staff recommended denial of the proposed Master Plan amendments based on this analysis and findings. (Discussion, analysis and findings are found on pages 5-9 of the Planning staff report.)
1. The Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998)
 - *Finding:* CHRISTUS St. Joseph Villa is a integral part of the fabric of the Liberty Wells Community and contributes to the concept adopted for an "ideal" neighborhood; one that encourages persons of different incomes, ages, cultures, races, religions, genders, lifestyles, and familial statuses to be active community stakeholders as defined in the Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998).
 2. Salt Lake City Community Housing Plan
 - *Finding:* The Salt Lake City Community Housing Plan contains policy that supports CHRISTUS St. Joseph Villa in its current configuration at its current location.
 3. Central Community Master Plan
 - *Findings:*
 - The Central Community Master Plan specifically addresses the issue of institutional land use expansion into residential land use areas.
 - Community input outlined in the Plan, in addition to goals and policies addressing this issue, do not provide support for the proposal put forth by CHRISTUS St. Joseph Villa to amend the Central Community Future Land Use Map for the subject property from Low Density Residential use to Institutional use.
 4. Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan
 - *Findings:*
 - The Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan contains specific policies to prevent further encroachment of special use residential (CHRISTUS St. Joseph Villa) development into the adjacent single and two family areas along Westminster and Hollywood Avenues.
 - The applicant's proposal to change the future land use on the properties that border Hollywood Avenue are in direct conflict with the provisions set forth in this Plan.
 - The institutional land use expansion as proposed is inappropriate at the subject location given the provisions outlined in the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan.

5. Further Master Plan Amendment Considerations

- The City has maintained and implemented the above referenced policies noted in the Central Community Master Plan and the Blocks 4 & 5 – East Waterloo Subdivision Small Area Plan for the subject parcels through the designated zoning on the properties.
 - The subject lots are all zoned R-1/5,000 (Single-family Residential District).
 - While the proposed master plan amendment is very specific in nature, amending the Future Land Use Map in the Central Community Master Plan for the subject parcels from “Low Density Residential” to “Institutional”, the development possibilities once a master plan change would occur are quite broad.
 - Should the subject property receive an approval for the proposed amendment, and while the intentions of the applicant are somewhat certain should the change occur, the fact of the matter is than any number of possibilities could take place.
 - If the land use designation of the subject property is changed to Institutional use and subsequently rezoned accordingly, the subject property could be used for any of the uses permitted in the Zoning Ordinance in the Institutional Zone. These uses include but are not limited to government offices, medical and dental offices, adult and child daycare centers, community and recreation centers, emergency response and medical service facilities including fire stations and living quarters, hospitals, libraries, medical/nursing schools, places of worship, private schools, professional/vocational schools, museums, and communication towers.
- F. On September 10, 2008, the Planning Commission held a public hearing and voted to forward a positive recommendation to the City Council to adopt the proposed master plan amendments as requested.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

- A. The Council may wish to consider and discuss in further detail with the Administration major issues that have been identified throughout this process such as:
1. Expansion of institutional-type land uses into established low-density residential neighborhoods.
 2. Neighborhood compatibility as it relates to type of use, size, intensity, potential negative impacts such as noise or increased parking and traffic.
 3. Replacement of viable historic housing stock with higher density residential uses such as assisted living facilities. The Planning Division has indicated that the recent Liberty Wells historic survey determined that of the 7 homes in this proposal, 3 of the 4 homes on Hollywood Avenue are considered contributory and 1 is considered significant and the 3 homes on 500 East are considered eligible. The Planning staff report notes that the Liberty Wells Neighborhood has been surveyed and is eligible for listing in the National Register of Historic Places. Planning Staff is currently in the process of writing the nomination.
- B. The Council may wish to discuss in further detail with the Administration the issues discussed by Planning Commission and the rationale for recommending approval of the proposed master plan amendments. (As previously noted, the Planning staff recommended that the Planning Commission forward a recommendation for denial to the City Council with respect to the proposed amendments to the Plans.) Please refer to the Planning Commission minutes for details. (**ATTACHMENT C**)
- A portion of the Planning Commission discussion focused on the need for senior housing. The Council may wish to clarify whether the expansion of St. Joseph Villa will include additional senior housing in the form of independent living, or assisted living or whether the focus is on housing with associated intermediate or skilled nursing care. There was discussion of the increased need for senior housing, but the Council should also be aware that the occupancy for skilled and intermediate care facilities is between 60 and 65 percent – a very low occupancy rate. The occupancy rate for this particular facility is likely much higher, but typically in land use decisions consideration is given to the use and its impacts in general rather than to the needs of a specific business or entity. Staff is

raising this point about occupancy simply because there has been a great deal of discussion about the potential for lack of available services to the elderly population.

- C. While the issue before the Council is a master plan amendment and not a zoning request, the Council may wish to clarify with the Administration whether assisted or independent living would be allowed in the Institutional I zoning district.
- D. The Council may wish to ask the petitioner whether they have considered expansion on the current site with either underground parking or off-site parking. The Council may wish to clarify whether the construction project is designed as an expansion in order to avoid disruption of patients during construction. If so:
1. Have creative ways been considered to serve those clients during the construction period without the need for expanding the site. Could clients be served by St. Joseph's staff at another facility with vacancy through a temporary lease arrangement?
 2. Could the skilled client population at St. Joseph's be reduced by not accepting new clients for a while prior to and during construction?
 3. The above ideas would shift the disruption from the neighborhood to St. Joseph's but would have a short-term effect in lieu of a long-term impact on the neighborhood.
- E. The Council may wish to discuss the general policy of expansion of institutional zones and uses into existing neighborhoods. The City took a position in relation to LDS Hospital a number of years ago that limited the growth of the hospital after a number of residential properties were purchased and converted to medical use. The policy basis for that limitation was balancing the neighborhood character with the needs of the institution. The expansion of medical facilities in the central city and east central areas of the City has also been a significant policy discussion topic. The Council may also wish to discuss in further detail with the Administration the policies and recommendations in the Blocks 4 & 5, East Waterloo Subdivision Master Plan and the Central Community Master Plan. (Please refer to **ATTACHMENT B** – Blocks 4 & 5, East Waterloo Subdivision Master Plan and Central Community Plan excerpts from the Planning staff report for details relating specifically to the St. Joseph's Villa proposal.)

Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan

- This Plan was adopted by the City Council in 1992 to address expansion of the CHRISTUS St. Joseph Villa. The section of Ramona Avenue located between 400 and 500 East was closed in order to facilitate the redevelopment of the CHRISTUS St. Joseph Villa complex at that time.
- Page 5, "Future Character" section states *"The small scale residential character of the perimeter of blocks 4 & 5 along Westminster Avenue and Hollywood Avenue must be maintained. The interface of these blocks with the surrounding neighborhoods should not be imposed by larger scaled more institutional special use housing needs. These needs should be accomplished by internalizing and directing this type of development towards Ramona Avenue. The impact of this more intense development should be mitigated by: (1) interfacing the edges along 400 East and 500 East and abutting properties with a landscape buffer; and (2) limiting building heights."*
- Page 7, "Use of Land" and "Neighborhood Context" sections, states *"The primary use of land on blocks 4 & 5 should be for residential activities. The character of the single and two family residential units along Westminster and Hollywood Avenues should be maintained, and any new construction along these streets should be compatible with the fabric of the surrounding neighborhoods. More intense residential activity should be located along 400 & 500 East, with more intense special use residential development along with commercial uses that support this development being internalized along Ramona Avenue."*
- *"All future development should achieve a coherent, unified character and attractive streetscape. The impact of special use residential need on the neighborhood should be mitigated through the use of landscape buffers and setbacks. Development along the interface with the surrounding*

neighborhoods, should be consistent, acknowledging existing forms, materials and composition. More intense development should acknowledge the residential character of the neighborhood and employ design principles to minimize the impact to the area.”

- *“The maximum height allowed along the periphery of these blocks should be three stories with a maximum of four stories internally along Ramona Avenue. The intensity of the development around the perimeter of these blocks should remain one and two family along Westminster and Hollywood Avenues with higher density development allowed along 400 and 500 East. Special use residential and accompanying support development should occur along Ramona Avenue. New buildings should express the desired residential character of the block in façade design, roof forms and choice of building materials. New development should acknowledge scale, form, and façade composition in order to reinforce the neighborhood character.”*
- Page 8, “Conclusion” section, states *“Blocks 4 & 5 of the East Waterloo subdivision should continue as a viable residential environment. Special use residential uses are appropriate provided they blend with the residential fabric of the neighborhood. The Master Plan amendment to accommodate special use residential at this location is consistent with city policy of providing housing opportunities for all segments of the populations. Site planning, building scale and design, and transitioning treatments re all important elements of land use compatibility for these blocks. The Master Plan Implementation section, page 8, states “The more intense specialized residential and life care facility supported in this block master plan should be permitted through a conditional use process. This process would allow specific site design issues to be addressed and resolved to best protect the surrounding neighborhood from development impacts”.*

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. As previously noted, the following Master Plans were used in the Planning staff’s analysis. (Please see Key Elements items E & F and Matters at Issue item C of this staff report, the Administration’s transmittal and the Planning staff report for additional details.)
- The Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998)
 - Salt Lake City Community Housing Plan
 - Central Community Master Plan
 - Blocks 4 & 5 - East Waterloo Subdivision Master Plan

Additional citywide Master Plan and Policy considerations are provided below:

- B. The Council’s growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
1. Is aesthetically pleasing;
 2. Contributes to a livable community environment;
 3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 4. Forestalls negative impacts associated with inactivity.
- C. The City’s Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.

- D. The 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. Policy concepts include:
1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
 2. Ensure that land uses make a positive contribution to neighborhood improvement and stability.
 3. Ensure that building restoration and new construction enhance district character.
 4. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
 5. Treat building height, scale and character as significant features of a district's image.
 6. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.
- E. The City's Comprehensive Housing Plan policy statements address a variety of housing issues including quality design, architectural designs compatible with neighborhoods, public and neighborhood participation and interaction, accommodating different types and intensities of residential developments, transit-oriented development, encouraging mixed-income and mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.
- F. The Transportation Master Plan contains policy statements that include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions. The Plan recognizes the benefits of locating high density housing along major transit systems and reducing dependency on the automobile as a primary mode of transportation.

CHRONOLOGY:

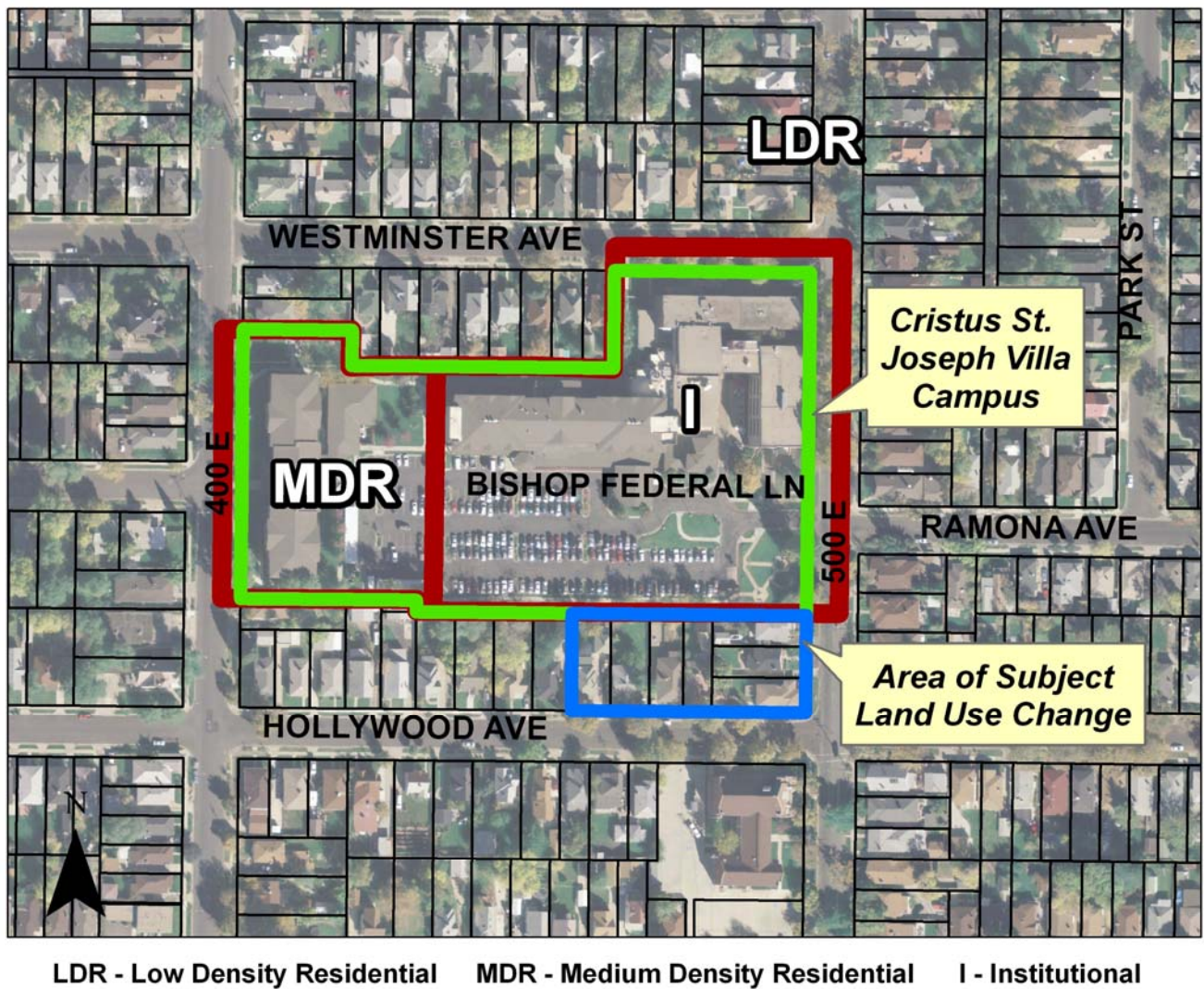
The Administration's transmittal provides a chronology of events relating to the proposed rezoning and master plan amendment. Key dates are listed below. Please refer to the Administration's chronology for details.

- | | |
|----------------------|--------------------------------------------------|
| • October 24, 2007 | Petition submitted to Planning Division |
| • December 6, 2007 | Petition assigned to planner (Lex Traughber) |
| • May 14, 2008 | Liberty Wells Community Council meeting |
| • September 10, 2008 | Planning Commission hearing |
| • September 16, 2008 | Ordinance requested from City Attorney's office |
| • December 9, 2008 | Transmittal paperwork received in Council office |

cc: David Everitt, Karen Hale, Lyn Creswell, Ed Rutan, Lynn Pace, Paul Nielson, Frank Gray, Mary De La Mare-Schafer, Wilf Sommerkorn, Pat Comarell, Cheri Coffey, Joel Paterson, Lex Traughber, City Council Liaisons, Mayors Liaisons

File Location: Community and Economic Development Dept., Planning Division, Master Plan Amendments, Central Community Master Plan and Blocks 4 & 5 - East Waterloo Subdivision Master Plan

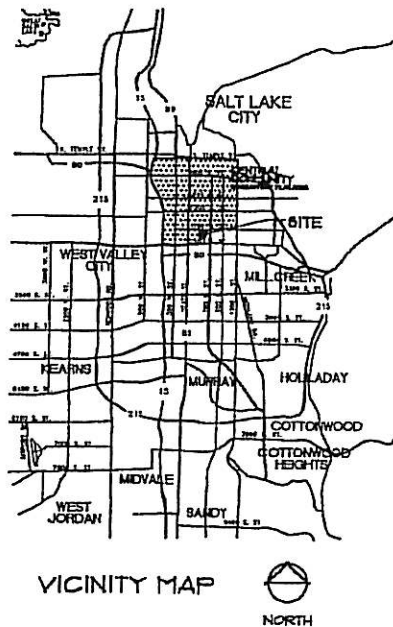
VICINITY MAP*



**Map provided by Salt Lake City Planning Division*

ATTACHMENT B

BLOCKS 4 & 5 EAST WATERLOO SUBDIVISION MASTER PLAN



Salt Lake City Planning Commission 1992

BLOCKS 4 & 5 MASTER PLAN EAST WATERLOO SUBDIVISION

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Block Master Plan

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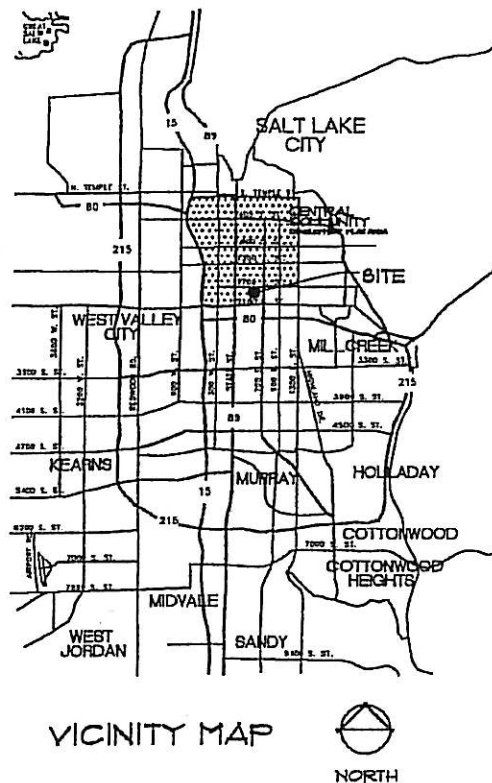
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**A MASTER PLAN FOR SALT LAKE CITY
EAST WATERLOO SUBDIVISION - BLOCKS 4 & 5
RAMONA AVENUE, 400 EAST - 500 EAST**

INTRODUCTION:

It is the intent of the Master Plan for Salt Lake City East Waterloo Subdivision Blocks 4 & 5 to refine and strengthen the direction of the **Central Community Development Plan - 1974 (CCDP)** for these blocks. This plan presents a desirable future character for blocks 4 & 5 of the East Waterloo subdivision and addresses the issues of land use, land use transitions, traffic circulation, and design amenity. Therefore, this Master Plan should be considered a supplement to, and companion document for the **CCDP**. This Master Plan addresses developments proposed by St. Joseph Villa for Blocks 4 & 5 and evaluates them within the context of both the **Central Community Development Plan**, the **Salt Lake City Housing Policy - 1990** and the **Salt Lake City Comprehensive Housing Affordability Strategy (CHAS) - 1991**.



The **Central Community Development Plan - 1974** strives to protect and enhance existing residential neighborhoods and encourage rehabilitation. The community faces strong pressures for conversion of residential land uses to other activities. The plan seeks to stabilize and protect residential use and opportunities in the Central Community area, while allowing some limited, appropriate, and compatible office and commercial uses. In interpreting the Plan it should be remembered that it emphasizes the following principles:

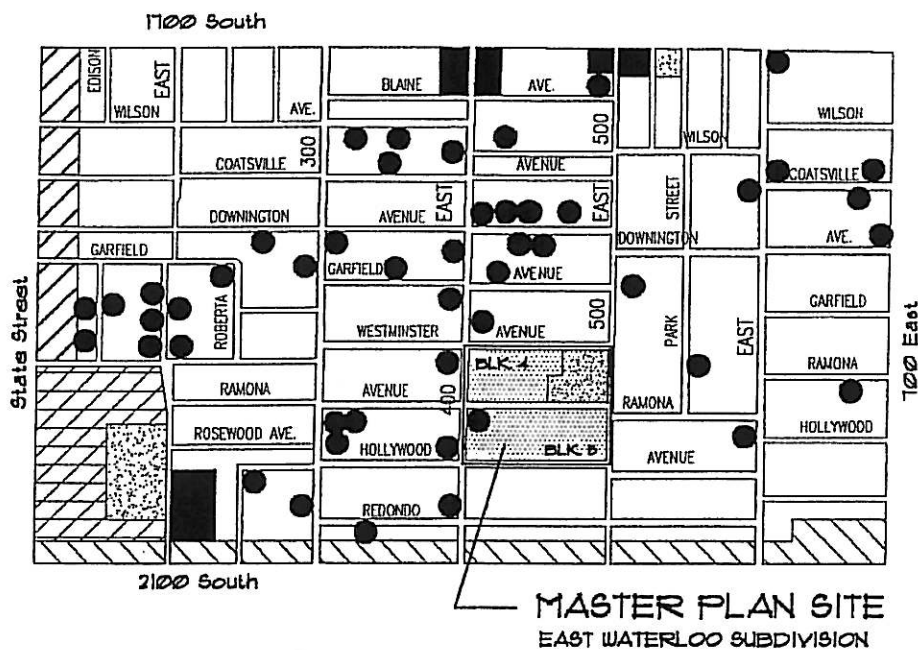
1. The need to revitalize and stabilize inner-city neighborhoods.
2. Greater recognition of mixed use areas and their relative permanence.
3. Action programs for housing.
4. Neighborhood revitalization as a remedy for obsolescence and decline.



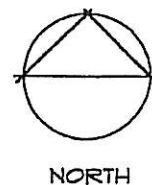
CENTRAL COMMUNITY DEVELOPMENT PLAN - 1974 REALITY:

The CCDP indicates the area immediately surrounding Blocks 4 & 5 of the East Waterloo Subdivision as being of "Low Density" (5.5 dwelling units per gross acre). A recent survey indicated that this might not be the case as there is an average structure density of 35 units per block or 8.75 residences per gross acre (1 dwelling unit / residence). This area is zoned R-2 which allows for 2 dwelling units / residence. The actual density could be much higher putting the immediate area into a low-medium density category. This survey also revealed that in a 17 block area immediately surrounding Blocks 4 & 5 there were 23 residences that contained 4 or more dwelling units. This plan also does not recognize existing land uses in the immediate area other than low density residential. There are pockets of existing high density housing and special use housing that are not addressed in the CCDP. None the less, it is the direction of the Development Plan to "Stabilize" these older family neighborhoods which need protection and revitalization.

EXISTING WELLS NEIGHBORHOOD ZONING



- R-2 2 Family Dwellings
- R-6 Multiple Family / High Density / Intermediate Care Facilities
- B-3 Limited Business & Neighborhood Shopping
- C-1 Limited Commercial
- C-3 General Business Activity
- C-3A General Business Activity (15' Set Back)
- Multiple Family Dwellings in R-2 Zone



SALT LAKE CITY HOUSING POLICY - 1990

This policy serves as a plan to address citywide housing issues. Salt Lake City is continuing to lose population and a priority of the policy is to arrest this decline by increasing the appeal of housing for persons from every economic station. It is a goal of **Salt Lake City** to provide available and affordable housing of sufficient variety to meet the needs of people who want to live in the city. This loss of population erodes the tax base and depletes the neighborhoods of people needed to sustain commercial governmental, and social services. It is a goal of this policy to attract and retain enough families and individuals to stabilize the population and repopulate neighborhoods. This policy also recognizes that action steps need to be taken which strengthen and promotes the quality of life in the neighborhoods.

COMPREHENSIVE HOUSING AFFORD STRATEGY (CHAS) - 1991

CHAS had its beginnings in the Housing Conference held in January of 1989 and its resultant Salt Lake City Housing Policy discussed above. It is a five year strategy for City efforts to provide housing to segments of the population that would otherwise not have it. This strategy has determined that the most urgent priorities should be with the homeless. The direction for other types of housing, such as the elderly, will have to be met by private needs. This strategy recognizes a need for special housing needs for the disabled, AIDS patients, respite care and continuum care for the elderly. **CHAS** proposes that the city adopt local zoning ordinances which support development of housing between own home and nursing home.

The Master Plan for Blocks 4 & 5 of the East Waterloo Subdivision was developed within the framework of the **Central Community Development Plan - 1974**, **The Salt Lake City Housing Policy**, & the **Comprehensive Housing Affordability Strategy**. The Master Plan seeks to further define the principles of the Development Plan using the SLC Housing Policy and CHAS as a guideline.

A MASTER PLAN FOR BLOCKS 4 & 5 OF THE EAST WATERLOO SUBDIVISION

PRESENT CHARACTER:

Blocks 4 & 5 are basically residential. 1 & 2 family residences presently exist along Westminster and Hollywood Avenues, higher density housing exists along 400 East, with a Special Needs residential (Nursing Home) located along 500 East. St. Joseph Villa is a principal land use of these blocks. The major streets adjoining these blocks are 500 East and 400 East each important to the movement of traffic in Salt Lake City. The character of these blocks is inconsistent. Single story "bungalow" type housing comprises a majority of the site perimeter. The nursing home (3 story masonry) and some 2 story apartments make up the remainder of these blocks.

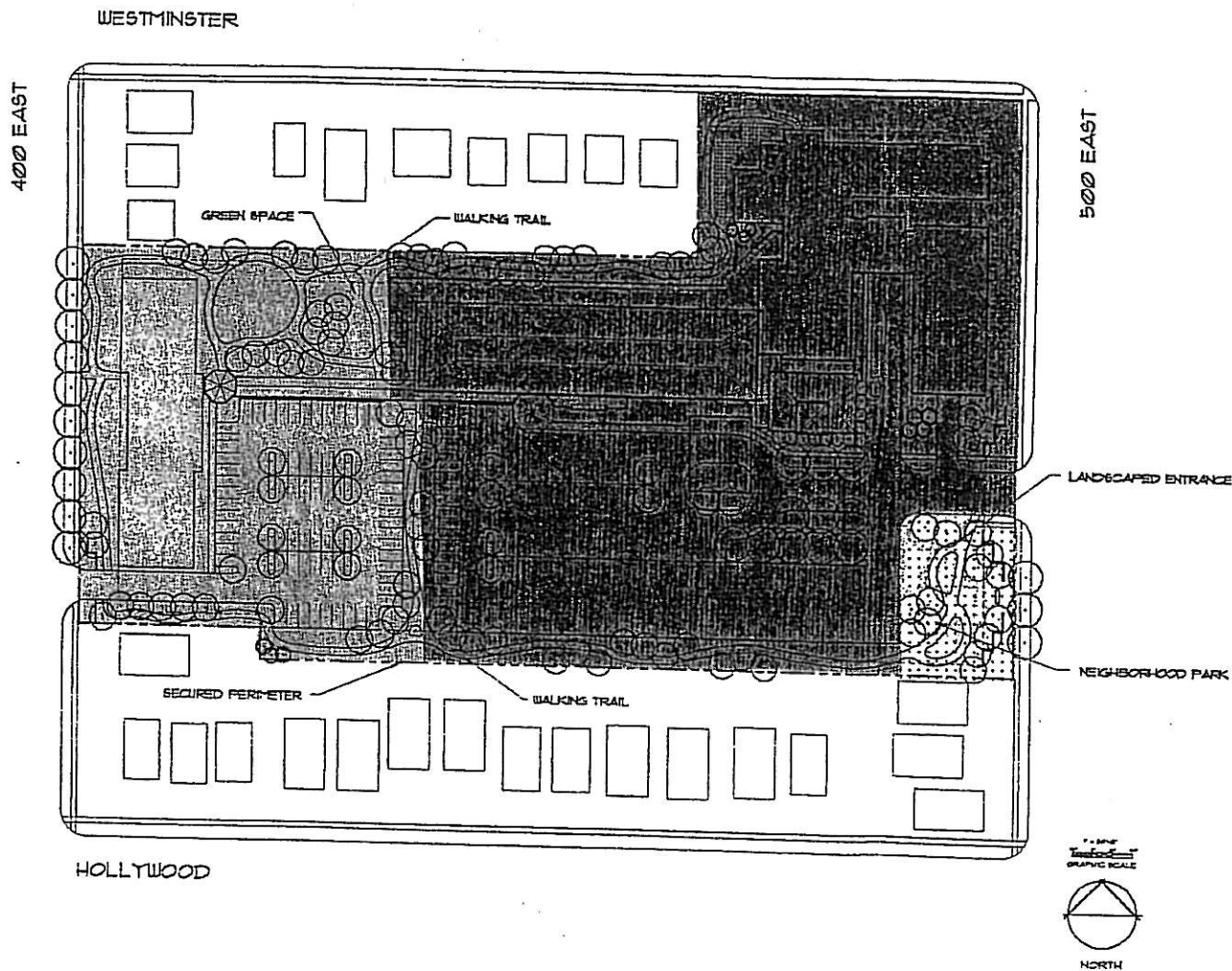
FUTURE CHARACTER:

This Master Plan recognizes the need for the additional special use residential needs of the community as identified in the **SLC Housing Policy** and the **CHAS** by allowing St. Joseph Villa to meet these objectives. It provides a framework for development consistent with the intent of the **Central Community Development Plan**.

The small scale residential character of the perimeter of blocks 4 & 5 along Westminster Avenue and Hollywood Avenue must be maintained. The interface of these blocks with the surrounding neighborhoods should not be imposed by larger scaled more institutional special use housing needs. These needs should be accomplished by internalizing and directing this type of development towards Ramona Avenue. The impact of this more intense development should be mitigated by: (1) interfacing the edges along 400 East and 500 East and abutting properties with a landscaped buffer; and (2) limiting building heights. (See attached graphic illustration of block face elevations).







WESTMINSTER AVENUE Looking SOUTH



East Waterloo Subdivision Blocks 4 and 5

Development Plan

-  Low Density Residential
-  High Density Residential - Elderly
-  Specialized Residential Life Care Facilities
-  Open Space

USE OF LAND:

The primary use of land on blocks 4 & 5 should be for residential activities. The character of the single and 2 family residential units along Westminster and Hollywood Avenues should be maintained, and any new construction along these streets should be compatible with the fabric of the surrounding neighborhoods. More intense residential activity should be located along 400 & 500 East, with more intensive special use residential development along with commercial uses that support this development being internalized along Ramona Avenue.

NEIGHBORHOOD CONTEXT:

All future development should achieve a coherent, unified character and attractive streetscape. The impact of special use residential needs on the neighborhood should be mitigated through the use of landscaped buffers and setbacks. Development along the interface with the surrounding neighborhoods, should be consistent, acknowledging existing forms, materials and composition. More intense development should acknowledge the residential character of the neighborhood and employ design principles to minimize the impact to the area.

The maximum height allowed along the periphery of these blocks should be 3 stories with a maximum of 4 stories being allowed internally along Ramona Avenue. The intensity of the development around the perimeter of these blocks should remain 1 & 2 family along Westminster & Hollywood Avenues with higher density development allowed along 400 & 500 East. Special use residential and accompanying support development should occur along Ramona Avenue. New buildings should express the desired residential character of the block in facade design, roof forms and choice of building materials. New development should acknowledge scale, form, and facade composition in order to reinforce the neighborhood character.

ACCESS:

A high level of pedestrian safety, access and amenity must be maintained. Well maintained sidewalks, appropriately sited driveways, and well landscaped streetscapes will encourage the desired pedestrian amenity.

The capacity of 500 East (A major arterial) and 400 East (A minor arterial) to move traffic must be maintained. These streets should provide principle access to the block. Westminster and Hollywood Avenues should provide local access to properties. Through traffic on Ramona Avenue should be eliminated by closure of the street, freeing up additional space to provide landscaped buffers between adjacent 1 & 2 family residential and special use residential developments. Primary access to this special use residential development should be maintained by private driveways primarily accessed off of 500 East. Parking lots should be sited behind main buildings and designed as an integral part of site design.

SIGNAGE:

All signs should be compatible with the overall residential character sought for this block. Careful attention should be given in terms of size, color, illumination to minimize the impact on the neighborhood while conveying the desired message.

LANDSCAPE OPEN SPACE:

Onsite landscaping and screening walls are required to enhance the residential setting for the block. Landscaping and buffer treatments should be utilized to soften the transition from special use residential to low density residential uses with-in the neighborhood fabric.

CONCLUSION:

Blocks 4 & 5 of the East Waterloo subdivision should continue as a viable residential environment. Special use residential uses are appropriate provided they blend with the residential fabric of the neighborhood. The **Master Plan** amendment to accomodate special use residential at this location is consistent with city policy of providing housing opportunities for all segments of the population. Site planning, building scale and design, and transitioning treatments are all important elements of land use compatibility for these blocks.

MASTER PLAN IMPLEMENTATION:

The more intense specialized residential and life care facility supported in this block master plan should be permitted through a conditional use process. This process would allow specific site design issues to be addressed and resolved to best protect the surrounding neighborhood from development impacts.

Petition 400-07-35 - CHRISTUS St. Joseph Villa Master Plan Amendment Request
Excerpts from the September 10, 2008 Planning Staff Report

Central Community Master Plan

- Policies in the Central Community Master Plan address the subject master plan amendment request, most specifically in terms of the expansion of institutional land uses into residential land use areas. The Plan also contains policy relevant to residential land use and historic preservation.
- Residential Land Use:
 - The Central Community Master Plan discusses residential land use in the planning district and contains community input on residential land uses. One of the issues identified specifically addresses higher density housing replacing characteristic lower-density structures. This section reads, *"The community does not support the demolition of lower-density residences in order to build multi-family structures. Residents prefer to protect the existing residential character and prevent construction of multiple family dwellings in low-density neighborhoods, especially those exceeding 14 dwelling units per acre (page 9)."* Further, adopted policy in this Plan reads, *"Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses (page 9)."*
- Historic Preservation:
 - This section of the Plan is important and relevant to the master plan amendments because ultimately CHRISTUS St. Joseph Villa would like to demolish seven (7) single-family residences for the purpose of expanding their services. The Liberty Wells Neighborhood has been surveyed and is eligible for listing in the National Register of Historic Places. Planning Staff is currently in the process of writing the nomination. While the nomination has yet to occur, the importance of eligibility is key. Of the subject seven (7) single-family residences owned by CHRISTUS Health Utah, five (5) of the residences are deemed "eligible and contributing" to the district. This is an indication that the majority of these residences contribute to the historic fabric and integrity of the area.
- The Plan contains community input on historic preservation and identifies the desire to, *"create more historic district designations"*, recognizing that there are other non-designated areas of the Central Community worthy of preservation. Goals outlined in the Plan read, *"Preserve the community's architectural heritage, historically significant sites and historic neighborhoods"*, and *"Ensure that development is compatible with the existing architectural character and scale of surrounding properties in historic districts (page 18)."*
- The Plan also goes on to outline specific historic preservation policies and states that, *"The Central Community gives high priority to the preservation of historic structures and development patterns."* This policy is implemented by, *"Ensuring that zoning is conducive to preservation of significant and contributing structures or properties"*, and *"Encouraging new development, redevelopment, and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks."* A second policy in the Plan reads, *"Identify new historic sites and expand National Register historic districts as funding is available."* The Liberty Wells neighborhood is specifically identified in the Plan as one of the neighborhoods for National Register consideration. As mentioned previously, the Liberty Wells Neighborhood has been surveyed and is eligible for listing on the National Register of Historic Places.
- In conclusion, should the proposed master plan amendments receive approval and the properties are subsequently rezoned and the single-family homes demolished, the above referenced policies of the Central Community Master Plan relating to historic preservation would essentially be violated.

PUBLIC HEARING

Commissioner Scott recused herself from the meeting at 7:57 p.m.

5:57:37 PM **Petition 400-07-35, Christus St. Joseph Villa Master Plan Amendments**—a request by Christus Health Utah represented by Galen Ewer, CEO/Administrator for Christus St. Joseph Villa, proposes to change the land use designation in the Future Land Use Map of the Central Community Master Plan for seven parcels located adjacent to the Christus St. Joseph Villa campus at 451 East Bishop Federal Lane. The addresses of the seven parcels according to County records are 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue. The applicant proposes to change the land use designation on these parcels from "Low Density Residential" to "Institutional" in order to facilitate redevelopment and expansion of the Christus St. Joseph Villa campus. The applicant also proposes to amend the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan that was adopted in 1992 to address the future expansion needs of Christus St. Joseph Villa. The subject properties are located in City Council District 5 represented by Jill Remington Love. View: [Staff Report](#) View: [Additional Public Comment](#)

Chair Wirthlin recognized Lex Traughber as the staff representative.

6:41:34 PM Public Hearing

The following people spoke or submitted hearing cards in *opposition* to the proposed petition: **Bogart McAvoy**, **Holly Christmas** (456 East Westminster Ave), **Jodi Gardberg** (452 East Westminster Ave), **Steven Johnson** (526 Ramona Avenue), **Miriam Hall** (470 Garfield Avenue), **Jeff Bair** (1957 South 400 East), **Rita Colling** (451 Bishop Federal Lane), and **Catherine Vaz McVey** (452 Hollywood Avenue).

The following people spoke or submitted hearing cards in *support* of the proposed petition: **Debbe Lee Schuster** (1917 South 500 East), **Sister Michele Crester** (451 Bishop Federal Lane), **John Bucher** (451 Bishop Federal Lane), **Drew Petersen** (693 South 17th Avenue), **Greg Bateman** (1004 West 4050 South), **John R. Bucher** (451 Bishop Federal Lane), and **Galen Ewer** (451 Bishop Federal Lane).

~~7:41:23 PM Commissioner De Lay made a motion regarding Petition 400-07-35, the master plan amendments for Christus St. Joseph Villa properties located at 1952, 1962, and 1966 South 500 East and 455, 459, 465, and 475 East Hollywood Avenue. Based on the discussion, testimony, analysis, and findings presented to the Commission. The Commission forwards a recommendation of denial to the City Council with respect to the proposed amendments to the Central Community Master Plan and the Blocks 4 and 5 East Waterloo Subdivision Area Master Plan.~~

~~Vice Chair Woodhead seconded the motion.~~

Commissioners De Lay, McDonough, and Vice Chair Woodhead voted, "Yes". Commissioners Forbis, McHugh, Chambless, and Algarin voted, "No". The motion was denied.

7:43:06 PM Commissioner Forbis made a motion regarding Petition 400-07-35, the master plan amendments for properties located at 1952, 1962, and 1966 South 500 East and 455, 459, 465, and 475 East Hollywood Avenue, based on the discussion, analysis, testimony, and findings in the staff report, the Planning Commission forwards a recommendation of approval

to the City Council with respect to the proposed amendments to the Central Community Master Plan and the Blocks 4 and 5—East Waterloo subdivision Small Area Master Plan.

Seconded by Commissioner McHugh.

Commissioners De Lay, Forbis, Mc Hugh, Chambless, and Algarin voted, "Yes".
Commissioner McDonough and Vice Chair Woodhead voted, "No". The motion passed.

Chair Wirthlin announced a small break at 7:44 p.m.

Chair Wirthlin reconvened the meeting at 7:58 p.m.

7:58:11 PM Clarification of Petition 400-07-35 motion. Chair Wirthlin noted that the Commission needed to clarify the conditions of approval for the motion that was carried.

8:00:13 PM Commissioner De Lay made a motion to re-open the petition to clarify the motion that was passed. Commissioner McDonough seconded the motion. All in favor voted, "Aye", the motion passed unanimously.

8:00:47 PM Commissioner Forbis made a motion of clarification regarding Petition 400-07-35, master plan amendments for properties located at 1952, 1962, and 1966 South 500 East and 455, 459, 465, and 475 East Hollywood Avenue, based on discussion, analysis of the Planning Commission, testimony, and a profound disagreement with some of the findings in the staff report, that the Planning Commission forwards a recommendation of approval to the City Council, with respect to the proposed amendments to Central Community master plan and the Blocks 4 & 5—East Waterloo Subdivision Small Area Master Plan.

Commissioner McHugh seconded the motion.

Discussion of the motion:

Commissioner Forbis noted that he felt that language was used loosely by staff to interpret their findings. He noted that he did not find that this request necessarily incongruous with the surrounding neighborhoods, as far as an amendment to the master plan.

Mr. Nielson noted that Commissioners had a lot of issues that factored into this motion and encouraged the Commissioners to articulate as many as possible.

Vice Chair Woodhead noted that her basis for the disagreement with the motion was the expansion of the Institutional (I) use, and Institutional building onto a neighborhood street that still has fairly existing consistent fabric, in an area where there is some tendency for encroachment, but that street still exists as pretty much entirely residential, with an old church on the corner. She noted that she felt that this expansion would significantly damage the fabric of that street, and there were other solutions available to solve Saint Joseph's expansion problems.

Commissioners De Lay, Forbis, McHugh, Chambless, and Algarin voted, "Aye". Vice Chair Woodhead and Commissioner McDonough voted, "No". The motion passed.

Commissioner Scott returned to the meeting at 8:03 p.m.

Commissioner De Lay recused herself from the remainder of the meeting at 8:03 p.m.

ATTACHMENT D

CHRISTUS ST. JOSEPH VILLA
451 Bishop Federal Lane, Salt Lake City, Utah
Request for Central Community Master plan
and
Blocks 4 & 5 –East Waterloo Subdivision Small Area Master Plan
Amendments

Organization

CHRISTUS St. Joseph Villa was founded in 1947 by the Sisters of Charity of the Incarnate Word, based in Houston, Texas to serve the elderly of Salt Lake City. The first building was a house located at 500 East and Ramona Ave. In the 1960's the Sisters formed a not-for profit, 501 (c) 3 member corporation and established a local board of directors. They continue to have members of the congregation on the board and maintain a legal tie as the sole member of the not-for-profit corporation.

In 1999 the Sisters of Charity of the Incarnate Word joined their health care system with a San Antonio congregation with the same name and formed CHRISTUS Health, but not changing the not-for-profit charitable status, nor giving up their oversight role.

Current Services at this location, offered by CHRISTUS St. Joseph Villa

The current site consists of four buildings. The oldest opened in 1959 and is located at the corner of 500 East and Westminster Ave. The second building opened in 1984 and parallels 500 East between Westminster Ave and the entrance to the campus. Two additional buildings opened in 1995, one is inside the campus and the other parallels 400 East centered between Westminster Ave and Hollywood Ave. Services available include;

Senior Apartments	58 apartments
Assisted Living Type II	37 rooms, with licensed capacity for 48
Nursing Facility	221 licensed capacity
Includes:	
Post acute rehabilitation	48 beds
Alzheimer Care	18 beds
Long Term Care	155 beds
Geriatric Psychiatry Hospital	<u>12 beds</u>
Total	328

Problem

The 1959 building is unreinforced masonry and subject to substantial damage during an earthquake. In addition, it has substantial shortfalls when compared to the current codes for Adults with Disabilities (ADA) and Life Safety Codes for nursing care facilities. An architectural and engineering evaluation was conducted to determine the feasibility of renovation. Renovation would require the relocation of approximately 70 seniors with chronic illnesses and in the case of 18 people significant dementia. Due to the location of

support beams, utility chases, low ceilings, and other structural problems as well as the concern for the residents, renovation was determined to be an unacceptable solution.

Planned Services

The intent is to replace the 1959 building in a three phase project. The first phase is to construct a building for assisted living residents and an area for enhanced Alzheimer care. Residents in the current assisted living and Alzheimer program would move to the new building

The second phase is the renovation of the current assisted living floor to accommodate the nursing facility residents in the building opened in 1959.

The third phase is the removal of the majority of the 1959 building.

Senior Apartments	58 apartments
Assisted Living Type II	74 rooms and apartments, capacity for 80
Includes:	
Apartments	46 with capacity for 52 residents
Alzheimer care	28 rooms for early stage patients
Nursing Facility:	206 beds
Includes:	
Post acute rehabilitation	48 beds
Alzheimer Care	14 beds
Long Term Care	144 beds
Geriatric Psychiatry Hospital	<u>12 beds</u>
Total	350

Senior Population in Salt Lake City

The Board of Directors for CHRISTUS St. Joseph Villa obtained a demographic study in 2006 to decide between replacing the 1959 building at the current site or starting a new location South of Salt Lake City. The study showed a continued concentration of seniors East of the current site as well as a projected growth of seniors. The primary audience served by CHRISTUS St. Joseph Villa are seniors 75 years of age and older with moderate to low incomes of \$50,000 per year or less. By 2011 the population of people age 75 and older is projected to grow by 2.7% to 11.9% in the three zip codes that include CHRISTUS St. Joseph Villa and those immediately east of the campus.

The highest concentration of moderate income seniors, age 75 and older is in the zip code immediately adjacent to CHRISTUS St. Joseph Villa.

Availability of Senior Services in Salt Lake City

The primary service to be provided in the new building is assisted living type II (AL II). Only two other AL II facilities are located in Salt Lake City. Both are in the Northern

portion of the city. CHRISTUS St. Joseph Villa accepts residents of all incomes regardless of the source of payment. Only one of the two will accept residents that are obtaining assistance from the State of Utah Medicaid waiver program.

The second service is for people with Alzheimer Disease and other forms of dementia. In Utah approximately 30,000 people have Alzheimer Disease or a related form of dementia. Of the seniors 85 years and older about 36% have or will live with the disease. Neither of the two ALII facilities in Salt Lake City accepts residents requiring a secured living environment that are receiving assistance from the Utah Medicaid program. CHRISTUS St. Joseph Villa currently accepts Medicaid and intends to do so with the new program.

CHRISTUS St. Joseph Villa uniqueness in the Salt Lake community

- CHRISTUS St. Joseph Villa is the only religious-based, not-for-profit facility in Salt Lake City and Utah.
- CHRISTUS St. Joseph Villa was ranked in the top 5% for Overall Quality of Stay by Pinnacle Consulting, an organization that focuses on Customer Satisfaction and completes satisfaction surveys for over 1000 senior care facilities.
- CHRISTUS St. Joseph Villa was ranked in the top 6% nationally based on 16 measures of care by the Centers for Medicare and Medicaid for 2007. Included in the quality measures were prevalence of pressure sores, control of pain and utilization of restraints.
- CHRISTUS St. Joseph Villa was one of two long-term care facilities in the Salt Lake valley that received the 2008 and 2007 HealthInsight Quality Award for demonstrating high quality health care and excellence in performance on publicly reported quality care measures.
- CHRISTUS St. Joseph Villa received the "2007 Best of State" Award for Health Care Services. The "Best of State" is given by the Best of State Organization to those who excel in individual categories, including Health Care Services. CHRISTUS St. Joseph Villa was recognized for our focus on quality, as well as our innovative programs.
- CHRISTUS St. Joseph Villa provided over \$800,000 in Charity Care to residents of the Villa in 2007.
- CHRISTUS St. Joseph Villa celebrated 61 years of service in Salt Lake City in June, 2008. The Villa is the oldest long term care provider in Salt Lake City and Utah.

CHRISTUS St. Joseph Villa

COMMUNITY INVOLVEMENT

The community outreach goal is 1500 volunteer hours to the Salt Lake Community per year. This has been accomplished through the following programs.

MEALS ON WHEELS – daily Monday through Friday. Salt Lake County Aging Services for homebound elderly in the neighborhood.

HEALTHY CENTRAL CITY – focuses on four services to the Central City community; disaster emergency kits, pedestrian safety, community clean up and reading programs for elementary children.

PROJECT CARE – (Community Action to Reach the Elderly) supports senior health fairs, health education, and health screenings.

SENIOR EMPLOYMENT SITE – Salt Lake County Aging services contractor

CAREGIVERS SUPPORT COALITION – Utah Department on Aging Services

ALZHEIMER ASSOCIATION – memory walk committee and participation

INTERMOUNTAIN COMMUNITY CARE FOUNDATION – grant administration board supporting 4th Street Clinic, Salt Lake Community Health Centers and other clinics focusing on the uninsured and underinsured.

CLINICAL TRAINING SITE – Salt Lake Community College School for Nursing and Certified Nursing Assistant (CNA) programs, Wasatch CNA Center, Utah Career College School of Nursing, University of Utah (several departments including social work, recreational therapy, Family Practice Medicine, etc.)

UTAH COALITION BOARD FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES.

UTAH DEPARTMENT OF HEALTH FACILITY LICENSURE BOARD

ELECTION POLLING SITE – also provided poll workers during the primary elections 2008

DONATED SCHOOL SUPPLIES AND TURKEYS to Title 1 schools the past two years

CHRISTMAS “SOCK DROP” SITE – for the homeless during last winter’s drive by the shelters.

AFGHANS TO HOMEBOUND – St. Joseph Villa residents make afghans for the Salt Lake County Meals on Wheels recipients

St Joseph villa community involvement p. 2

CRAFTS FOR HOSPICE PATIENTS – St. Joseph Villa residents make items for use by Hearts for Hospice patients.

COVER THE UNINSURED WEEK PROMOTIONS – assisted with CHIP enrollment and education at the food banks and Horizonte high school.

LEAD PAINT REMOVAL – promotion of lead paint removal grants through the Salt Lake Valley Health Department.

MULTI CULTURAL FAIR – provided time and donations to the American-Bosnian Association in order to be represented at the fair.

MEETING SPACE;

- Church of Jesus Christ of Latter Day Saints Branch
- Smokers Anonymous
- 55 Alive (AARP) driver training
- Child Care and Referral education and training
- Overeaters Anonymous
- American Italian League
- Utah Recreational Therapy Association

Community Provided Material

Liberty Wells Community Council
P.O. Box 522318 • Salt Lake City, UT 84152
Tel: 801-485-8780 Email: libertywells@msn.com

December 11, 2008

HAND DELIVERED

Salt Lake City Planning & Zoning Dept.
P.O. Box 145480
Salt Lake City, UT 84114

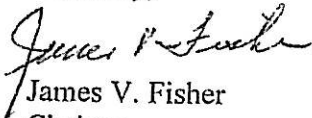
Dear Sirs,

This letter is to inform you that at the December 10, 2008 meeting, the Liberty Wells Community Council (LWCC) passed a motion reversing its earlier LWCC vote which supported St. Joseph Villa's proposed zoning change. The earlier vote was in support, recognizing that the St. Joseph Villa request is needed to meet increased demand for patient care.

Please note this change in your records concerning this matter.

If you have any questions, please call me at 485-8780 or email me at libertywells@msn.com.

Sincerely,



James V. Fisher
Chairman
Liberty Wells Community Council

Received Dec 12-2008
James Harris

3/6/2009

SUPPLEMENT TO THE CITY COUNCIL

CHRISTUS St. Joseph Villa - Building Replacement

Contact: Galen Ewer (487-7557, ext. 3020) or Ginger Moulton (487-7557, ext. 3140)

Action requested: Approve a change to the Master Plan and Small Area Master Plan

Background – Reason a building is needed.

CHRISTUS St. Joseph Villa is the most comprehensive center for senior care service in Utah, with over 380 staff members joining the Sisters of Charity of the Incarnate Word in providing care since 1947. Under the same ownership for more than 61 years, the Villa has been the only not-for profit, religious-based senior care facility in Salt Lake City and in Utah, providing service to the elderly and their families through a wide range of services. Health services are provided to people of all races and religions.

Because the Villa has remained in the same location, the campus has “aged in place.” The oldest (North) building opened in 1959. This building was built on a 1959 best practices “medical model”, and was thought to be a great advance in the care of the elderly. However, in recent years, studies have clearly demonstrated that all levels of senior care, when provided outside the home, are best provided in as much of a homelike setting as possible—something the 1959 building does not provide.

The 1959 building has many practical and economic challenges: The bathrooms are not large enough to accommodate walkers and wheelchairs, which means that some residents need staff to help them use the bathroom; the hallways are too narrow; the ceilings are too low; and the building is not built to current earthquake codes. And this list continues to grow as state and federal regulations are put in place. **It is clear that at some time, in the not-too-distant future, the building will no longer be able to be utilized for senior care.** Even if it was economically feasible, the building cannot be renovated to alleviate these shortcomings without displacing the current 70 residents, losing approximately half of the current rooms in order to bring the building up to current codes and costing almost as much as a new building.

Proposed Solution

The Board of Directors has developed a plan to construct a new building to replace the antiquated building at the corner of 500 East and Westminster. A large portion of the capital funding for the project has been raised. The overall plan is a multi-phase project that includes building a three-story building that will accommodate: Assisted Living studios and one-bedroom apartments; a Special Care Unit for those with Alzheimer's; and an Assisted Living Memory Care Center for those in the early stages of Alzheimer's. Once the new building is completed a majority of the 1959 building would be removed and replaced with green space. A small portion of the 1959 building would remain because key campus infrastructure is housed in part of the lower levels.

CHRISTUS St. Joseph Villa currently owns seven contiguous houses on the opposite side of the campus along 500 East and west along Hollywood Ave. All or some of these homes (depending on building configuration) could be removed to accommodate the new building. Concerns have been raised regarding the historical significance of the houses. The attached information from the Utah State Historical Preservation Office shows that only one of the seven

houses is noted as significant if an application is submitted to become a historical neighborhood.

St. Joseph Villa Building Project

In order to complete this project, **St. Joseph Villa respectfully requests that the City Council approve a change to the Master Plan and Small Area Master Plan at this time, and eventually a zoning change to accommodate our proposed building.**

Points for the Community and Council Members to consider

- ▶ St. Joseph Villa's purpose is to provide for the needs of Salt Lake's elderly, particularly those currently in our care. The Sisters, staff and board of directors have agonized over a solution that will only minimally impact the current residents of the 1959 building and would fit within the nature and character of our neighborhood. Building an updated building is the appropriate solution.
- ▶ The need for senior services is expanding as the population of older people grows. Between 2010 and 2020 the number of people 65 years of age or older will increase from 18,181 to 27,654 in Salt Lake City. By 2030 the total will reach 38,333 according to projections by the Bureau of Economic and Business Research University of Utah. The fastest growing age cohort among all age groups is 85 and older.
- ▶ An early stage Alzheimer program is the only additional service in the building replacement plan. The Alzheimer Association states that one of ten persons over age 65 and "nearly half of those over 85 have Alzheimer's." The Utah Chapter states that 30,000 people in Utah have the disease. No Type II Assisted Living facilities serving Alzheimer patients exists in the southern portion of Salt Lake City.
- ▶ Unfortunately, the 2008 healthcare, regulatory and building code requirements make it impossible to keep the 1959 building operative for much longer. Constructing the new facility rather than simply replacing it in the same footprint will allow 70 fragile residents to remain in their homes at CHRISTUS St. Joseph Villa and continue to receive the care and services they need.
- ▶ The proposed building will be at the south east corner of the campus. Upon completion, the old 1959 building on north east corner of the campus will come down. That corner will then become neighborhood green space. Additionally, green space is planned around the new building, including a garden between the nearest neighbor and the new building.
- ▶ In 1995 St. Joseph Villa completed the long range plan developed in the 1980's. Every organization must routinely evaluate goals and develop long range plans based on changing market conditions, revenue sources and in this case the changing regulatory statutes that impact the use of the oldest building. In 2003 the Board of Directors began gathering information to look at a new long range plan which was finalized at the end of 2004. The Board felt a strong commitment to continue to serve the senior citizens of Salt Lake City rather than relocating or downsizing at a time when the elderly population is growing.
- ▶ Some neighbors object to the proposed building, stating a belief the Villa should never change. We believe the proposed building is badly needed to replace the services and care for the current residents of an aging outdated facility. In order to accommodate similar

resident populations, utilize the best known elderly care practices and meet current code requirements, the new building's square footage must be larger than the existing 1959 building due to code requirements and what people expect today. To provide better patient care and to have a stronger home-like atmosphere, each new living space is designed to be a more spacious, facilitating easier mobility and access for wheel chair and walker assisted residents.

- ▶ The SLC Community Master Plan for this neighborhood states that a variance to the plan may be made. In 1992, the city anticipated that future land uses would need to vary on this block. In addition, the master plan notes that the expansion of medical facilities is an acceptable reason to amend the plan due to the utilization of existing services and to improve access for the citizens.
- ▶ The Salt Lake Planning Commission has recommended the change to the area master plan. (With a 5-2 favorable vote.) Statements by the commission members during the hearing made it clear that services are needed for the increasing population of seniors in Salt Lake City and that the land use change requested by St. Joseph Villa is appropriate in order to help meet that need.
- ▶ Individuals living at CHRISTUS St. Joseph Villa are part of the neighborhood. Most are registered voters and taxpayers who have made the choice to live in Salt Lake City rather than moving to the suburbs.
- ▶ Under the proposed plan, up to seven homes will be removed from the neighborhood, they will be replaced with a building that will be home to an estimated 92 residents. The outdated 1959 building is currently home to 70 residents. The additional residents reflect the program for early stage Alzheimer's patients.
- ▶ The Villa has purchased all seven homes in the free market. We bought three of the homes as they became listed "For Sale" through the multiple listing service. The owners of the two more homes approached us with their interest in selling. We approached the last two homeowners to inquire about their possible interest in selling. In each instance, we paid market competitive prices (never below the appraised value). We have not purchased any additional homes in our neighborhood. Following these transactions, other neighbors have approached us to possibly purchase their homes. We are currently not in the market for additional home sites and are not in negotiations with any additional property owners.
- ▶ St. Joseph Villa is a tremendous asset to Salt Lake and the entire valley. During 2008 a total of 423 Salt Lake City citizens were admitted for overnight services. Over the long history many Salt Lake City residents have had family compassionately cared for by the St. Joseph staff. The close proximity facilitates family and friends visiting and assisting in the care of their loved ones.
- ▶ Before the City Council is a request for changes to the area master plans, not a request for rezoning or approval of a building design. St. Joseph Villa and the architects have received numerous suggestions for the design and placement of the building. Options that appear feasible include an 'L' design and a 'T' design. The latter is more expensive because it will require below grade parking. Never-the-less, St. Joseph Villa is open to consideration and further evaluation if the master plan amendments are approved.

In the end, what CHRISTUS St. Joseph Villa would like to do is to continue the stated mission of "extending the healing ministry of Jesus Christ" to the elderly. The best way to continue this

mission is to build the new building that will meet the needs of Salt Lake's elderly people and their families for another half century.

HISTORIC SITE FORM

(Historic Sites Database version)

Utah State Historic Preservation Office

1. Identification

Property Name:

Address: **1952 S 500 EAST**

City: **SALT LAKE CITY**

ID#: **114288**

Old ID#: 889030

Plat:

Block:

Site:

County: **SALT LAKE COUNTY**

2. Documentation/Status

Evaluation: **(C) INELIG./NON-CONTRIBUTING**

National Register Status:

Date Listed

Date Delisted:

Thematic or MPS Affiliation:

Areas of Significance:

Dates Surveyed / Added to SHPO Files

Recon. Level Survey: **07 / 07**

Intensive Level Survey: **/**

General/Misc. File: **/**

3. Building Information

Date(s) of Construction: **1915 c.**

Height (# stories): **1**

Original Use **SINGLE DWELLING**

Plan/Type: **BUNGALOW**

Style(s): **BUNGALOW**

Material(s) **REGULAR BRICK**
COBBLESTONE

Outbldgs: Contrib.: **0** Non-Contrib. **1**

Architect(s):

Comments: **ENCLOSED PORCH**

4. Other SHPO File Information

Federal Tax Project No.(s)

106 Case No..

Devel. Grant:

State Tax Project No.(s)

Historic Photo Date:

HABS/HAER:

HISTORIC SITE FORM

(Historic Sites Database version)

Utah State Historic Preservation Office

1. Identification

Property Name:

Address: **1962 S 500 EAST**

City: **SALT LAKE CITY**

County: **SALT LAKE COUNTY**

ID#: **114289**

Old ID#: **889031**

Plat:

Block:

Site:

2. Documentation/Status

Evaluation: **(C) INELIG./NON-CONTRIBUTING**

National Register Status:

Date Listed

Date Delisted:

Thematic or MPS Affiliation:

Areas of Significance:

Dates Surveyed / Added to SHPO Files

Recon. Level Survey: **07 / 07**

Intensive Level Survey: **/**

General/Misc. File: **/**

3. Building Information

Date(s) of Construction: **1915 c.**

Height (# stories): **1**

Original Use **SINGLE DWELLING**

Plan/Type: **BUNGALOW**

Style(s): **BUNGALOW
MINIMAL TRADITIONAL**

Material(s) **ALUM./VINYL SIDING
REGULAR BRICK**

Outbldgs: Contrib.: **0** Non-Contrib. **1**

Architect(s):

Comments: **NEW WINDOWS**

4. Other SHPO File Information

Federal Tax Project No.(s)

106 Case No..

Devel. Grant:

State Tax Project No.(s)

Historic Photo Date:

HABS/HAER:

HISTORIC SITE FORM

(Historic Sites Database version)

Utah State Historic Preservation Office

1. Identification

Property Name:

Address: 1964 S 500 EAST

City: SALT LAKE CITY

County: SALT LAKE COUNTY

ID#: 114290

Old ID#: 889032

Plat:

Block:

Site:

2. Documentation/Status

Evaluation: (C) INELIG./NON-CONTRIBUTING

National Register Status:

Date Listed

Date Delisted:

Thematic or MPS Affiliation:

Areas of Significance:

Dates Surveyed / Added to SHPO Files

Recon. Level Survey: 07 / 07

Intensive Level Survey: /

General/Misc. File: /

3. Building Information

Date(s) of Construction: 1920 c.

Height (# stories): 1

Original Use SINGLE DWELLING

Outbldgs: Contrib.: 0 Non-Contrib. 1

Plan/Type: BUNGALOW

Style(s): MINIMAL TRADITIONAL
BUNGALOW

Material(s) STUCCO/PLASTER

Architect(s):

Comments: ENCLOSED PORCH, SIDING, NEW WINDOWS, ALTERED ENTRY

4. Other SHPO File Information

Federal Tax Project No.(s)

106 Case No..

Devel. Grant:

State Tax Project No.(s)

Historic Photo Date:

HABS/HAER:

HISTORIC SITE FORM

(Historic Sites Database version)

Utah State Historic Preservation Office

1. Identification

Property Name:

Address: 475 E HOLLYWOOD AVENUE

City: SALT LAKE CITY

County: SALT LAKE COUNTY

ID#: 114340

Old ID#: 889082

Plat:

Block:

Site:

2. Documentation/Status

Evaluation: (B) ELIGIBLE/CONTRIBUTING

National Register Status:

Date Listed

Date Delisted:

Thematic or MPS Affiliation:

Areas of Significance:

Dates Surveyed / Added to SHPO Files

Recon. Level Survey: 07 / 07

Intensive Level Survey: /

General/Misc. File: /

3. Building Information

Date(s) of Construction: 1925 c.

Height (# stories): 1

Original Use SINGLE DWELLING

Plan/Type: BUNGALOW

Style(s): BUNGALOW
PERIOD REVIVAL: OTHER

Material(s) STUCCO/PLASTER
STRIATED BRICK

Outbldgs: Contrib.: 0 Non-Contrib. 1

Architect(s):

Comments: NEW WINDOWS

4. Other SHPO File Information

Federal Tax Project No.(s)

106 Case No..

Devel. Grant:

State Tax Project No.(s)

Historic Photo Date:

HABS/HAER:

HISTORIC SITE FORM

(Historic Sites Database version)

Utah State Historic Preservation Office

1. Identification

Property Name:

Address: **465 E HOLLYWOOD AVENUE**

City: **SALT LAKE CITY**

County: **SALT LAKE COUNTY**

ID#: **114341**

Old ID#: **889083**

Plat:

Block:

Site:

2. Documentation/Status

Evaluation: **(B) ELIGIBLE/CONTRIBUTING**

National Register Status:

Date Listed

Date Delisted:

Thematic or MPS Affiliation:

Areas of Significance:

Dates Surveyed / Added to SHPO Files

Recon. Level Survey: **07 / 07**

Intensive Level Survey: **/**

General/Misc. File: **/**

3. Building Information

Date(s) of Construction: **1914 c.**

Height (# stories): **1**

Original Use **SINGLE DWELLING**

Outbldgs: Contrib.: **0** Non-Contrib. **0**

Plan/Type: **FOURSQUARE (BOX)**

Style(s): **BUNGALOW**

Material(s) **REGULAR BRICK**

Architect(s):

Comments: **SOME NEW WINDOWS**

4. Other SHPO File Information

Federal Tax Project No.(s)

106 Case No..

Devel. Grant:

State Tax Project No.(s)

Historic Photo Date:

HABS/HAER:

HISTORIC SITE FORM

(Historic Sites Database version)

Utah State Historic Preservation Office

1. Identification

Property Name:

Address: **459 E HOLLYWOOD AVENUE**

City: **SALT LAKE CITY**

County: **SALT LAKE COUNTY**

ID#: **114342**

Old ID#: **889084**

Plat:

Block:

Site:

2. Documentation/Status

Evaluation: **(A) ELIGIBLE/SIGNIFICANT**

National Register Status:

Date Listed

Date Delisted:

Thematic or MPS Affiliation:

Areas of Significance:

Dates Surveyed / Added to SHPO Files

Recon. Level Survey: **07 / 07**

Intensive Level Survey: **/**

General/Misc. File: **/**

3. Building Information

Date(s) of Construction: **1925 c.**

Height (# stories): **1**

Original Use **SINGLE DWELLING**

Outbldgs: Contrib.: **0** Non-Contrib. **0**

Plan/Type: **CLIPPED-GABLE COTTAGE**

Style(s): **PERIOD REVIVAL: OTHER
CLIPPED-GABLE COTTAGE**

Material(s) **STUCCO/PLASTER**

Architect(s):

Comments: **NO OBVIOUS ALTERATION**

4. Other SHPO File Information

Federal Tax Project No.(s)

106 Case No..

Devel. Grant:

State Tax Project No.(s)

Historic Photo Date:

HABS/HAER:

HISTORIC SITE FORM

(Historic Sites Database version)

Utah State Historic Preservation Office

1. Identification

Property Name:

Address: **455 E HOLLYWOOD AVENUE**

City: **SALT LAKE CITY** County: **SALT LAKE COUNTY**

ID#: **114343**

Old ID#: **889085**

Plat:

Block:

Site:

2. Documentation/Status

Evaluation: **(B) ELIGIBLE/CONTRIBUTING**

National Register Status:

Date Listed

Date Delisted:

Thematic or MPS Affiliation:

Areas of Significance:

Dates Surveyed / Added to SHPO Files

Recon. Level Survey: **07 / 07**

Intensive Level Survey: **/**

General/Misc. File: **/**

3. Building Information

Date(s) of Construction: **1896 c.**

Height (# stories): **1**

Original Use **SINGLE DWELLING**

Plan/Type: **CENTRAL BLK W/ PROJ BAYS**

Style(s): **VICTORIAN ECLECTIC**

Material(s) **SHINGLE SIDING
STUCCO/PLASTER**

Outbldgs: Contrib.: **0** Non-Contrib. **1**

Architect(s):

Comments: **NEW WINDOWS, STUCCO**

4. Other SHPO File Information

Federal Tax Project No.(s)

106 Case No..

Devel. Grant:

State Tax Project No.(s)

Historic Photo Date:

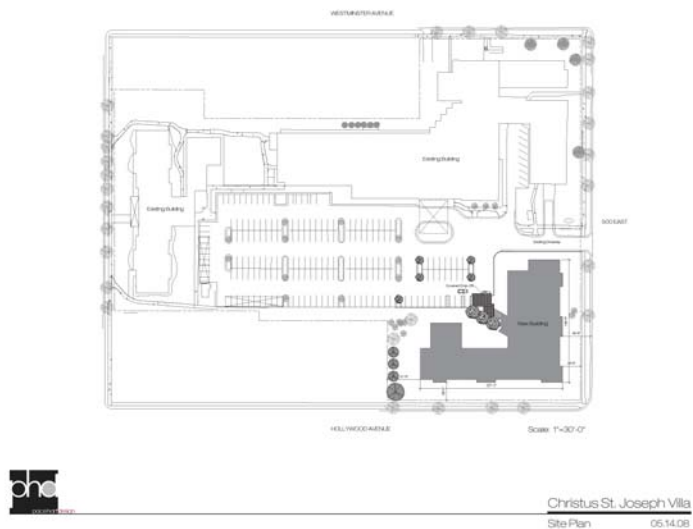
HABS/HAER:

Table 11
Population At Least 65 Years Old: Scenario 3

	2010	2020	2030	2040	2050
Alta	30	48	69	94	123
Bluffdale	552	1,694	3,543	4,844	6,395
Cottonwood Heights	3,379	5,139	7,233	9,410	11,845
Draper (pt.)	2,562	3,997	5,651	7,344	9,261
Herriman	925	1,767	2,965	4,804	6,410
Holladay	2,284	3,431	4,749	6,066	7,508
Midvale	3,005	4,903	6,797	8,635	10,648
Murray	3,763	5,732	7,924	10,173	12,648
Riverton	2,683	4,020	5,492	7,191	9,038
Salt Lake City	18,181	27,654	38,333	48,962	60,582
Sandy	8,491	13,118	18,135	23,075	28,471
South Jordan	3,686	6,312	10,184	12,902	15,914
South Salt Lake	1,905	2,937	4,076	5,177	6,378
Taylorsville	5,438	8,431	11,727	14,931	18,434
West Jordan	6,903	10,800	15,710	21,138	26,408
West Valley	10,123	15,668	21,725	27,979	34,821
Unincorporated Areas	17,449	29,092	43,197	57,472	73,820
County Total	91,360	144,742	207,509	270,198	338,704

Source: BEBR analysis of Census 2000 and GOPB data.

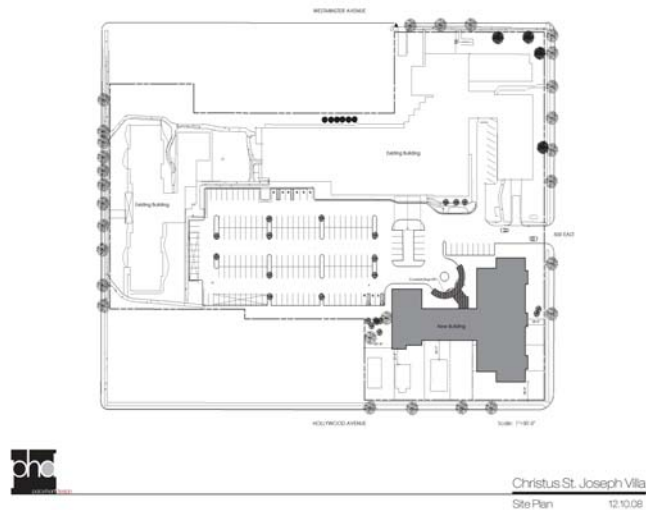
Building Option 1 – ‘L’ Design



The service concepts is for Alzheimer services on the first floor, including both Nursing Care for patients in the late stage of the disease and an Assisted Living area for early stage patients.

The upper floors are designated for type II Assisted Living apartments.

Building Option 2 – ‘T’ Design



This plan maintains three houses owned by CHRISTUS St. Joseph Villa. Including the one identified as Significant by the Utah Historical Preservation Commission.

Approximately thirty parking spaces are removed which will require replacement.

The Villa EXPANSION

**JUST
SAY**

NO!

**A vote FOR expansion
is a vote AGAINST our neighborhood!**

novillaexpansion@gmail.com
www.novillaexpansion.org

**City Council Meetings
February 2009**

Paid for and presented by
concerned neighbors in the Liberty Wells area.

Contents

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from Institutions10



*My family has lived
in the neighborhood
since 1930 when my
father built our home.*

*I have watched as
the Villa has taken
historical homes,
eroding the integrity
of our homes. I
have witnessed the
broken promises
that the Villa has
made along with the
heartbreak of many
people forced to
leave their home and
neighborhood. It is
time to hold the Villa
to their word and end
this cycle.*

Tricia Tate

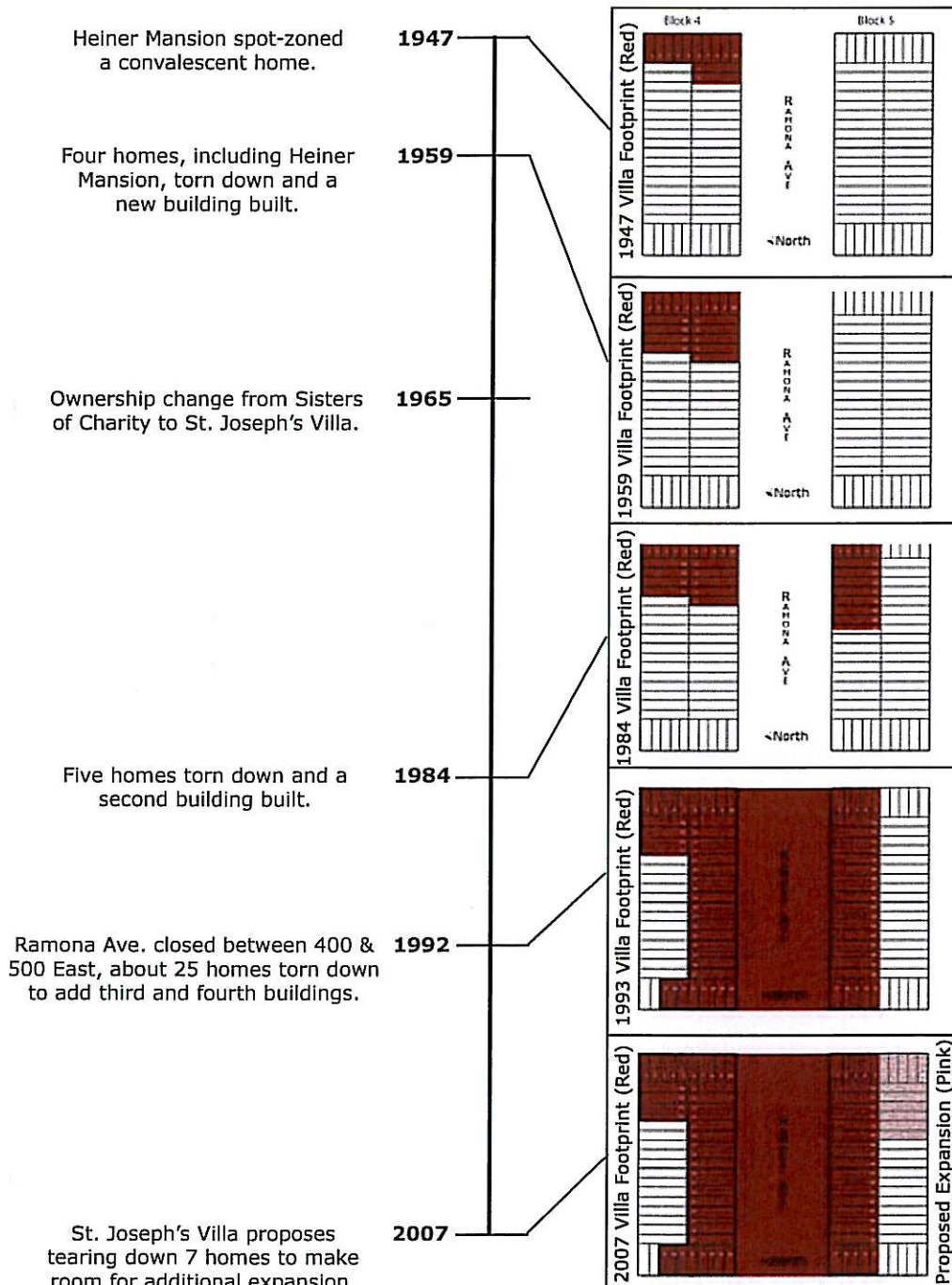
558 Hollywood Avenue
since 1958

60 Years of Community Support

Our neighborhood is opposed to the current master plan amendment request, but we are not opposed to the services or residents of Christus St. Joseph Villa. In fact, several neighbors who oppose this expansion have volunteered at the Villa, and others have had relatives housed there. In addition, the neighborhood has made room for previous expansions (see Exhibit 1), surrendering an historic mansion and 46 homes in the process.

Exhibit 1.

A History of Christus St. Joseph Villa and the Neighborhood.



Prior to our grandmother passing, she was housed temporarily at the Villa. We appreciate the services the Villa rendered our grandmother. However, as a neighbor we do not value the Villa's continued efforts to break their 1992 promise regarding external expansion.

Joe & Shay DeGooyer

571 E Ramona Avenue
since 2000



Please come visit our neighborhood and see that it has charm and character worth saving.

Dr. Erika Travis

549 Hollywood Avenue
since 2008

A Promise to End Expansion

Approximately 46 houses in our neighborhood have been torn down to make room for Christus St. Joseph Villa expansion. In 1992 Ramona Avenue was closed between 400 East and 500 East. The neighborhood was opposed to the 1992 expansion.

St. Joseph Villa wrote a letter to then Mayor Corradini (Exhibit 2) explaining the rationale behind the request to close Ramona Avenue. One reason cited is to "preserve the residential character of Westminster and Hollywood Avenues."

In addition to this understanding that the residential character of surrounding streets should be preserved, Christus St. Joseph Villa promised there would not be future expansion in our neighborhood (Exhibit 3, on the following page) and the City's approval of the expansion was largely due to that promise (Exhibit 4, on the following page).

Exhibit 2.

1992 Letter from St. Joseph Villa Director Requesting Closure of Ramona Avenue to Preserve Residential Character of Hollywood Ave.


<div data-bbox="451 1003 565 1150"><p>St. Joseph Villa</p></div> <div data-bbox="248 1199 401 1220"><p>January 16, 1992</p></div> <div data-bbox="245 1262 493 1329"><p>Mayor Deedee Corradini Salt Lake City Hall 451 South State, Suite 306 Salt Lake City, UT 84111</p></div> <div data-bbox="245 1354 446 1373"><p>Dear Mayor Corradini:</p></div> <div data-bbox="245 1383 812 1467"><p>Since 1947, St. Joseph Villa has been serving the needs of the elderly in Salt Lake City and has continually tried to meet these needs with additions and renovations to our current facility and areas for residents and families to share life's experiences.</p></div> <div data-bbox="245 1476 812 1669"><p>During the past several years, St. Joseph Villa has continued to evaluate the needs of our elderly and our neighbors in order to develop a master plan for St. Joseph Villa's commitment to the elderly. This major commitment to the elderly would include, as our program is enhanced, an adult day care program, an inpatient hospice program, a residential care program, an assisted living care program, a rehabilitation program, an adult health care clinic, and a special program for Alzheimer's Disease patients. The aforementioned are all health related, but St. Joseph Villa would also envision a senior citizen housing program under the direct sponsorship of St. Joseph Villa.</p></div> <div data-bbox="245 1677 812 1808"><p>All of these programs are possible within the property currently owned by St. Joseph Villa or with the purchase of additional property. The major concern, however, for St. Joseph Villa is Ramona Avenue, which separates the properties owned by St. Joseph Villa. This situation currently impacts our services to the elderly in that traffic hinders access to our parking and outdoor park for our residents and visitors.</p></div> <div data-bbox="245 1816 812 1871"><p>In order for St. Joseph Villa to bring into reality our vision for the elderly, we petition the City of Salt Lake for the closure of Ramona Avenue between 400 and 500 East.</p></div> <div data-bbox="188 1892 396 1925"><p>Receipt 0600120</p></div> <div data-bbox="277 1925 747 1963"><p>475 Ramona Avenue Salt Lake City, Utah 84115-3299 (801) 487-7557 A member of Sisters of Charity of the Incarnate Word Health Care System, Houston, Texas</p></div>	<div data-bbox="876 1001 1101 1037"><p>Mayor Deedee Corradini January 16, 1992</p></div> <div data-bbox="876 1066 953 1085"><p>Page 2.</p></div> <div data-bbox="876 1125 1487 1312"><p>St. Joseph Villa has explored alternate plans to this request and has internally concluded that these plans would have a more adverse effect to the environment of our neighborhood such as excessive building height and maximum utilization of available land. The closure of Ramona Avenue would allow a lower elevation of construction, maintain ground level parking, allow controlled access to our facility, reduce traffic on adjoining streets, and would provide for the development of additional green space for use by our neighbors and the residents of our facilities.</p></div> <div data-bbox="876 1320 1487 1442"><p>We propose the closure at the western end of Ramona at 400 East, which would direct all traffic to our facility to 500 East, a major arterial street and known access to St. Joseph Villa for the past 40 years. This continued direction would preserve the residential character of Westminster and Hollywood Avenues and reduce the exit flow to 400 East.</p></div> <div data-bbox="876 1451 1487 1541"><p>We have attached a copy of the proposed master plan for St. Joseph Villa and a copy of the functional and space program for your use in reviewing our request. Should additional information or questions arise concerning this request, we would be pleased to provide our assistance.</p></div> <div data-bbox="876 1547 1422 1575"><p>We hope that our request will meet with your approval.</p></div> <div data-bbox="876 1585 1114 1606"><p>Respectfully Submitted,</p></div> <div data-bbox="876 1623 1146 1686"><p><i>Sister M. Ambrose Naughton</i> Sister M. Ambrose Naughton Executive Director</p></div> <div data-bbox="876 1701 969 1719"><p>SMAN/gmm</p></div>
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Exhibit 3.

No Future Expansion Indicated at 1992 Neighborhood Meeting

ST. JOSEPH VILLA
NEIGHBORHOOD MEETING
AUGUST 20, 1992

PAGE 3.

Will the facility survive?

St. Joseph Villa has been in the neighborhood since 1947. During some of this time, the Villa experienced losses. However, St. Joseph Villa is part of the Sisters of Charity of the Incarnate Word Health Care System, which has assisted during these years of loss. The system is dedicated to the care of the elderly and will continue to support St. Joseph Villa.

Will there be future expansion?

With the completion of this project, the long range plan for St. Joseph Villa is complete. If this project is a success, an expansion would not be feasible. The numbers of beds are in equilibrium and cannot be increased or decreased without causing major problems with other services. Instead, the project would need to be duplicated at the same size in another part of the city or county.

What will become of the basketball court?

Although this has been popular with the neighborhood, the neighbors who live next to the court are not happy with the continual noise of bouncing basketballs and loud music. Due to this fact and the fact that there is not a large amount of space, the basketball court will probably be removed.

What will be the time period between Phase 1 and Phase 2?

Phase 1 (the Apartments) will take approximately 9 months and will begin first. Phase 2 (the Continuum of Care Building) will begin approximately 6 months after the beginning of Phase 1 and will be completed in 1 year. This brings the total time of the project to 18 months.

Will the parking for the Apartments include visitor parking?

Yes.

Will the scheduled walkway around the property be inside or outside of the barrier?

Inside the barrier.



Many years ago I recognized the need for patient care. I stepped back and sacrificed a piece of my neighborhood to meet those needs because there was a promise made that it would be the last time. I can't sit back any longer and watch them take more of the neighborhood.

**Nancy Dolan,
R.N., M.Ed.**

1989 South 500 East
since 1986

Exhibit 4.

City's Support of 1992 Expansion Based on No Future Expansion Promise

Planning Commission Staff Report, September 10, 2008, p. 9

... this Plan [referring to the Block 4 & 5 East Waterloo Subdivision Small Area Master Plan] says that more intense special use residential development should be internalized on the Block (along the closed portion of Ramona). **This is the primary reason the city agreed to close this section of public right-of-way."**

Broken Promises

The requested master plan amendment violates the promises made to the neighborhood in 1992. Our neighborhood has already been eroded by past expansions. Where does it end?

A Vote Against the Master Plan Amendment is NOT a Vote Against Senior Care

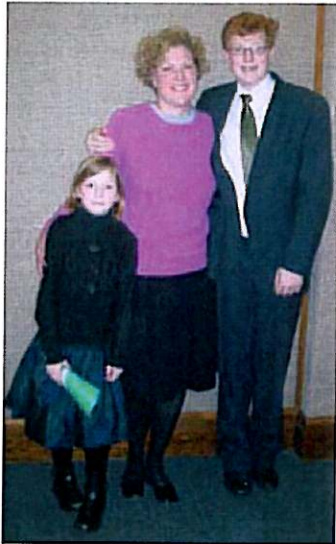
We recognize the need for quality senior care. Voting against the master plan amendment is NOT a vote against senior care. The neighborhood is simply asking Christus St. Joseph Villa to respect the neighborhood and the promises made in 1992. We are confident that the Villa can upgrade and expand their facilities in a way that meets the current master plan.

The City Council can invest in senior care while still preserving our historic, vibrant neighborhood by:

- Encouraging the Villa to expand in their existing footprint
- Encouraging the Villa and other nursing homes to purchase land that is already institutionally zoned in and adjacent to Salt Lake City
- Encouraging other quality nursing homes in Salt Lake City
- Encouraging less costly aging-in-place movements such as virtual assisted living, which employ technology and social networks as an alternative to warehousing the elderly

We recognize senior care is an important asset to our neighborhood, but so is single family housing. Every home that is torn down represents lost opportunities to house future generations of the families that make Liberty Wells a vibrant community. Exhibit 5 shows a vacant lot where a home was torn down in January 2009 in the 400 block of Redondo Ave.

Exhibit 5. Vacant Lot on Redondo Avenue



Caring for an aging population is a noble cause. Preserving our neighborhood, its historic integrity and vitality, supporting friends, families, and providing affordable housing are also noble causes. This neighborhood, this city, cannot afford to lose these houses!

Liza Lloyd

434 Hollywood Avenue
since 1993

Neighborhood United Against Master Plan Amendment

The vast majority of the neighbors are opposed to the Christus St. Joseph's Villa rezoning request. Our neighborhood has signed a petition against the master plan amendment (Exhibit 6), opposed neighbors have shown up to community meetings in record numbers (Exhibit 7, on the following page), and the Liberty Wells Community Council voted 116 to 51 against the proposed master plan amendment (Exhibit 8, on the following page).



Early morning truck traffic to the Villa wakes us up as early as 4 a.m.

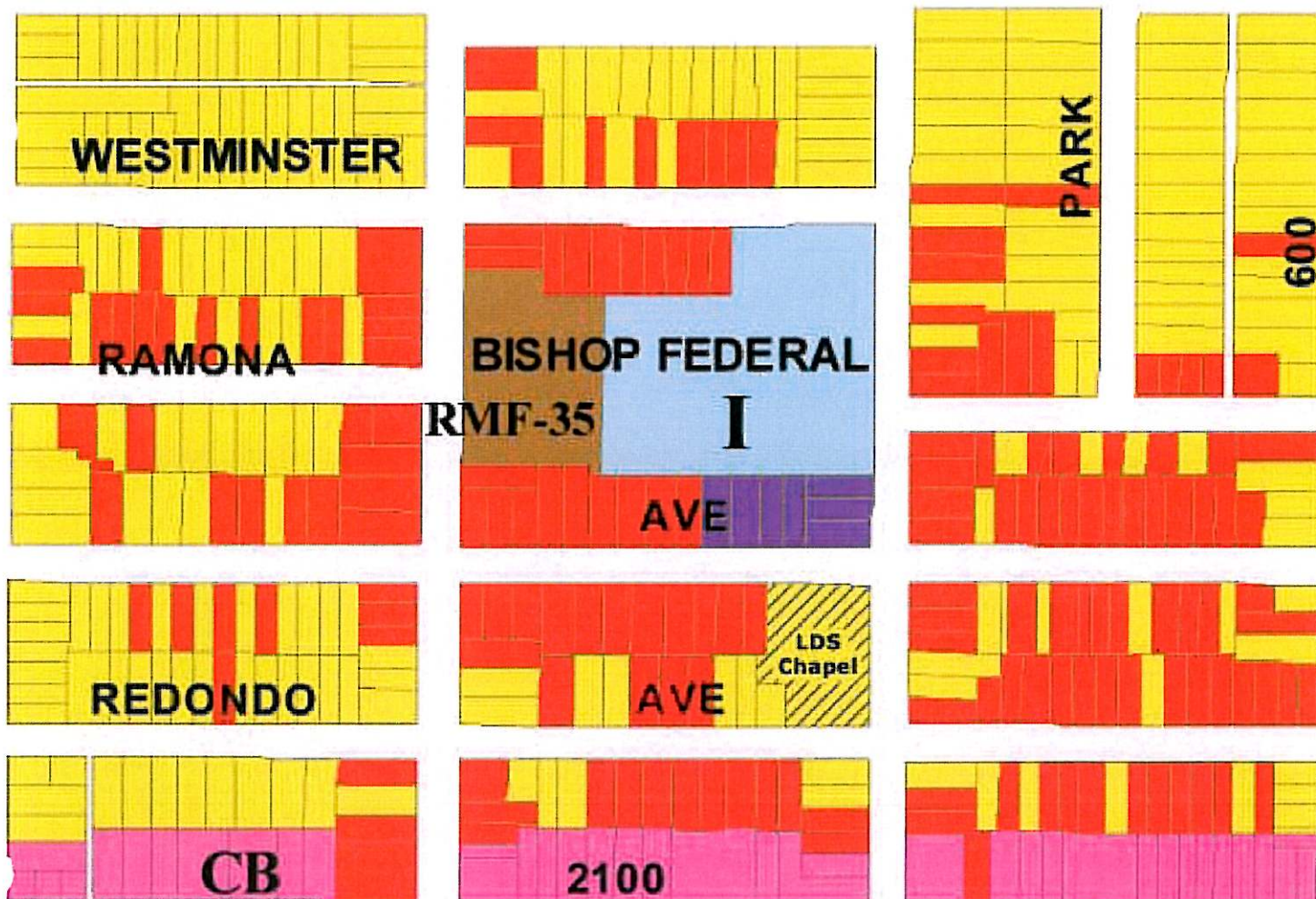
Melanie Brown

1933 South 500 East
since 2006

Exhibit 6.

Map of Neighborhood, Petition Signers Indicated in Red

Petition: We object to the St. Joseph's Villa expansion plan, which would demolish seven single family homes and construct a three-story, institutional building on the northwest corner of 500 East and Hollywood Avenue. This proposal explicitly violates a 1992 plan adopted by the Salt Lake City Council which calls for future Villa expansion to take place in the interior of the facility, thus preserving the residential character of the neighborhood.



Red: Signed Petition Against Expansion
Pink: Commercial Property

Blue: Existing Christus St. Joseph Villa Footprint
Purple: Houses to be Torn Down for Expansion

Proposed Expansion of St. Joseph's Villa



When I bought my house, I was told that Saint Joseph's Villa was through building on their site. I used my life-savings to buy this home, it is my dream home, and I would hate to see this neighborhood go the direction of so many others in this city. I am very afraid to think of what might happen in the future if this expansion happens and this group is not held to their promise not to extend beyond their boundaries.

The face of this neighborhood would be changed forever.

Frank Armstrong

1945 South 500 East
since 2007

Exhibit 7.

Neighbors Gather at Neighborhood Meeting to Oppose Master Plan Amendment



Exhibit 8.

Liberty Wells Community Council Letter Rescinding Support for Master Plan Amendment

Liberty Wells Community Council
P.O. Box 522318 • Salt Lake City, UT 84152
Tel: 801-495-8780 Email: libertywells@msn.com

December 11, 2008

HAND DELIVERED

Salt Lake City Planning & Zoning Dept.
P.O. Box 145480
Salt Lake City, UT 84114

Dear Sirs,

This letter is to inform you that at the December 10, 2008 meeting, the Liberty Wells Community Council (LWCC) passed a motion reversing its earlier LWCC vote which supported St. Joseph Villa's proposed zoning change. The earlier vote was in support, recognizing that the St. Joseph Villa request is needed to meet increased demand for patient care.

Please note this change in your records concerning this matter.

If you have any questions, please call me at 485-8780 or email me at libertywells@msn.com.

Sincerely,

James V. Fisher
James V. Fisher
Chairman
Liberty Wells Community Council

*Received Dec 13-2008
Diana Davis*

Vote Against the Master Plan Amendment

We encourage the City Council to vote **against** the proposed amendment as recommended by the Planning Commission staff in September 2008:

“While the City recognizes the value of Christus St. Joseph Villa and the services they provide for a section of the City’s population, the requested master plan amendments to allow for the redevelopment and the expansion of the institutional are not warranted nor appropriate at the subject location.” (page 9)

The following is a summary of Christus St. Joseph Villa’s master plan amendment request:

- October 2007 – Villa submits master plan and zoning amendment requests to Salt Lake City Planning Division, including a request to relax the maximum building height from 35 feet to 42 feet.
- May 2008 – The Villa presents the proposal to the Liberty Wells Community Council on May 14 and receives a letter of support May 27. The vote was not on the agenda and residents were not notified. Planning staff note that only two people in attendance live on the same block as the Villa or on one of the streets that face the block where the Villa is located.
- May 2008 – The Planning and Community Development Staff indicate the project cannot be supported due to impacts on the surrounding neighborhood.
- June 2008 – The new Community and Economic Development Director decides to consider master plan amendments separate from rezone and planned development proposals.
- August 2008 – Open House held by the Planning Division because adjacent property owner or nearby neighbor input at the Community Council was limited. Approximately 50 people attended to voice concerns about the impacts of the expansion to the neighborhood.
- September 2008 – The Planning Commission disregards the Planning Staff Recommendation by approving St. Joseph Villa proposal.
- December 2008 – Liberty Wells Community Council rescinds its approval of St. Joseph Villa proposal due to overwhelming neighborhood opposition.



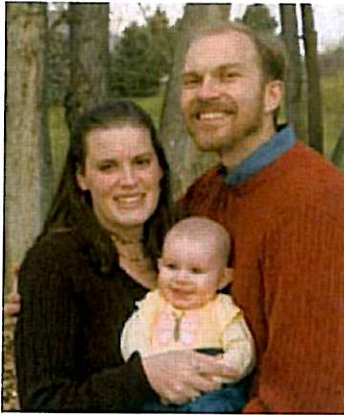
We are strongly opposed to the expansion because the beautiful and historic homes directly across from us will be removed. This will create a large institutional building that will ruin the neighborhood feeling we have enjoyed for a couple of years. This will have a huge impact on our family and our home which we have remodeled to fit the character of this one of a kind neighborhood.

**Scott and Maggie
Buccambuso**

468 Hollywood Avenue
since 2006

Vote No to Preserve Our Neighborhood

This vote is about preserving single family homes in one of the more affordable neighborhoods in Salt Lake City. The decision the City Council makes will set a precedent that could affect all neighborhoods in the city.



My husband and I want to stay in the neighborhood to raise our family. We like our quiet street, but are concerned that increased traffic and parking congestion from the Villa expansion will change that. Please don't let the Villa take any more homes in this neighborhood. It is one of the few affordable, family friendly neighborhoods left in Salt Lake City.

Megan Buhler

575 Hollywood Avenue
since 2003

- Central Community Master Plan, p. 9. "The community does not support the demolition of lower-density residences in order to build multi-family structures. Residents prefer to protect the existing residential character and prevent construction of multiple family dwellings in low-density neighborhoods, especially those exceeding 14 dwelling units per acre."
- Central Community Master Plan, p. 9 "Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses."
- Planning Commission Staff Report, p. 9 "This Plan [referring to the Blocks 4 & 5 East Waterloo Subdivision Small Area Master Plan] make[s] it clear that the single and two family residences along Westminster and Hollywood Avenues should be maintained

Salt Lake's first neighborhood?

On July 22, 1847, the first pioneer wagons followed the Donner tracks on the south bank of Emigration Creek into the valley. After the creek took a turn to the northwest, the group continued to a campsite in the vicinity of present-day 500 East 1700 South. FIRST ENCAMPMENT PARK commemorates this event. Is it too far fetched, then for us to lay claim as Salt Lake's first neighborhood? Our area boasts some of the earliest permanent homes built in the valley as well as one of its earliest parks, LIBERTY PARK. Most of the homes in the area long pre-date World War II.

Text from Liberty Wells Community Council Brochure

Vote No to Protect Historic Properties

This vote is about preserving the historic value of one of Salt Lake City's first neighborhoods. Five of the seven houses under consideration in this rezoning request were deemed "eligible and contributing" in a recent Historic survey.

Exhibit 9.

Utah Heritage Foundation Speaks Out Against Expansion

Dec 09
2008

Speak out against needless demolition of 7 houses in Liberty-Wells Neighborhood

Posted by kirk in Salt Lake City, news, issues

On Wednesday, December 10, the Salt Lake City **Liberty-Wells Community Council** will hold a vote regarding the proposal to expand **St. Joseph Villa** (seen at right), which requires a change to the Central Community Master Plan and a zoning change. The **Planning Commission** has already given its approval to the plan, which includes the demolition of seven historic houses (below left), five of which have been rated as potentially contributing status to a future National Register Historic District.



However, in an important step to discuss the project, the neighborhood is reconsidering its original vote from Spring 2008 as that vote was taken when the item was not listed on a regular meeting agenda. The December 10th meeting will be held at 7:00 p.m. at the **Salt Lake Community College South City Campus** (former SLC South HS) at 1575 South State Street in Room W111G.



As members of the neighborhood expressed at November's Liberty -Wells Community Council meeting, the expansion not only facilitates the demolition of nearly a half-block of viable single-family historic houses (like the airplane-roof style



bungalow seen at left), it also presents several other issues including reducing neighborhood residential use, ongoing design compatibility issues with the surrounding neighborhood, violating the **Central Community Master Plan** which calls for no further expansion of institutional facilities that displace residential uses, and violating the neighborhood's small area master plan which calls for maintaining the neighborhood's traditional design characteristics. Utah Heritage Foundation is opposed to the proposal to expand St. Joseph's Villa, and thus the change to the master plan and zoning change, as this will create a negative impact on the neighborhood and we believe that options to expand the facility within the existing footprint

of the facility or rehabilitate existing buildings (like the original St. Joseph's Villa building, 1959, seen at right) should be explored more vigorously.

After this community council meeting, the **Salt Lake City Council** will be considering the master plan and zoning change request. **Jill Remington-Love** represents this portion of the Liberty-Wells neighborhood on the City Council and welcomes your comments, but all city council members should be informed with your opinions.



As the first suburb of Salt Lake City, ours is a unique neighborhood with a mix of bungalow and cottage style homes. Those that live in the neighborhood value the history and character and the City recognizes the importance of protecting these homes by applying for a National Register of Historic Places recognition for the area. Good neighborhoods are a benefit to the city and we have already given up 46 homes within our neighborhood to the Villa. How much more will we be asked to give at the expense of our neighborhood and families?

Jeff Bair

1957 South 400 East
since 1995

Vote No to Protect Residential Areas from Institutions



*We feel the pressure
from the businesses
on 21st South.
The Villa moving
to Hollywood Ave.
sandwiches us
directly in between
a commercial zone
and an institutional
zone and isolates us
from the rest of the
neighborhood.*

**John & Janette
Featherstone**

447 Redondo Avenue
since 1984

This vote is about protecting a residential area from the traffic congestion, parking, architectural incompatibility, and other concerns that come with an institution. The Master Plans minimize the expansion of institutions within residential areas to protect individual homeowners.

- Central Community Master Plan, p. 12 "Institutional land uses provide necessary services to the community. However, the location of institutional land uses within or adjacent to residential zones causes problems for the neighborhoods. These impacts include traffic congestion, parking, incompatible architectural appearance, and undesirable activities by some of the clientele attracted to the use."
- Central Community Master Plan, p. 12 "Parking has a significant impact on residential neighborhoods. When clients and employees of institutional uses cannot find off-street parking, they park on local streets. Controlling or eliminating this on-street parking is important to the livability of the neighborhood."
- Central Community Master Plan, p. 13 "When existing institutional land uses outgrow their facilities, they often seek to acquire adjacent residential property to expand their facilities. Certain institutional land uses should not be allowed to expand beyond their existing properties unless the neighborhood and community support the institutional use expansion."
- Central Community Master Plan, p. 13 "Minimize the expansion of institutional uses in residential neighborhoods."

Exhibit 10.

Current Parking is Insufficient, Staff Encouraged to Park on Residential Streets (Picture Taken February 5, 2009)



March 5, 2009

Dear City Council Members,

My name is Loggins Merrill and I am the Chair of the East Central Community Council (ECCC). I am writing this letter to you in regards to the St. Joseph's Villa expansion request. The ECCC has been following this application very closely and carefully. The Central Area Master Plan and how these land use policies are applied affect our area greatly. This plan is also our plan.

The handling of institutional expansion is one of the ECCC's most significant land use policy issues and has been for some time. Back in 2006 our council even provided the Planning Division and the City Council a summary of our council's main concerns and listed this as one of our top priorities. Over the years the neighbors within the ECCC have spent thousands of hours regarding each of the institutional expansion projects located within and on the borders of our neighborhoods.

One by one, exceptions to the master plan intent have been made to allow exceptions for the expansion of the institutional uses. The result is that this issue has been eating away at our neighborhoods (most of them historic districts) one exception at a time and thereby destroying the fabric of the neighborhoods. Some examples of these include Judge Memorial, Cancer Wellness House, Salt Lake Clinic, the University of Utah, Bryner Clinic, Newman Center, Unitarian Church, and St. Paul's parking lot to name a few. There are many other examples of commercial encroachment that have been allowed via exception/interpretation (i.e. Smith's parking lot) that have had the same destructive effect. The cumulative impact of these many exceptions has caused a major impact on our neighborhoods and **cannot** be understated.

We have also had recent positive examples of institutional expansions that followed the intent of the master plan and were considerate of the neighborhoods. This was done in a spirit of collaboration, recognizing the impact that a project has on a neighborhood. Examples of this include the recent Salt Lake Regional expansion and the planned Westminster expansion. We hope that St. Joseph's Villa can be yet another positive example for the neighbors in that area. **We urge the City Council to uphold the master plan and help find other creative solutions/alternatives that can protect the value of the neighborhood and yet assist the applicant.**

V. Loggins Merrill



East Central Community Council



201 S. Main Street, Suite 1100
Salt Lake City, Utah 84111
main 801.328.3131
fax 801.578.6999
www.stoel.com

March 6, 2009

THOMAS A. ELLISON
Direct (801) 578-6957
taellison@stoel.com

VIA E-MAIL TO JANICE.JARDINE@SLCGOV.COM

Salt Lake City Council
City & County Building Room 300
451 South State Street
Salt Lake City, UT 84111

Re: CHRISTUS St. Josephs Villa - Comments on City Council Policy Issues

Dear Council Members:

This letter summarizes a few key points that should be considered in connection with the application of the St. Josephs Villa to change to Institutional (I) the General Plan's treatment of seven residential properties adjacent to the existing St. Josephs Villa campus on the north west corner of 500 East and Hollywood Avenue in connection with serving an expanding and unmet need in Salt Lake City for assisted living and Alzheimer's care facilities.

The discussion in the council work session and the staff report raised the following issues that should be considered by the Council in its deliberations.

1. The mere fact that the *existing* General Plan and its land use map provide for the residential use of the parcels does not prevent the Council from considering a change in the General Plan and land use map. In fact, the General Plan is supposed to "prepare for the present and future needs" of the City as well as its "growth and development." See Utah Code Annotated Section 10-9a-401(1). This proposed General Plan amendment should be considered because of the significant increase in the needs of Salt Lake City residents for assisted living and Alzheimer's care. The staff acknowledged at the work session that not one City General Plan document addresses the housing and care requirements of the City's aging population. These needs are documented by separate materials provided by CHRISTUS St. Josephs Villa. The Planning Commission considered testimony presented and voted to recommend an amendment



to the General Plan to allow new Alzheimer and assisted living facilities and services to be offered as a part of the CHRISTUS St. Josephs Villa.¹

2. In considering an amendment to address the underserved and growing needs of an aging population, the Council must confront a fundamental policy decision—should the Council allow an existing care facility to expand, thus limiting the impacts of new care facilities because such facilities will utilize existing support facilities and staff located within the existing care facilities. The opposite decision would either discourage investment in such care facilities within the City or risk the potentially greater impacts of an entirely new facility in an entirely new location.

3. Staff insists that a favorable decision to amend the General Plan will open the land up to uncontrolled design and an uncontrolled set of land uses. This outcome need not be the result of a favorable decision. The existing Blocks 4 and 5 East Waterloo Subdivision Master Plan was exactly the type of General Plan document that was intended to limit both use and design to a specifically approved project master plan. The Council could make the provisional decision to approve the General Plan amendment, but condition that approval until a revised Blocks 4 and 5 Master Plan is developed and approved by the Council. Further, the Council could further move that publication of the ordinances amending the General Plan, adopting a revised Blocks 4 and 5 Master Plan and amending the zoning ordinance be delayed until receipt and issuance of a building permit for the approved project. Under this approach, if no amended Block 4 and 5 Master Plan is ever approved, or if a building permit is sought for a different project, these amendments will not become effective.

¹ CHRISTUS St. Josephs also pointed out to the Commission in the written letter attached hereto all of the policies of the Central Community Plan that favorably recognize the support services and employment opportunities provided by institutional uses, the importance of medical uses, the need to consider new medical uses and, in general, the compatible expansion of institutional uses, a statement recognizing St. Josephs Villa along with other institutional uses in the Liberty Neighborhood and a statement that calls for limiting the expansion only of Salt Lake Community College and the not St. Josephs Villa in that neighborhood. Although we acknowledge the General Plan needs to be amended to remove certain inconsistent provisions, within the context of the cluster of policies summarized in the attached letter, the proposed expansion of Institutional land use adjacent to St. Josephs for medical uses could be considered “not inconsistent” with the significant policies of the Central Community Plan.



Salt Lake City Council
March 6, 2009
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4. As implied by the preceding point, CHRISTUS St. Josephs believes that the final decision on the General Plan amendment and zoning should consider and resolve design options for the facilities and strategies to minimize other potential impacts—but the current process precludes full development and consideration of these options and strategies now. The “T” building option submitted separately by CHRISTUS St. Josephs illustrates how the design of a new building could be modified to preserve three homes on Hollywood Avenue, including the only historically significant structure affected by the project, while concentrating the mass of the development on 500 East, where none of the structures are historically significant or even contributing if the area is designated as a historic district. The approach outlined in point 3 would allow the development and consideration of design options and mitigation strategies in an orderly and open process. Language of the Central Community Plan promoting “compatible institutional expansion” and describing the need to address impacts suggests that the Central Community Plan arguably requires the City to follow exactly such a combined policy/design approach.

We will be available to answer questions on Tuesday and look forward to continuing this process with you and the community on these policy issues of importance to the future of Salt Lake City and its residents.

Very truly yours,

Thomas A. Ellison

cc: Galen Ewer
John Pace
Liza Hart



201 S. Main Street, Suite 1100
Salt Lake City, Utah 84111
main 801.328.3131
fax 801.578.6999
www.stoel.com

August 18, 2008

THOMAS A. ELLISON
Direct (801) 578-6957
taellison@stoel.com

HAND-DELIVERED AND VIA EMAIL

Lex Traughber
Salt Lake City Planning Dept.
City & County Building Room 404
451 South State Street.
Salt Lake City, UT 84111

Re: CHRISTUS St. Joseph's Villa - Comments on Salt Lake City's General Plan Policies

Dear Lex:

These comments are made on behalf of CHRISTUS St. Joseph's Villa (the "Villa") in relation to the pending application to amend the Future Land Use Map for Salt Lake City to allow the expansion of the Villa's existing Institutional Zone to cover the southeast corner of Hollywood Avenue and 500 East. We believe that the General Plan supports the expansion of the St. Joseph's Villa campus for the reasons described below. We will also comment on potential concerns that might arise in connection with the approval of a General Plan Land Use Map change and a rezoning of the property to the Institutional district.

1. The Modernization and Modest Growth of CHRISTUS St. Joseph's Villa Is Important to Salt Lake City. CHRISTUS St. Joseph's Villa is a critical community resource. CHRISTUS St. Joseph's Villa is the only religious based, not-for-profit facility of its type in Salt Lake City and in Utah. Noted for the high quality of its care, the Villa is one of only three assisted living Type 2 facilities located in Salt Lake City. The other two are located in the northern portion of the City. CHRISTUS is the only institution of its type in Salt Lake City that accepts residents of all incomes regardless of the source of payment. Only one of the other two assisted living facilities will accept residents that are obtaining assistance from the State of Utah Medicaid Waiver Program.

The principal purposes of the General Plan amendment proposal is to facilitate the demolition of old and increasingly inadequate medical facilities and to facilitate the relocation and expansion of residential units regulated as "assisted living" facilities. The modernization of increasingly obsolete facilities is essential to the mission of the Villa to provide quality care and is essential to



Lex Traugher
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the residents of greater Salt Lake City that the Villa serves. The Villa should have the opportunity to make changes to its physical facilities without displacing the many patients that so completely depend on its services without other viable options. The service principally being expanded relates to the establishment of secured assisted living for those suffering from early Alzheimer's disease and other forms of dementia. In Utah, approximately 30,000 people have Alzheimer's disease or a related form of dementia. Neither of the two existing assisted living facilities in Salt Lake City accepts residents requiring a secure living environment that are receiving assistance from the Utah Medicaid program. Therefore, the expansion of the Villa to provide assisted living facilities for patients suffering from dementia meets a critical and unmet need in Salt Lake City.

From a more general perspective, the General Plan should also consider the demographic trends which are involved in the need for medical related institutional uses. The primary audience served by CHRISTUS St. Joseph's Villa are seniors 75 years of age and older with moderate to low incomes of \$50,000 per year or less. By 2011, the population of people age 75 and older is projected to grow from 2.7% to 11.9% in the three zip codes that include CHRISTUS St. Joseph's Villa and those immediately east of the campus. These statistics demonstrate the compelling need for improved medical services in Salt Lake City's southeast corridor.

2. The Central Community General Plan Future Vision Contemplates a Mix of Housing and Supports Institutional Uses Such as the Villa. As noted above, the current proposal would result in the relocation of assisted living housing facilities in the area that would be newly rezoned for institutional uses. Assisted living housing is not only an allowed use in institutional zones, but is also allowed in residential districts, recognizing the fundamental residential nature of this use. The Future Vision for the Central Community (page 3 of the General Plan) contemplates the creation of a livable, vital and sustainable community. These policies support "a variety of residential land use" and supports "all types of housing." Policies on page 3 of the General Plan further recognize that "the appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community."

These same Future Vision policies recognize that "institutional land uses provide support services . . . that bring balance and variety to the community." Institutional land uses such as the Villa also "generate employment opportunities and attract community and regional populations." While these policies recognize that design guidelines and review processes are necessary to "ensure that new construction is compatible with the surrounding areas and established land use patterns," the policies reflected in the Future Vision of the Central Community do not preclude



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the expansion of either multi-family housing or housing based institutional uses such as assisted living.

3. Liberty Neighborhood Planning Area Policies are Consistent with a Limited Expansion of the Villa. The Liberty Neighborhood description expressly and favorably acknowledges the three significant institutional uses in the neighborhood, the Villa, Salt Lake Community College and Salt Lake County. Importantly, these neighborhood policies reflect a prohibition of expansion of Salt Lake Community College but do not reflect a similar prohibition relating to the Villa. The neighborhood policies reflect that the institutional interface with the neighborhood is an issue (as it always is). These policies therefore do not limit expansion, but would fairly be read to require an evaluation of the residential interface. That interface is enhanced considering use by the location of housing and not more intense medical uses in this transitional location. The interface is further enhanced considering design by the existence of the larger-scale chapel due south of the expansion area. In any event, the issue of interface is largely a question of design parameters that should be considered at the time of conditional use permitting and not the subject of a General Plan amendment.

4. The General Plans Residential and Institutional Land Use Policies Support the Expansion of Medical Uses at the Current St. Joseph's Villa Site. While the residential policies of the Central Community General Plan (and every other SLC Community General Plan) calls for the preservation of housing, the Central Community Plan also "recognizes that the City is a living organism, subject to growth, decay and renewal," and that change should occur "in response to the needs of, and in the best interests of the residents of the Central Community as well as the City as a whole." (Page 9) The importance of the Villa to the Salt Lake City community as a whole and the need for its services is outlined above. While a balance between narrow neighborhood interests and community interests is sometimes difficult to achieve, as a general rule the City should consider limited expansions of institutional uses where such uses already exist rather than the two other alternatives—encouraging development in new areas where the impact of the change in use is likely to be greater, or discouraging new investment in necessary facilities within Salt Lake City, forcing new investment to occur outside of the City limits and risking leaving its residents underserved. These considerations weigh strongly in favor of establishing the point of balance in favor of allowing the modernization and limited expansion of the Villa in the location proposed.

The Institutional land use policies provide further strong support of this conclusion. Page 12 of the General Plan indicates that one of the intentions of the General Plan is to provide "goals, policies and implementation measures to promote compatible institutional expansion . . .". Page



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12 further favorably lists medical land uses as important institutional land uses in the Community. Policy INSLU 1.3 specifically “encourage[s] new medical facilities in underserved areas of the community where appropriate and supported by residents.” In contrast, and with apparent reference to Salt Lake Community College and the University of Utah (both restricted as to expansion), Page 13 indicates that “certain institutional land uses should not be allowed to expand beyond their existing properties unless the neighborhood and community support the institutional use expansion.” The expansion of the Villa onto new land has not been expressly prohibited and the Liberty Community Council has unanimously indicated its approval of the project. Therefore the expansion of the Villa’s Institutional Zone is not only not prohibited, but is more accurately within the expansion of institutional uses viewed favorably by the General Plan.

5. Assisted Living Housing in an Expanded Institutional Zone Can Be Compatible with Existing Residential Development. Of course, we acknowledge that the General Plan also refers to the need to attain compatible development in those provisions referred to above and in other provisions of the General Plan we have not quoted. Compatibility is promoted in the first instance by proposing an essentially residential use, by matching the height of the structure to the height of the adjacent Church Building, by adopting a limited expansion of an existing Institutional site rather than proposing a new site with the risk of different impacts and by designing the new facilities to discourage traffic and parking access on residential streets. Further, the particular use will not bring with it the substantial traffic, parking or other uses that accompany most educational uses and many more intensive medical uses. Therefore, we believe that the impacts of the proposal can be identified and reasonably addressed in a conditional use process. But more importantly, we believe this General Plan and even the rezoning process should not be bogged down by the details of site specific project review where the General Plan policies themselves support the approval of the limited General Plan Land Use Map change authorizing the Institutional use of the southeast corner of Hollywood and 500 East.

6. CHRISTUS St. Joseph’s Villa Will Consider Special Conditions. Although not common, CHRISTUS St. Joseph’s Villa will consider special restrictions on the use of the newly designated Institutional Use area to be certain it remains used for assisted living or other residential uses and to otherwise promote compatibility with the neighborhood. These restrictions could also include a requirement that Hollywood not be used for traffic and parking and potentially other restrictions to limit the range of institutional uses and impacts that might otherwise accompany a rezoning. These limitations could be imposed by covenant, zoning restriction or conditional use restriction to assure compatibility of the new development with the immediate neighborhood.



Lex Traugher
Salt Lake City Planning Dept.
August 18, 2008
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We look forward to continuing this process and working with you and the community on these issues of importance.

Very truly yours,

Thomas A. Ellison

cc: Galen Ewer
John Pace
Liza Hart

SALT LAKE CITY CORPORATION

FRANK B. GRAY
DIRECTOR

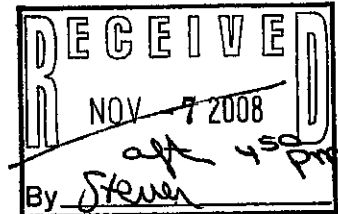
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR


RALPH BECKER
MAYOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL




12/8/2008
David Everitt, Chief of Staff

Date Received:

Date Sent to City Council: 12/9/2008

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

DATE: November 4, 2008

FROM: Frank Gray, Community & Economic
Development Department Director

RE: Petition 400-07-35, Christus St. Joseph Villa - Amendments to the Central
Community Master Plan and the Blocks 4 & 5 - East Waterloo Subdivision Small
Area Master Plan for properties located at 1952, 1962, 1966, South 500 East and
455, 459, 465, 475 E. Hollywood Avenue

STAFF CONTACTS: Lex Traugher, Principal Planner, at 535-6184 or
lex.traugher@slcgov.com

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

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: Christus Health Utah represented by Galen Ewer, CEO/Administrator for Christus St. Joseph Villa, requests amendments to the Central Community Master Plan and the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan in order to facilitate redevelopment and expansion of the Christus St. Joseph Villa campus. The subject properties are located at the above referenced addresses and adjacent to the Christus St. Joseph Villa campus located at 451 E. Bishop Federal Lane. The applicant proposes to change the land use on these parcels from "Low Density Residential" to "Institutional". The applicant also proposes to amend the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan that was adopted in 1992 to address the future expansion needs of the Christus St. Joseph Villa campus.

Christus St. Joseph Villa was founded in 1947 to serve the elderly population of Salt Lake City. The current site consists of four buildings; the oldest opened in 1959 and located on the corner of 500 East and Westminster Avenue. The second building opened in 1984 and parallels 500 East between Westminster Avenue and the entrance to the campus. Two additional buildings opened in 1995, one inside the campus and the other along 400 East between Westminster Avenue and Hollywood Avenue.

The services provided by Christus St. Joseph Villa include 58 senior apartments, 37 rooms for assisted living, a nursing facility that consists of 48 beds for post acute rehabilitation, 18 beds for Alzheimer care, 155 beds for long term care, and 12 beds for geriatric psychiatry care. In total, the Christus St. Joseph Villa organization provides 328 beds for elderly services and care.

Presently, the 1959 building is constructed of unreinforced masonry and subject to substantial damage in the event of an earthquake. In addition, it has substantial shortfalls in terms of compliance with Americans with Disabilities (ADA) Codes for nursing care facilities. In short, the building is obsolete and renovation has been determined to be unfeasible.

The purpose of the request for the Master Plan amendments is to provide the opportunity to replace the 1959 building in three phases. The first phase would be to construct a new building for assisted living residents and an area for enhanced Alzheimer care. The second phase would consist of the renovation of the assisted living floor in the 1959 building to accommodate the nursing facility residents. The third phase would be the demolition of the majority of the 1959 building.

The net result of the proposed project would be a physical expansion of the Christus St. Joseph Villa campus into the seven (7) low-density residential properties located at the corner of 500 East and Hollywood Avenue (hence the Master Plan amendment requests), and a net increase in patient beds from 328 to 350.

Analysis: Planning Staff provided an analysis of the request to the Planning Commission based on policies in adopted master plans. Planning Staff's analysis is located in the staff report under the heading "Analysis and Findings" (see Exhibit 5B, Staff Report, Pages 5-9). Planning Staff recommended denial of the proposed Master Plan amendments based on this analysis.

Master Plan Considerations: The Salt Lake City Zoning Ordinance does not specifically address nor provide criteria for the evaluation of proposed master plan amendments. Further, Utah State Law only provides a specific noticing requirement relative to master plan amendment requests. Therefore, an analysis of relevant City adopted master plans and the policies contained therein are used to evaluate proposed master plan changes. The following Master Plans were used in Planning Staff's analysis:

- The Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998)
- Salt Lake City Community Housing Plan

- Central Community Master Plan
- Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan

PUBLIC PROCESS:

The applicant presented the proposal to the Liberty Wells Community Council on May 14, 2008. Planning Staff attended this meeting and noted that two people in attendance lived on the same block as the Christus St. Joseph Villa campus or on one of the streets that face the block where Christus St. Joseph Villa is located. A letter of support for the proposal was received from the Liberty Wells Community Council dated May, 27, 2008.

Due to the fact that adjacent property owner or nearby neighbor input at the Community Council was limited and knowing that the proposed use/facility has/had significant impacts on the surrounding neighborhood, Planning Staff suggested that an open house be held in order to gather additional public input. An open house was held on August 12, 2008, at the City & County Building. Notification of the open house was sent to all property owners located within 450 feet of the properties owned by Christus Health Utah. Approximately 50 people attended the open house presentation and discussion. The major issues discussed at the open house included:

- Changing the character of the neighborhood by removing single-family residences and replacing them with a multi-family like structure;
- Changing the character of the neighborhood with a building that will be taller than the adjacent single-family residences; transformation of the character of the neighborhood; general concern for proposed building height;
- Neighborhood vibrancy will be diminished with the loss of the single-family residences;
- Concern, in general, for the impact the proposal will have on the neighborhood;
- Issue with clients/employees/visitors of Christus St Joseph Villa parking on adjacent residential streets and not fully utilizing on-site parking;
- Architectural features on the proposed building should promote interactivity with the neighborhood; i.e. the use of balconies, porches, multiple entrances, etc.;
- Building materials should be selected to be compatible with the building materials used in the surrounding neighborhood;
- Driveway access on to 500 East;
- Suggestion for further internalization of the proposed development; build new building(s) on the existing internal surface parking lot and relocated parking lot underground;
- Plans for further expansion – will the entire block eventually become part of the Christus St. Joseph Campus;
- Minimal green or open space is proposed; and
- Concern for loading dock access/trash collection on the corner of 500 East and Westminster Avenue.

Many letters expressing support and opposition were received by Planning Staff in response to the requested amendments. All written correspondence received is attached to the staff report (see Exhibit 5B).

The Planning Commission held a Public Hearing on September 10, 2008. After considering Planning Staff's recommendation and public testimony regarding the amendments, the Planning Commission passed a motion to recommend that the City Council amend the subject Master Plans as requested by the applicant. The vote was five in favor, two opposed (see Exhibit 5C, Planning Commission Minutes).

RELEVANT ORDINANCES:

Sections 10-9a-204 and 205 of the Utah Code Title 10, Chapter 9a, Municipal Land Use, Development and Management Act regulate the requirements for noticing a general plan amendment and land use ordinance amendment. A notice for the Master Plan amendment requests was published in the *Deseret News* on August 27, 2008, meeting State Code noticing requirements.

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6. ORIGINAL PETITION

1. CHRONOLOGY

PROJECT CHRONOLOGY

October 24, 2007	Petition delivered to Planning Division.
December 6, 2007	Petition assigned to Lex Traughber.
May 14, 2008	Petition presented to Liberty Wells Community Council.
August 12, 2008	Open House held.
August 27, 2008	Planning Commission hearing notices sent via U.S. Mail and email. Notice published in newspaper.
September 10, 2006	Planning Commission held a public hearing and voted to forward a positive recommendation to the City Council regarding the master plan amendment requests.
September 16, 2008	Planning Staff requested ordinance from the City Attorney's Office.

2. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2008

(Amending the Central Community Master Plan and the
Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan)

AN ORDINANCE AMENDING THE CENTRAL COMMUNITY MASTER
PLAN AND THE BLOCKS 4 & 5 - EAST WATERLOO SUBDIVISION SMALL
AREA MASTER PLAN WITH RESPECT TO PROPERTIES LOCATED AT 1952,
1962, AND 1966 SOUTH 500 EAST STREET, AND 455, 459, 465, AND 475 EAST
HOLLYWOOD AVENUE PURSUANT TO PETITION NO. 400-07-35.

WHEREAS, at a September 10, 2008 public hearing on this matter, the Salt Lake
City Planning Commission ("Planning Commission") held a public hearing on
application no. 400-07-35 to amend the Central Community Master Plan and the Blocks 4
& 5 - East Waterloo Subdivision Small Area Master Plan in order for the applicant to
redevelop and expand the Christus St. Joseph's Villa campus; and

WHEREAS, at its September 10, 2008 public hearing, the Planning Commission
voted in favor of recommending to the Salt Lake City Council ("City Council") that the
City Council approve the amendments proposed in said application; and

WHEREAS, after a public hearing held by the City Council on this matter, the
City Council has determined that the following ordinance is in the best interest of the
City.

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

SECTION 1. Amending Master Plan. The Central Community Master
Plan Future Land Use Map shall be and hereby is amended to reflect that
properties located at 1952 South 500 East Street, 1962 South 500 East Street,

1966 South 500 East Street, 455 East Hollywood Avenue, 459 East Hollywood Avenue, 465 East Hollywood Avenue, and 475 East Hollywood Avenue, respectively identified by County Tax ID numbers (Sidwell numbers) 16-18-458-030, 16-18-458-031, 16-18-458-032, 16-18-458-023, 16-18-458-024, 16-18-458-025, and 16-18-458-026 are re-designated from "Low Density Residential" to "Institutional".

SECTION 2. Small Area Master Plan. The Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan shall be and hereby is amended to be consistent with the amendment(s) to the Central Community Master Plan identified in Section 1 above. To the extent that any of the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan is inconsistent with the aforementioned amendment(s), such provision(s) of the Small Area Master Plan shall be deemed void and ineffective.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication.

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

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2008.

Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date NOVEMBER 4, 2008
Paul C. Nielson
PAUL C. NIELSON, SR. CITY ATTORNEY

HB_ATTYY-#6054-v1-Ordinance_amending_CC_Master_Plan_-_St_Josephs_Villa


SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

RALPH BECKER
MAYOR

MEMORANDUM

TO: Paul Nielson – Senior City Attorney

FROM: Lex Traughber – Principal Planner 

CC: Frank Gray – Community Development Director
Wilf Sommerkorn – Planning Director
Joel Paterson – Acting Assistant Planning Director

DATE: September 16, 2008

RE: Petition 400-07-35, Christus St. Joseph Villa - Master Plan Amendments for Properties Located at 1952, 1962, 1966, South 500 East and 455, 459, 465, 475 E. Hollywood Avenue

As you are aware, at the Planning Commission hearing last Wednesday night, September 10, 2008, a motion was passed to forward a positive recommendation to the City Council to amend the Central Community Master Plan Future Land Use Map and the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan in order to facilitate redevelopment and expansion of the Christus St. Joseph Villa campus.

Please prepare an ordinance that would amend the Central Community Future Land Use Map for seven (7) parcels located at 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue, parcel numbers 16-18-458-030, 031 & 032, 16-18-458-023, 024, 025 & 026 from "Low Density Residential" to "Institutional". In addition, the ordinance needs to include language that would effectively void the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan.

Planning Staff would like to have the ordinance on or before **Tuesday, September 30, 2008**. If you have any questions or require additional information, please e-mail me or call 535-6184.

Thank you.

**3. NOTICE OF CITY
COUNCIL HEARING**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition 400-07-35, a request by the property owner, Christus Health Utah, to change the land use designation in the Central Community Master Plan Future Land Use Map for seven (7) parcels located adjacent to the Christus St. Joseph Villa campus. The addresses of the subject parcels according to County records are 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue. The applicant proposes to change the land use on these parcels from "Low Density Residential" to "Institutional". The applicant also proposes to amend the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan that was adopted in 1992 to address the future expansion needs of the Christus St. Joseph Villa campus.

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

DATE:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

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4. MAILING LABELS



[16-18-456-025-0000]
FIELDS, MATTHEW K & MADDEN, MELISSA M; JT
459 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-451-010-0000]
PERSCHON, ARTHUR H. & ELIZABETH M.
2161 W 2300 S
SYRACUSE, UT 84075

[16-18-459-015-0000]
PEDROZA, ARTURO
2680 W BLAKE DR
TAYLORSVILLE, UT 84118 1906

[16-18-458-015-0000]
HADDOW, TROY; ET AL
1970 W BOWLING AVE
TAYLORSVILLE, UT 84119 5439

[16-18-452-011-0000]
BAILEY, ROBERT D. & MARION U.
2303 W LEDGEWOOD DR
TAYLORSVILLE, UT 84084 5716

[16-18-476-022-0000]
TRONIER, RYAN & VALERI; JT
716 NORTH 660 WE ST
WEST BOUNTIFUL, UT 84087

[16-18-410-004-0000]
URQUHART CAPITAL INVESTMENT LLC
6498 W SCARLET OAK DR
WEST JORDAN, UT 84088

[16-18-479-024-0000]
MARTINEZ, STEPHEN R
4598 S WORMWOOD DR
WEST VALLEY, UT 84120 5688

[16-18-476-037-0000]
ROBBS, CHARLES R
8446 N MERCER WAY
MERCER ISLAND, WA 98040 3134

LEX TRAUGHER
SLC PLANNING
451 S. STATE ST #406
P.O. Box 145480
SLC, UT 84114-5480
JIM FISHER
LIBERTY NEWS CHAIR
P.O. Box 522318
SLC, UT 84152

MATTHEW ROBINSON
438 WESTMINSTER AVE
SLC, UT 84115

LINDA CARROLL
P.O. Box 651273
SLC, UT 84115

MERRITT FREY
1985 SOUTH 500 EAST
SLC, UT 84105

BONACCI
451 BISHOP FED LN #4301
SLC, UT 84115

GROVES
451 BISHOP FED LN #3226
SLC, UT 84115

SINE
1425 NAVAJO ST
SLC, UT 84104

KAUTZ
442 WESTMINSTER AVE
SLC, UT 84115

HOWCROFT
150 E. CLEVELAND AVE
SLC, UT 84115



[16-18-479-007-0000]
ROHR, RUSSELL L & JENIFER A; JT
40930 N WILD WEST TRL
ANTHEM, AZ 85086 4917

[16-18-453-007-0000]
RAMONA PROPERTIES LLC
4672 SUN VALLEY RD
DEL MAR, CA 92014 4115

[16-18-454-032-0000]
RUMSEY, JOHN L & DOBORAH L; JT
1442 ELVA CT
ENCINITAS, CA 92024

[16-18-451-015-0000]
SWEENEY, CHRISTOPHER
1730 N CLARK ST #4007
CHICAGO, IL 60614

[16-18-454-024-0000]
GORDON, FRANKLIN A & KENO, JUDITH A; TC
4012 S RAINBOW BLVD
LAS VEGAS, NV 89103

[16-18-453-010-0000]
VALDEZ, JODY L; TR JLV LIV TRUST
7192 S 2220 E
COTTONWOOD HTS, UT 84121 3802

[16-18-453-019-0000]
EGAN, GARY S & CAROL, ET AL
2950 E LAKE MARY DR
COTTONWOOD HTS, UT 84121 5331

[16-18-454-012-0000]
JENSEN, BRENDA L
6833 S VILLAGE RD
COTTONWOOD HTS, UT 84121

[16-18-476-005-0000]
STUBBS, BYRON L; TR
13052 S GREEN CLOVER RD
DRAPER, UT 84020

[16-18-479-025-0000]
CAUDILL, ERNEST
6400 S CANYON COVE DR
HOLLADAY, UT 84121

[16-18-453-022-0000]
DAVIS, BYRON L & CAROL T; JT
2035 E CRESTHILL DR
HOLLADAY, UT 84117 4375

[16-18-460-008-0000]
HANSEN, CHRISTIAN
3971 S MORNING STAR DR
HOLLADAY, UT 84124

[16-18-480-001-0000]
RUECKERT, SHIRLEY ; TR
973 E TALIESEN CV
MIDVALE, UT 84047 5519

[16-18-459-023-0000]
ZOUN, FRANK J & JALINE T; JT
7030 S VILLAGE COMMONS WY
MIDVALE, UT 84047

[16-18-456-033-0000]
ATHENS, ELAINE M, TR
5378 S 1410 E
MURRAY, UT 84117 7342

[16-18-456-027-0000]
ATHENS, ELAINE M, TR
5378 S 1410 E
MURRAY, UT 84117 7342

[16-18-451-014-0000]
CASPER, HAROLD C
646 E 4065 S
MURRAY, UT 84107 1932

[16-18-451-012-0000]
CASPER, HAROLD C
646 E 4065 S #17
MURRAY, UT 84107 1932

[16-18-451-013-0000]
CASPER, HAROLD C
646 E 4065 S #17
MURRAY, UT 84107 1932

[16-18-456-013-0000]
MACKIN, THOMAS L & RENEE L (JT)
550 E BENBOW ST
MURRAY, UT 84107 5012

[16-18-478-006-0000]
HODGES, SCOTT
14080 S ELK HORN PEAK DR
RIVERTON, UT 84096

[16-18-476-029-0000]
ROBBINS, LORETTA G & WILLIAM H; TRS
215 N 'E' ST
SALT LAKE CITY, UT 84103 2724

[16-18-410-016-0000]
O'DONNELL, MICHAEL; ET AL
372 E 100 S
SALT LAKE CITY, UT 84111 1702

[16-18-459-010-0000]
LOBB, MIKE; ET AL
1714 S 1100 E
SALT LAKE CITY, UT 84105 3424

[16-18-454-023-0000]
STOUT, JULIE
1535 S 1300 E
SALT LAKE CITY, UT 84105 2552

[16-18-410-025-0000]
TOTLAND, MICHELLE; TR
2256 S 2100 E
SALT LAKE CITY, UT 84109 1110

[16-18-454-029-0000]
MIRABELLI, RONALD D & GRAHAM, ROSE M; TC
283 E 2100 S
SALT LAKE CITY, UT 84115 2139

[16-18-460-003-0000]
FIRM-BILT CONSTRUCTION, INC
425 E 2100 S
SALT LAKE CITY, UT 84115 2238



[16-18-476-010-0000]
CHESNEK, MELINDA A
1891 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-011-0000]
WREN, JAMES C & DEBORAH A; JT
1893 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-012-0000]
GARDNER, BRIAN J & HAVNER, GRETCHEN; JT
1897 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-013-0000]
PEZELY, JON & CHRISTINE (JT)
1901 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-476-014-0000]
VECCHI, MADALENE L & JOSEPH L; JT
1907 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-476-015-0000]
GERGERAKIS, GEORGE & CATHERINE; JT
1919 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-476-016-0000]
GERGERAKIS, GEORGE E & CATHERINE; JT
1919 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-476-017-0000]
BRAR, JASMAIL S & PRESTON, SHARON L; JT
1923 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-476-018-0000]
GAGE, BRIAN A
1929 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-476-019-0000]
BROWN, CHRISTOPHER P & MELANIE H; JT
1933 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-478-001-0000]
ARMSTRONG, FRANK & DOROTHY E; TC
1945 S 500 E
SALT LAKE CITY, UT 84105 2946

[16-18-478-003-0000]
COGGINS, MICHELLE J
1957 S 500 E
SALT LAKE CITY, UT 84105 2946

[16-18-479-001-0000]
DUNHAM, ETHAN J & PASCOALINA M; JT
1979 S 500 E
SALT LAKE CITY, UT 84105 2952

[16-18-479-002-0000]
FREY, MERRITT
1985 S 500 E
SALT LAKE CITY, UT 84105 2952

[16-18-479-003-0000]
DOLAN, NANCY C
1989 S 500 E
SALT LAKE CITY, UT 84105 2952

[16-18-479-004-0000]
VALA, DAVID & REBECCA; JT
1995 S 500 E
SALT LAKE CITY, UT 84105 2952

[16-18-479-005-0000]
SISNEROS, GILBERT M & ZARAGOZA, MARY M; TC
1999 S 500 E
SALT LAKE CITY, UT 84105 2952

[16-18-479-006-0000]
BROWN, KYLE A & WILBER, REBECCA S; JT
2003 S 500 E
SALT LAKE CITY, UT 84105 2944

[16-18-460-014-0000]
LANE, KEITH D & MADRIGAL, JENNYVEE E; JT
2016 S 500 E
SALT LAKE CITY, UT 84105 2951

[16-18-460-015-0000]
KEIFERT, ROBERT L
2020 S 500 E
SALT LAKE CITY, UT 84105 2951

[16-18-480-002-0000]
PRESLAR, SAMUEL C & KATHLEEN P; JT
2023 S 500 E
SALT LAKE CITY, UT 84105 2951

[16-18-460-016-0000]
MORRISSEY, DAVID W
2026 S 500 E
SALT LAKE CITY, UT 84105 2951

[16-18-410-005-0000]
CARTER, GARY W; TR
4466 S ABINADI RD
SALT LAKE CITY, UT 84124



[16-18-459-006-0000]
LLOYD, DAVID T & ELIZABETH; JT
434 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-007-0000]
ROSE, TERRY C
440 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-458-021-0000]
PRATT, GEORGIA R; ET AL
443 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-458-022-0000]
TOPDJIAN, GARO & ANTHONY; TC
447 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-011-0000]
BUCCAMBUSO, MARGARET K & SCOTT T; JT
468 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-478-015-0000]
BOOHER, TAHLEE
515 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-016-0000]
AXFORD, CRAIG P & CHRIS R; JT
521 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-479-008-0000]
IZATT, MICHAEL & GRIFFIN, KIRA A; JT
524 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-017-0000]
MCCARTNEY, TOSHIA S
525 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-479-009-0000]
PETERSEN, KAJ & SARAH; TC
528 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-018-0000]
GARZA, BETHLYN N & WALLACE, NICK B; TC
529 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-019-0000]
MENLOVE, ANGELA
531 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-479-010-0000]
RUNNACLES, KENNETH J & JOHANNA; TRS
532 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-479-011-0000]
LEVITT, ROBERT H & DARREN M; JT
536 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-479-012-0000]
VILLELLA, DINA S
540 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-020-0000]
KNIGHT, GLADE F & KELLEE; JT
541 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-021-0000]
CHENEY, C SCOTT & LAURA; TRS (S&LCL TRUST)
547 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-022-0000]
TRAVIS, ERIKA
549 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-457-011-0000]
ROBERTS, JERRALD B & LINDA K; TRS
922 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 3306

[16-18-452-018-0000]
HUCK, ERNA G; TR
3218 S KAIBAB WY
SALT LAKE CITY, UT 84109 2313

[16-18-454-025-0000]
HUCK, ERNA G; TR
3218 S KAIBAB WY
SALT LAKE CITY, UT 84109 2313

[16-18-476-045-0000]
BRANNAN, PATRICIA K & MCMILLAN, JODY; JT
1862 S PARK ST
SALT LAKE CITY, UT 84105 2939

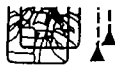
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LARSEN, CLYDE D
1880 S PARK ST
SALT LAKE CITY, UT 84105 2939

[16-18-476-031-0000]
SHAHROKH, KIUMARS & EICH, NATALIE; JT
1888 S PARK ST
SALT LAKE CITY, UT 84105 2939

[16-18-476-028-0000]
KOENING, CURRY
1892 S PARK ST
SALT LAKE CITY, UT 84105 2939

[16-18-476-032-0000]
KUNZ, SHERRI & DAVIS, TROY; JT
1892 S PARK ST
SALT LAKE CITY, UT 84105 2939

[16-18-476-033-0000]
HOFFMAN, DAVE W & STAVROS, SUE G; TC
1900 S PARK ST
SALT LAKE CITY, UT 84105



[16-18-460-005-0000]
FIRMLAND INVESTMENT, INC.
425 E 2100 S
SALT LAKE CITY, UT 84115 2238

[16-18-480-003-0000]
MORRIS, FLOYD E & DARLENE R (TRS)
515 E 2100 S
SALT LAKE CITY, UT 84106 1423

[16-18-454-026-0000]
VANSLOOTEN, JIM & ANN A; JT
3424 S 2300 E
SALT LAKE CITY, UT 84109 3022

[16-18-458-020-0000]
LEE, DENNIS K
4080 S 2835 E
SALT LAKE CITY, UT 84124 2072

[16-18-456-017-0000]
CURTIS, DALE L; TR
3000 S 300 E
SALT LAKE CITY, UT 84115

[16-18-410-003-0000]
JENKINS, PAUL J & VELOY
1843 S 400 E
SALT LAKE CITY, UT 84115 2241

[16-18-405-029-0000]
SITTNEW, JEFFRY
1852 S 400 E
SALT LAKE CITY, UT 84115 2241

[16-18-456-001-0000]
MOLINAR, DOROTHY & SALAZAR, PETE; JT
1863 S 400 E
SALT LAKE CITY, UT 84115 2242

[16-18-452-027-0000]
HATTON, NATHAN D
1922 S 400 E
SALT LAKE CITY, UT 84115 2204

[16-18-452-028-0000]
HAWKINS, AMBER
1928 S 400 E
SALT LAKE CITY, UT 84115 2204

[16-18-453-021-0000]
DURHAM, JANIE M
1960 S 400 E
SALT LAKE CITY, UT 84115 2245

[16-18-454-028-0000]
SUTTON, GEORGE E & HEATHER C; JT
1990 S 400 E
SALT LAKE CITY, UT 84115 2246

[16-18-454-030-0000]
MIRABELLI, RONALD D & GRAHAM, ROSEMARIE M;
TC
2000 S 400 E
SALT LAKE CITY, UT 84115

[16-18-455-010-0000]
JEPSEN, MEGAN
2024 S 400 E
SALT LAKE CITY, UT 84115 2247

[16-18-476-001-0000]
ANDREWS, JAMES M
1837 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-476-002-0000]
ANDERSON, LAYLA & STONEBURNER, HUGH; TC
1841 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-410-029-0000]
WELLS, VIRGINIA M; TR
1842 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-476-003-0000]
MCKEE, AMBER S
1845 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-410-030-0000]
ADERHOLT, STEVEN
1848 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-476-004-0000]
ELLIS, MYRNA E
1849 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-410-031-0000]
MARKS, CAROL A; TR
1856 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-476-006-0000]
ULIBARRI, FELIBERTO J & PETROLINA E
1861 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-007-0000]
KELSO, KELLY J
1869 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-456-028-0000]
OTEO, TIFFANY L
1874 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-008-0000]
HENRY, MATTHEW B
1875 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-456-029-0000]
GAMONAL, ERNEST P
1880 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-456-030-0000]
MCPhAIL, ROSS & RACHEL; JT
1884 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-009-0000]
DEAN, J LARRY
1885 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-456-031-0000]
CORNELISEN, RENEE
1886 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-456-032-0000]
NEBEKER, ROBERT L
1890 S 500 E
SALT LAKE CITY, UT 84105 2931



[16-18-476-020-0000]
SCHMID-MORITZ, PAMELA J & MORITZ, STEVEN D;
JT
524 E DOWNINGTON AVE
SALT LAKE CITY, UT 84105 2906

[16-18-476-021-0000]
CHRISTENSEN, LAVOY S & LINDA T; JT
528 E DOWNINGTON AVE
SALT LAKE CITY, UT 84105 2906

[16-18-451-009-0000]
DEERING, JUDY
364 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2212

[16-18-451-011-0000]
GAMBRINO, ANN L
374 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2212

[16-18-456-006-0000]
LOPEZ, SAMUEL S
420 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-410-018-0000]
HELLMANN, DAVID A
425 E GARFIELD AVE #W
SALT LAKE CITY, UT 84115 2214

[16-18-456-007-0000]
MORTENSEN, PAULINE
430 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-009-0000]
HILTON, ROBERT C; TR ET AL
442 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-410-021-0000]
DA SILVA, RUBEN
443 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-010-0000]
DEHAAN, RALPHY B & CHARLES, LISA C; TC
446 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-410-022-0000]
FARR, MALISHIA & KINDALL, GAVIN G; JT
449 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-012-0000]
HERNANDEZ, JORGE
458 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-014-0000]
LINSKOTT, ANNE B & BASTIEN, ROY R; JT
466 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-015-0000]
HALL, MIRIAM C
470 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-410-026-0000]
PETERSON, JAN W
471 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-008-0000]
FLETCHER, JEFFREY
69 E GIRARD AVE
SALT LAKE CITY, UT 84103 2146

[16-18-454-008-0000]
RICHARDS, CATHERINE
352 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-453-017-0000]
D'ACIERNO, JOSEPH E & WILSON, JUDY; JT
357 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-454-010-0000]
MORALES, JUAN & DULIA M; JT
360 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-453-018-0000]
GHIAI, KATHERINE L
361 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-454-011-0000]
VAUGHN, HAZEL M; TR
364 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-454-013-0000]
WRIGHT, PAUL K; ET AL
372 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-458-014-0000]
HULSE, JESSE J
403 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-001-0000]
TAYLOR, ERIC C & FRIEDA M; JT
404 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-002-0000]
COLUNGA, STEVEN A
410 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-003-0000]
SWEAT, MIKEAL E
414 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-005-0000]
JONES, TIMOTHY F & TANA L; TC
428 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-458-004-0000]
SLAYMAKER, TYRONE J
431 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

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SLAYMAKER, TYRONE J
431 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-458-019-0000]
ANDERSON, CHRISTOPHER R
433 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218



[16-18-476-034-0000]
STEWART, MALCOM L & KOCHERHANS, ANNE M; JT
1904 S PARK ST
SALT LAKE CITY, UT 84105 2923

[16-18-476-035-0000]
SCOTT, JULIE R
1910 S PARK ST
SALT LAKE CITY, UT 84105 2923

[16-18-476-036-0000]
PETERSON, DOUG & JEPSON, TERENA; JT
1916 S PARK ST
SALT LAKE CITY, UT 84105 2923

[16-18-458-013-0000]
BAIR, JEFFREY A
PO BOX 520448
SALT LAKE CITY, UT 84152 0448

[16-18-476-039-0000]
PONDER, REBECCA L
PO BOX 526103
SALT LAKE CITY, UT 84152 6103

[16-18-453-004-0000]
FUHRIMAN, STERLING R
338 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-452-019-0000]
LICHTENBERG, JEFFERY D
347 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-452-020-0000]
POWELL, DEANNA B
351 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-453-006-0000]
PINEDA, HUGO B & MARIA E; JT
352 E RAMONA AVE #B
SALT LAKE CITY, UT 84115 2220

[16-18-452-023-0000]
BERRY, LYLE M
365 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-452-024-0000]
MCCULLEY, BRENDAN E & AUDREY A; JT
369 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-453-020-0000]
MARTIN, DAVID B & IRVAN, DWAIN; TC
384 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-476-038-0000]
GRIGGS, BRANDON T & KRISTINE M; JT
515 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-478-005-0000]
FLICKER, JOSHUA D & ANGELA R; JT
516 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-478-007-0000]
JOHNSON, STEVEN C & MOWBRAY, SHANNA; JT
526 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-476-040-0000]
HEIBLIM, DAVID
527 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-478-008-0000]
PHILLIPS, ARCHIE E JR & PENELOPE F; JT
534 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-478-009-0000]
DUFFY, SUSAN M
536 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-476-042-0000]
WRIGHT, PEGGY M
537 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-478-011-0000]
JOYE, PAUL D
548 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-454-022-0000]
HATCH, SHARON A
359 E REDONDO AVE
SALT LAKE CITY, UT 84115 2224

[16-18-455-008-0000]
BLOYER, SHAUN T
366 E REDONDO AVE
SALT LAKE CITY, UT 84115 2224

[16-18-459-016-0000]
NIGH, JORDAN P
419 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-018-0000]
BLAIR, BETTY M
435 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-017-0000]
BLAIR, BETTY M C
435 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-019-0000]
SWINYARD, WILLIAM E & MASOTTI, SUSAN M; JT
439 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-460-007-0000]
DUDLEY, RAY A & OLSEN, HELEN D; JT
440 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-020-0000]
FEATHERSTONE, JOHN S & JANETTE M; TRS
447 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

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GAINNEY, MILES W & JENNIFER L; JT
453 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-022-0000]
ALLRED, MICHAEL C
457 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226



[16-18-460-011-0000]
MORGAN, LYNNE M
460 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-460-012-0000]
LEANY, DALE V & MERRIANNE H; JT
468 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-024-0000]
TOKUMOTO, KACI
471 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-479-023-0000]
HODGES, SUZANNE Q
517 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-480-004-0000]
WRAY, ALEXANDER G
520 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-480-005-0000]
CONNELL, RANDOLPH D
524 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-480-006-0000]
KELLY, ALEXIS
526 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-480-007-0000]
BOWEN, CARL L & LORIE L; JT
532 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-479-026-0000]
CHURCH, ANDREW C & BAUMBERG, BELLA J; JT
533 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-452-022-0000]
SNOW, C KENNETH; ET AL
711 S STATE ST
SALT LAKE CITY, UT 84111 3822

[16-18-454-031-0000]
SALT LAKE COUNTY
2001 S STATE ST #N4500
SALT LAKE CITY, UT 84115 2314

[16-18-460-001-0000]
FIRMAGE, ANDREW D; TR
621 E WARNOCK AVE
SALT LAKE CITY, UT 84106 1333

[16-18-452-006-0000]
PRATT, ARTHUR D & DOUGLAS A; JT
340 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-451-023-0000]
TRAPMAN, JOYCE L
343 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-452-007-0000]
HARTOLE, CALEB C
348 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-451-025-0000]
LAMB PROPERTIES LLC
357 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-452-009-0000]
AUSTIN, MARY J F
358 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-451-026-0000]
MONSEN, RUTH A
361 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-451-028-0000]
LAMBERT, BARBARA A & TREVOR R; JT
371 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-456-016-0000]
EGGERS, TROY B
415 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

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LINDQUIST, ERIC A & SABINA; JT
426 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

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TUCKETT, JENNIFER L & MINER, LISA M; JT
427 E WESTMINSTER AVE
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BERNHISEL, NATALIE K
438 E WESTMINSTER AVE
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CAMPBELL, COLIN A & DIANNE E; JT
445 E WESTMINSTER AVE
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MAIRE, JAMES E & JEAN M; JT
446 E WESTMINSTER AVE
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HARRISON, COLLEEN C; TR
447 E WESTMINSTER AVE
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CUTLIFF, STACEY B
455 E WESTMINSTER AVE
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SHANK, SHELLEY & DALE W; JT
463 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

[16-18-476-041-0000]
CURLEY, LINDA J & WHITMORE, BRENNON M; JT
2998 E APPLE HOLLOW CV
SANDY, UT 84092 6533

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ERICKSON, DEAN C & JANICE L; TC
10470 S CANYON OAK CIR
SANDY, UT 84092



[16-18-478-010-0000]
CURTIS, DIANA J & JACKSON, TERRI A; TC
8913 S COBBLE CREST LN
SANDY, UT 84093 2023

[16-18-478-004-0000]
SMITH, LAWRENCE P
1 S ROLLINGWOOD LN
SANDY, UT 84092

[16-18-405-027-0000]
ELZEY, MURIEL M & RICHARD B; JT
1838 S 400 E
SOUTH SALT LAKE, UT 84115 2241

[16-18-405-028-0000]
ROSS, JOHN M & SUSAN D; JT
1848 S 400 E
SOUTH SALT LAKE, UT 84115 2241

[16-18-456-002-0000]
SOUTH 400 EAST 1865 LLC
1865 S 400 E
SOUTH SALT LAKE, UT 84115 2242

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MITCHELL, MICHAEL C & WENDY R; JT
1879 S 400 E
SOUTH SALT LAKE, UT 84115 2242

[16-18-451-016-0000]
MOSHEA, MICHELLE
1884 S 400 E
SOUTH SALT LAKE, UT 84115 2242

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TAMOUA, PAUL & SELITA V; JT
1889 S 400 E
SOUTH SALT LAKE, UT 84115 2242

[16-18-452-012-0000]
ELLINGTON, LEE A; ET AL
1902 S 400 E
SOUTH SALT LAKE, UT 84115 2204

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RAMIREZ, ROSIE M
1905 S 400 E
SOUTH SALT LAKE, UT 84115 2204

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MADSEN, DAVID E & NINOSKA M; JT
1918 S 400 E
SOUTH SALT LAKE, UT 84115 2204

[16-18-454-027-0000]
WARREN, BENJAMIN
1984 S 400 E
SOUTH SALT LAKE, UT 84115 2246

[16-18-459-027-0000]
HOLDER, RHONDA J
1991 S 400 E
SOUTH SALT LAKE, UT 84115 2246

[16-18-459-014-0000]
RAMPTON, CORINNE
1997 S 400 E
SOUTH SALT LAKE, UT 84115 2246

[16-18-455-009-0000]
PECK, CLYDE H; TR
2018 S 400 E
SOUTH SALT LAKE, UT 84115 2247

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SALAZAR, JENNIFER R
2030 S 400 E
SOUTH SALT LAKE, UT 84115 2247

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CHRISTUS HEALTH UTAH
451 E BISHOP FEDERAL LN
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SOLTIS, FFION H & RYAN L JT
363 E GARFIELD AVE
SOUTH SALT LAKE, UT 84115 2212

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HOBSON, TAYLOR D
391 E GARFIELD AVE
SOUTH SALT LAKE, UT 84115 2212

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BURNS, JEFFREY P
418 E GARFIELD AVE
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KNUDSON, NATALIE D & JOSEPH E; JT
421 E GARFIELD AVE
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SPAINHOWER, RYAN
431 E GARFIELD AVE
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JONES, KEVIN & CAMILLE; JT
439 E GARFIELD AVE
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GIBBS, TERESA M
452 E GARFIELD AVE
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MUNNS, GLORIA
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TOLSMA, CHRIS & KATE; TC
459 E GARFIELD AVE
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GEERTGENS, BRYAN P
341 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2216

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MILLER, AMY L & BRIAN K; JT
345 E HOLLYWOOD AVE
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[16-18-454-007-0000]
DAVIS, CHRISTI & ERIC J; JT
348 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2216

[16-18-453-032-0000]
SPIEGEL, ELIZABETH A
351 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2216



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SMITH, BRADLEY C & STACEY K; JT
354 E HOLLYWOOD AVE
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HARTY, KIMM M & DAVIS, VALERIE V; JT
381 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2216

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MAJORS, CHAD M
411 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2218

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LEONE, ROBERTO
422 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2218

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ZWAHLEN, LYLE W & SHAUNA W; JT
429 E HOLLYWOOD AVE
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ROGERS, STEVEN D
444 E HOLLYWOOD AVE
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MCVEY, CATHERINE V
452 E HOLLYWOOD AVE
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DWA INVESTMENTS, LLC
2330 S MAIN ST #5
SOUTH SALT LAKE, UT 84115 2762

[16-18-453-005-0000]
GIBSON, ROSA J
352 E RAMONA AVE #A
SOUTH SALT LAKE, UT 84115 2220

[16-18-452-021-0000]
LACY, JAMES K & KRISTY L; JT
355 E RAMONA AVE
SOUTH SALT LAKE, UT 84115 2220

[16-18-453-008-0000]
MIANO, WILLIAM III & ADINA D; JT
360 E RAMONA AVE
SOUTH SALT LAKE, UT 84115 2220

[16-18-453-009-0000]
MCCULLEY, KEVIN
362 E RAMONA AVE
SOUTH SALT LAKE, UT 84115 2220

[16-18-452-025-0000]
HEINZ, HEATHER M & BRILEY, SEAN R; JT
373 E RAMONA AVE
SOUTH SALT LAKE, UT 84115 2220

[16-18-460-009-0000]
WALKER, DAVID L & HAUSMAN, HANNAH; JT
448 E REDONDO AVE
SOUTH SALT LAKE, UT 84115 2226

[16-18-460-010-0000]
LYON, JULIA B
450 E REDONDO AVE
SOUTH SALT LAKE, UT 84115 2226

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WEISENBERG, SUSAN P
472 E REDONDO AVE
SOUTH SALT LAKE, UT 84115 2226

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BLOOM, ANNIE C
351 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

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CHAPPELLE, DUSTI A
352 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

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PETTUS, LORI K
364 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

[16-18-451-027-0000]
RAY, STEPHANIE
365 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

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ICCABAZZI, PETER J
377 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

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BURANEK, STEPHANIE L
381 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

[16-18-451-031-0000]
RUGER, DANIEL H & BRENDA L; JT
387 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

[16-18-457-007-0000]
VOYLES, JASON S & CONNIE A; JT
420 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-456-018-0000]
BILLS, GREGORY R & JANE M; JT
425 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-457-009-0000]
STAABY, MARY
432 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-456-020-0000]
BERG, JASON L & SWALLOW, MELANIE K; JT
433 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-456-021-0000]
LEWIS, JEREMY & BRITNEY L; JT
441 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-457-013-0000]
HOWELLS, DEVIN & GARDBERG, JODI; JT
452 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-457-014-0000]
PORTER, SHAWN O
456 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230



[16-18-456-025-0000]
FIELDS, MATTHEW K & MADDEN, MELISSA M; JT
459 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-451-010-0000]
PERSCHON, ARTHUR H. & ELIZABETH M.
2161 W 2300 S
SYRACUSE, UT 84075

[16-18-459-015-0000]
PEDROZA, ARTURO
2680 W BLAKE DR
TAYLORSVILLE, UT 84118 1906

[16-18-458-015-0000]
HADDOW, TROY; ET AL
1970 W BOWLING AVE
TAYLORSVILLE, UT 84119 5439

[16-18-452-011-0000]
BAILEY, ROBERT D. & MARION U.
2303 W LEDGEWOOD DR
TAYLORSVILLE, UT 84084 5716

[16-18-476-022-0000]
TRONIER, RYAN & VALERI; JT
716 NORTH 660 WE ST
WEST BOUNTIFUL, UT 84087

[16-18-410-004-0000]
UROUHART CAPITAL INVESTMENT LLC
6498 W SCARLET OAK DR
WEST JORDAN, UT 84088

[16-18-479-024-0000]
MARTINEZ, STEPHEN R
4598 S WORMWOOD DR
WEST VALLEY, UT 84120 5688

[16-18-476-037-0000]
ROBBS, CHARLES R
8446 N MERCER WAY
MERCER ISLAND, WA 98040 3134

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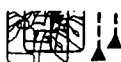
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451 BISHOP FED LN #4301
SLC, UT 84115

GROVES
451 BISHOP FED LN #3226
SLC, UT 84115

SIME
1425 NAVAJO ST
SLC, UT 84104

KAUTZ
442 WESTMINSTER AVE
SLC, UT 84115

HOWCROFT
150 E. CLEVELAND AVE
SLC, UT 84115



[16-18-479-007-0000]
ROHR, RUSSELL L & JENIFER A; JT
40930 N WILD WEST TRL
ANTHEM, AZ 85086 4917

[16-18-453-007-0000]
RAMONA PROPERTIES LLC
4672 SUN VALLEY RD
DEL MAR, CA 92014 4115

[16-18-454-032-0000]
RUMSEY, JOHN L & DOBORAH L; JT
1442 ELVA CT
ENCINITAS, CA 92024

[16-18-451-015-0000]
SWEENEY, CHRISTOPHER
1730 N CLARK ST #4007
CHICAGO, IL 60614

[16-18-454-024-0000]
GORDON, FRANKLIN A & KENO, JUDITH A; TC
4012 S RAINBOW BLVD
LAS VEGAS, NV 89103

[16-18-453-010-0000]
VALDEZ, JODY L; TR JLV LIV TRUST
7192 S 2220 E
COTTONWOOD HTS, UT 84121 3802

[16-18-453-019-0000]
EGAN, GARY S & CAROL, ET AL
2950 E LAKE MARY DR
COTTONWOOD HTS, UT 84121 5331

[16-18-454-012-0000]
JENSEN, BRENDA L
6833 S VILLAGE RD
COTTONWOOD HTS, UT 84121

[16-18-476-005-0000]
STUBBS, BYRON L; TR
13052 S GREEN CLOVER RD
DRAPER, UT 84020

[16-18-479-025-0000]
CAODILL, ERNEST
6400 S CANYON COVE DR
HOLLADAY, UT 84121

[16-18-453-022-0000]
DAVIS, BYRON L & CAROL T; JT
2035 E CRESTHILL DR
HOLLADAY, UT 84117 4375

[16-18-460-008-0000]
HANSEN, CHRISTIAN
3971 S MORNING STAR DR
HOLLADAY, UT 84124

[16-18-480-001-0000]
RUECKERT, SHIRLEY; TR
973 E TALIESEN CV
MIDVALE, UT 84047 5519

[16-18-459-023-0000]
ZOUN, FRANK J & JALINE T; JT
7030 S VILLAGE COMMONS WY
MIDVALE, UT 84047

[16-18-456-033-0000]
ATHENS, ELAINE M, TR
5378 S 1410 E
MURRAY, UT 84117 7342

[16-18-456-027-0000]
ATHENS, ELAINE M, TR
5378 S 1410 E
MURRAY, UT 84117 7342

[16-18-451-014-0000]
CASPER, HAROLD C
646 E 4065 S
MURRAY, UT 84107 1932

[16-18-451-012-0000]
CASPER, HAROLD C
646 E 4065 S #17
MURRAY, UT 84107 1932

[16-18-451-013-0000]
CASPER, HAROLD C
646 E 4065 S #17
MURRAY, UT 84107 1932

[16-18-456-013-0000]
MACKIN, THOMAS L & RENEE L (JT)
550 E BENBOW ST
MURRAY, UT 84107 5012

[16-18-478-006-0000]
HODGES, SCOTT
14080 S ELK HORN PEAK DR
RIVERTON, UT 84096

[16-18-476-029-0000]
ROBBINS, LORETTA G & WILLIAM H; TRS
215 N 'E' ST
SALT LAKE CITY, UT 84103 2724

[16-18-410-016-0000]
O'DONNELL, MICHAEL; ET AL
372 E 100 S
SALT LAKE CITY, UT 84111 1702

[16-18-459-010-0000]
LOBB, MIKE; ET AL
1714 S 1100 E
SALT LAKE CITY, UT 84105 3424

[16-18-454-023-0000]
STOUT, JULIE
1535 S 1300 E
SALT LAKE CITY, UT 84105 2552

[16-18-410-025-0000]
TOTLAND, MICHELLE; TR
2256 S 2100 E
SALT LAKE CITY, UT 84109 1110

[16-18-454-029-0000]
MIRABELLI, RONALD D & GRAHAM, ROSE M; TC
283 E 2100 S
SALT LAKE CITY, UT 84115 2139

[16-18-460-003-0000]
FIRM-BILT CONSTRUCTION, INC
425 E 2100 S
SALT LAKE CITY, UT 84115 2238



[16-18-476-010-0000]
CHESNEK, MELINDA A
1891 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-011-0000]
WREN, JAMES C & DEBORAH A; JT
1893 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-012-0000]
GARDNER, BRIAN J & HAVNER, GRETCHEN; JT
1897 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-013-0000]
PEZELY, JON & CHRISTINE (JT)
1901 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-476-014-0000]
VECCHI, MADALENE L & JOSEPH L; JT
1907 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-476-015-0000]
GERGERAKIS, GEORGE & CATHERINE; JT
1919 S 500 E
SALT LAKE CITY, UT 84105 2917

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GERGERAKIS, GEORGE E & CATHERINE; JT
1919 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-476-017-0000]
BRAR, JASMAIL S & PRESTON, SHARON L; JT
1923 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-476-018-0000]
GAGE, BRIAN A
1929 S 500 E
SALT LAKE CITY, UT 84105 2917

[16-18-476-019-0000]
BROWN, CHRISTOPHER P & MELANIE H; JT
1931 S 500 E
SALT LAKE CITY, UT 84105 2917

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ARMSTRONG, FRANK & DOROTHY E; TC
1945 S 500 E
SALT LAKE CITY, UT 84105 2946

[16-18-478-003-0000]
COGGINS, MICHELLE J
1957 S 500 E
SALT LAKE CITY, UT 84105 2946

[16-18-479-001-0000]
DUNHAM, ETHAN J & PASCOALINA M; JT
1979 S 500 E
SALT LAKE CITY, UT 84105 2952

[16-18-479-002-0000]
FREY, MERRITT
1985 S 500 E
SALT LAKE CITY, UT 84105 2952

[16-18-479-003-0000]
DOLAN, NANCY C
1989 S 500 E
SALT LAKE CITY, UT 84105 2952

[16-18-479-004-0000]
VALA, DAVID & REBECCA; JT
1995 S 500 E
SALT LAKE CITY, UT 84105 2952

[16-18-479-005-0000]
SISNEROS, GILBERT M & ZARAGOZA, MARY M; TC
1999 S 500 E
SALT LAKE CITY, UT 84105 2952

[16-18-479-006-0000]
BROWN, KYLE A & WILBER, REBECCA S; JT
2003 S 500 E
SALT LAKE CITY, UT 84105 2944

[16-18-460-014-0000]
LANE, KEITH D & MADRIGAL, JENNYVEE E; JT
2016 S 500 E
SALT LAKE CITY, UT 84105 2951

[16-18-460-015-0000]
KEIFERT, ROBERT L
2020 S 500 E
SALT LAKE CITY, UT 84105 2951

[16-18-480-002-0000]
PRESLAR, SAMUEL C & KATHLEEN P; JT
2023 S 500 E
SALT LAKE CITY, UT 84105 2951

[16-18-460-016-0000]
MORRISSEY, DAVID W
2026 S 500 E
SALT LAKE CITY, UT 84105 2951

[16-18-410-005-0000]
CARTER, GARY W; TR
4466 S ABINADI RD
SALT LAKE CITY, UT 84124



[16-18-459-006-0000]
LLOYD, DAVID T & ELIZABETH; JT
434 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-007-0000]
ROSE, TERRY C
440 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-458-021-0000]
PRATT, GEORGIA R; ET AL
443 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-458-022-0000]
TOPDJIAN, GARO & ANTHONY; TC
447 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-011-0000]
BUCCAMBUSO, MARGARET K & SCOTT T; JT
468 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-478-015-0000]
BOOHER, TAHLEE
515 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-016-0000]
AXFORD, CRAIG P & CHRIS R; JT
521 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-479-008-0000]
IZATT, MICHAEL & GRIFFIN, KIRA A; JT
524 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-017-0000]
MCCARTNEY, TOSHIA S
525 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-479-009-0000]
PETERSEN, KAJ & SARAH; TC
528 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-018-0000]
GARZA, BETHLYN N & WALLACE, NICK B; TC
529 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-019-0000]
MENLOVE, ANGELA
531 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-479-010-0000]
RUNNACLES, KENNETH J & JOHANNA; TRS
532 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-479-011-0000]
LEVITT, ROBERT H & DARREN M; JT
536 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-479-012-0000]
VILLELLA, DINA S
540 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-020-0000]
KNIGHT, GLADE F & KELLE; JT
541 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-021-0000]
CHENEY, C SCOTT & LAURA; TRS (S&LCL TRUST)
547 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-478-022-0000]
TRAVIS, ERIKA
549 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 2921

[16-18-457-011-0000]
ROBERTS, JERRALD B & LINDA K; TRS
922 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105 3306

[16-18-452-018-0000]
HUCK, ERNA G; TR
3218 S KAIBAB WY
SALT LAKE CITY, UT 84109 2313

[16-18-454-025-0000]
HUCK, ERNA G; TR
3218 S KAIBAB WY
SALT LAKE CITY, UT 84109 2313

[16-18-476-045-0000]
BRANNAN, PATRICIA K & MCMILLAN, JODY; JT
1862 S PARK ST
SALT LAKE CITY, UT 84105 2939

[16-18-476-030-0000]
LARSEN, CLYDE D
1880 S PARK ST
SALT LAKE CITY, UT 84105 2939

[16-18-476-031-0000]
SHAHROKH, KJUMARS & EICH, NATALIE; JT
1888 S PARK ST
SALT LAKE CITY, UT 84105 2939

[16-18-476-028-0000]
KOENING, CURRY
1892 S PARK ST
SALT LAKE CITY, UT 84105 2939

[16-18-476-032-0000]
KUNZ, SHERRI & DAVIS, TROY; JT
1892 S PARK ST
SALT LAKE CITY, UT 84105 2939

[16-18-476-033-0000]
HOFFMAN, DAVE W & STAVROS, SUE G; TC
1900 S PARK ST
SALT LAKE CITY, UT 84105



[16-18-460-005-0000]
FIRMLAND INVESTMENT, INC.
425 E 2100 S
SALT LAKE CITY, UT 84115 2238

[16-18-480-003-0000]
MORRIS, FLOYD E & DARLENE R (TRS)
515 E 2100 S
SALT LAKE CITY, UT 84106 1423

[16-18-454-026-0000]
VANSLOOTEN, JIM & ANN A; JT
3424 S 2300 E
SALT LAKE CITY, UT 84109 3022

[16-18-458-020-0000]
LEE, DENNIS K
4080 S 2835 E
SALT LAKE CITY, UT 84124 2072

[16-18-456-017-0000]
CURTIS, DALE L; TR
3000 S 300 E
SALT LAKE CITY, UT 84115

[16-18-410-003-0000]
JENKINS, PAUL J & VELOY
1843 S 400 E
SALT LAKE CITY, UT 84115 2241

[16-18-405-029-0000]
SITTNEW, JEFFRY
1852 S 400 E
SALT LAKE CITY, UT 84115 2241

[16-18-456-001-0000]
MOLINAR, DOROTHY & SALAZAR, PETE; JT
1863 S 400 E
SALT LAKE CITY, UT 84115 2242

[16-18-452-027-0000]
HATTON, NATHAN D
1922 S 400 E
SALT LAKE CITY, UT 84115 2204

[16-18-452-028-0000]
HATTON, AMBER
1922 S 400 E
SALT LAKE CITY, UT 84115 2204

[16-18-453-021-0000]
DURHAM, JANIE M
1960 S 400 E
SALT LAKE CITY, UT 84115 2245

[16-18-454-028-0000]
SUTTON, GEORGE E & HEATHER C; JT
1990 S 400 E
SALT LAKE CITY, UT 84115 2246

[16-18-454-030-0000]
MIRABELLI, RONALD D & GRAHAM, ROSEMARIE M;
TC
2000 S 400 E
SALT LAKE CITY, UT 84115

[16-18-455-010-0000]
JEPSEN, MEGAN
2024 S 400 E
SALT LAKE CITY, UT 84115 2247

[16-18-476-001-0000]
ANDREWS, JAMES M
1837 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-476-002-0000]
ANDERSON, LAYLA & STONEBURNER, HUGH; TC
1841 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-410-029-0000]
WELLS, VIRGINIA M; TR
1842 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-476-003-0000]
MCKEE, AMBER S
1845 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-410-030-0000]
ADERHOLT, STEVEN
1848 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-476-004-0000]
ELLIS, MYRNA E
1849 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-410-031-0000]
MARKS, CAROL A; TR
1856 S 500 E
SALT LAKE CITY, UT 84105 2932

[16-18-476-006-0000]
ULIBARRI, FELIBERTO J & PETROLINA E
1861 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-007-0000]
KELSO, KELLY J
1869 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-456-028-0000]
OTEO, TIFFANY L
1874 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-008-0000]
HENRY, MATTHEW B
1875 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-456-029-0000]
GAMONAL, ERNEST P
1880 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-456-030-0000]
MCPHAIL, ROSS & RACHEL; JT
1884 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-476-009-0000]
DEAN, J LARRY
1885 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-456-031-0000]
CORNELISEN, RENEE
1886 S 500 E
SALT LAKE CITY, UT 84105 2931

[16-18-456-032-0000]
NEBEKER, ROBERT L
1890 S 500 E
SALT LAKE CITY, UT 84105 2931



[16-18-476-020-0000]
SCHMID-MORITZ, PAMELA J & MORITZ, STEVEN D; JT
524 E DOWNINGTON AVE
SALT LAKE CITY, UT 84105 2906

[16-18-476-021-0000]
CHRISTENSEN, LAVOY S & LINDA T; JT
528 E DOWNINGTON AVE
SALT LAKE CITY, UT 84105 2906

[16-18-451-009-0000]
DEERING, JUDY
364 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2212

[16-18-451-011-0000]
GAMBRINO, ANN L
374 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2212

[16-18-456-006-0000]
LOPEZ, SAMUEL S
420 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-410-018-0000]
HELLMANN, DAVID A
425 E GARFIELD AVE #W
SALT LAKE CITY, UT 84115 2214

[16-18-456-007-0000]
MORTENSEN, PAULINE
430 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-009-0000]
HILTON, ROBERT C; TR ET AL
442 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-410-021-0000]
DA SILVA, RUBEN
443 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-010-0000]
DEHAAN, RALPHY B & CHARLES, LISA C; TC
446 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-410-022-0000]
FARR, MALISHIA & KINDALL, GAVIN G; JT
449 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-012-0000]
HERNANDEZ, JORGE
458 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-014-0000]
LINSKOTT, ANNE B & BASTIEN, ROY R; JT
466 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-015-0000]
HALL, MIRIAM C
470 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-410-026-0000]
PETERSON, JAN W
471 E GARFIELD AVE
SALT LAKE CITY, UT 84115 2214

[16-18-456-008-0000]
FLETCHER, JEFFREY
69 E GIRARD AVE
SALT LAKE CITY, UT 84103 2146

[16-18-454-008-0000]
RICHARDS, CATHERINE
352 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-453-017-0000]
D'ACIERNO, JOSEPH E & WILSON, JUDY; JT
357 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-454-010-0000]
MORALES, JUAN & DULIA M; JT
360 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-453-018-0000]
GHIAI, KATHERINE L
361 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-454-011-0000]
VAUGHN, HAZEL M; TR
364 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-454-013-0000]
WRIGHT, PAUL K; ET AL
372 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2216

[16-18-458-014-0000]
HULSE, JESSE J
403 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-001-0000]
TAYLOR, ERIC C & FRIEDA M; JT
404 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-002-0000]
COLUNGA, STEVEN A
410 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-003-0000]
SWEAT, MIKEAL E
414 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-459-005-0000]
JONES, TIMOTHY F & TANA L; TC
428 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-458-004-0000]
SLAYMAKER, TYRONE J
431 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-458-018-0000]
SLAYMAKER, TYRONE J
431 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218

[16-18-458-019-0000]
ANDERSON, CHRISTOPHER R
433 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84115 2218



[16-18-476-034-0000]
STEWART, MALCOM L & KOCHERHANS, ANNE M; JT
1904 S PARK ST
SALT LAKE CITY, UT 84105 2923

[16-18-476-035-0000]
SCOTT, JULIE R
1910 S PARK ST
SALT LAKE CITY, UT 84105 2923

[16-18-476-036-0000]
PETERSON, DOUG & JEPSON, TERENA; JT
1916 S PARK ST
SALT LAKE CITY, UT 84105 2923

[16-18-458-013-0000]
BAIR, JEFFREY A
PO BOX 520448
SALT LAKE CITY, UT 84152 0448

[16-18-476-039-0000]
PONDER, REBECCA L
PO BOX 526103
SALT LAKE CITY, UT 84152 6103

[16-18-453-004-0000]
FUHRMAN, STERLING R
338 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-452-019-0000]
LICHTENBERG, JEFFERY D
347 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-452-020-0000]
POWELL, DEANNA B
351 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-453-006-0000]
PINEDA, HUGO B & MARIA E; JT
352 E RAMONA AVE #B
SALT LAKE CITY, UT 84115 2220

[16-18-452-023-0000]
BEERY, LYLE M
365 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-452-024-0000]
MCCULLEY, BRENDAN E & AUDREY A; JT
369 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-453-020-0000]
MARTIN, DAVID B & IRVAN, DWAIN; TC
384 E RAMONA AVE
SALT LAKE CITY, UT 84115 2220

[16-18-476-038-0000]
GRIGGS, BRANDON T & KRISTINE M; JT
515 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-478-005-0000]
FLICKER, JOSHUA D & ANGELA R; JT
516 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-478-007-0000]
JOHNSON, STEVEN C & MOWBRAY, SHANNA; JT
526 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-476-040-0000]
HEIBLIM, DAVID
527 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-478-008-0000]
PHILLIPS, ARCHIE E JR & PENELOPE F; JT
534 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-478-009-0000]
DUFFY, SUSAN M
536 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-476-042-0000]
WRIGHT, PEGGY M
537 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-478-011-0000]
JOYE, PAUL D
548 E RAMONA AVE
SALT LAKE CITY, UT 84105 2925

[16-18-454-022-0000]
HATCH, SHARON A
359 E REDONDO AVE
SALT LAKE CITY, UT 84115 2224

[16-18-455-008-0000]
BLOYER, SHAUN T
366 E REDONDO AVE
SALT LAKE CITY, UT 84115 2224

[16-18-459-016-0000]
NIGH, JORDAN P
419 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-018-0000]
BLAIR, BETTY M
435 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-017-0000]
BLAIR, BETTY M C
435 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-019-0000]
SWINYARD, WILLIAM E & MASOTTI, SUSAN M; JT
439 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-460-007-0000]
DUDLEY, RAY A & OLSEN, HELEN D; JT
440 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-020-0000]
FEATHERSTONE, JOHN S & JANETTE M; TRS
447 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-021-0000]
GAINES, MILES W & JENNIFER L; JT
453 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-022-0000]
ALLRED, MICHAEL C
457 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226



[16-18-460-011-0000]
MORGAN, LYNNE M
460 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-460-012-0000]
LEANY, DALE V & MERRIANNE H; JT
468 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-459-024-0000]
TOKUMOTO, KACI
471 E REDONDO AVE
SALT LAKE CITY, UT 84115 2226

[16-18-479-023-0000]
HODGES, SUZANNE Q
517 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-480-004-0000]
WRAY, ALEXANDER G
520 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-480-005-0000]
CONNELL, RANDOLPH D
524 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-480-006-0000]
KELLY, ALEXIS
526 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-480-007-0000]
BOWEN, CARL L & LORIE L; JT
532 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-479-026-0000]
CHURCH, ANDREW C & BAUMBERG, BELLA J; JT
533 E REDONDO AVE
SALT LAKE CITY, UT 84105 2927

[16-18-452-022-0000]
SNOW, C KENNETH; ET AL
711 S STATE ST
SALT LAKE CITY, UT 84111 3822

[16-18-454-031-0000]
SALT LAKE COUNTY
2001 S STATE ST #N4500
SALT LAKE CITY, UT 84115 2314

[16-18-460-001-0000]
FIRMAGE, ANDREW D; TR
621 E WARNOCK AVE
SALT LAKE CITY, UT 84106 1333

[16-18-452-006-0000]
PRATT, ARTHUR D & DOUGLAS A; JT
340 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-451-023-0000]
TRAPMAN, JOYCE L
343 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-452-007-0000]
HARTOLE, CALEB C
348 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-451-025-0000]
LAMB PROPERTIES LLC
357 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-452-009-0000]
AUSTIN, MARY J F
358 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-451-026-0000]
MONSEN, RUTH A
361 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-451-028-0000]
LAMBERT, BARBARA A & TREVOR R; JT
371 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2228

[16-18-456-016-0000]
EGGERS, TROY B
415 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

[16-18-457-008-0000]
LINDQUIST, ERIC A & SABINA; JT
426 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

[16-18-456-019-0000]
TUCKETT, JENNIFER L & MINER, LISA M; JT
427 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

[16-18-457-010-0000]
BERNHISEL, NATALIE K
438 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

[16-18-456-022-0000]
CAMPBELL, COLIN A & DIANNE E; JT
445 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

[16-18-457-012-0000]
MAIRE, JAMES E & JEAN M; JT
446 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

[16-18-456-023-0000]
HARRISON, COLLEEN C; TR
447 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

[16-18-456-024-0000]
CUTLIFF, STACEY B
455 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

[16-18-456-026-0000]
SHANK, SHELLEY & DALE W; JT
463 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115 2230

[16-18-476-041-0000]
CURLEY, LINDA J & WHITMORE, BRENNON M; JT
2998 E APPLE HOLLOW CV
SANDY, UT 84092 6533

[16-18-405-023-0000]
ERICKSON, DEAN C & JANICE L; TC
10470 S CANYON OAK CIR
SANDY, UT 84092



[16-18-478-010-0000]
CURTIS, DIANA J & JACKSON, TERRI A; TC
8913 S COBBLE CREST LN
SANDY, UT 84093 2023

[16-18-478-004-0000]
SMITH, LAWRENCE P
1 S ROLLINGWOOD LN
SANDY, UT 84092

[16-18-405-027-0000]
ELZEY, MURIEL M & RICHARD B; JT
1838 S 400 E
SOUTH SALT LAKE, UT 84115 2241

[16-18-405-028-0000]
ROSS, JOHN M & SUSAN D; JT
1848 S 400 E
SOUTH SALT LAKE, UT 84115 2241

[16-18-456-002-0000]
SOUTH 400 EAST 1865 LLC
1865 S 400 E
SOUTH SALT LAKE, UT 84115 2242

[16-18-456-003-0000]
MITCHELL, MICHAEL C & WENDY R; JT
1879 S 400 E
SOUTH SALT LAKE, UT 84115 2242

[16-18-451-016-0000]
MOSHEA, MICHELLE
1884 S 400 E
SOUTH SALT LAKE, UT 84115 2242

[16-18-456-004-0000]
TAMOUA, PAUL & SELITA V; JT
1889 S 400 E
SOUTH SALT LAKE, UT 84115 2242

[16-18-452-012-0000]
ELLINGTON, LEE A; ET AL
1902 S 400 E
SOUTH SALT LAKE, UT 84115 2204

[16-18-457-002-0000]
RAJ, ROSIE M
1901 S 400 E
SOUTH SALT LAKE, UT 84115 2204

[16-18-452-026-0000]
MADSEN, DAVID E & NINOSKA M; JT
1918 S 400 E
SOUTH SALT LAKE, UT 84115 2204

[16-18-454-027-0000]
WARREN, BENJAMIN
1984 S 400 E
SOUTH SALT LAKE, UT 84115 2246

[16-18-459-027-0000]
HOLDER, RHONDA J
1991 S 400 E
SOUTH SALT LAKE, UT 84115 2246

[16-18-459-014-0000]
RAMPTON, CORINNE
1997 S 400 E
SOUTH SALT LAKE, UT 84115 2246

[16-18-455-009-0000]
PECK, CLYDE H; TR
2018 S 400 E
SOUTH SALT LAKE, UT 84115 2247

[16-18-455-011-0000]
SALAZAR, JENNIFER R
2030 S 400 E
SOUTH SALT LAKE, UT 84115 2247

[16-18-457-028-0000]
CHRISTUS HEALTH UTAH
451 E BISHOP FEDERAL LN
SOUTH SALT LAKE, UT 84115 2221

[16-18-405-022-0000]
SOLTIS, FFION H & RYAN L JT
363 E GARFIELD AVE
SOUTH SALT LAKE, UT 84115 2212

[16-18-405-024-0000]
HOBSON, TAYLOR D
391 E GARFIELD AVE
SOUTH SALT LAKE, UT 84115 2212

[16-18-456-005-0000]
BURNS, JEFFREY P
418 E GARFIELD AVE
SOUTH SALT LAKE, UT 84115 2214

[16-18-410-017-0000]
KNUDSON, NATALIE D & JOSEPH E; JT
421 E GARFIELD AVE
SOUTH SALT LAKE, UT 84115 2214

[16-18-410-019-0000]
SPAINHOWER, RYAN
431 E GARFIELD AVE
SOUTH SALT LAKE, UT 84115 2214

[16-18-410-020-0000]
JONES, KEVIN & CAMILLE; JT
439 E GARFIELD AVE
SOUTH SALT LAKE, UT 84115 2214

[16-18-456-011-0000]
GIBBS, TERESA M
452 E GARFIELD AVE
SOUTH SALT LAKE, UT 84115 2214

[16-18-410-023-0000]
MUNNS, GLORIA
453 E GARFIELD AVE
SOUTH SALT LAKE, UT 84115 2214

[16-18-410-024-0000]
TOLSMAN, CHRIS & KATE; TC
459 E GARFIELD AVE
SOUTH SALT LAKE, UT 84115 2214

[16-18-453-030-0000]
GEERTGENS, BRYAN P
341 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2216

[16-18-453-031-0000]
MILLER, AMY L & BRIAN K; JT
345 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2216

[16-18-454-007-0000]
DAVIS, CHRISTI & ERIC J; JT
348 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2216

[16-18-453-032-0000]
SPIEGEL, ELIZABETH A
351 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2216



[16-18-454-009-0000]
SMITH, BRADLEY C & STACEY K; JT
354 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2216

[16-18-453-023-0000]
HARTY, KIMM M & DAVIS, VALERIE V; JT
381 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2216

[16-18-458-016-0000]
MAJORS, CHAD M
411 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2218

[16-18-459-004-0000]
LEONE, ROBERTO
422 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2218

[16-18-458-017-0000]
ZWAHLN, LYLE W & SHAUNA W; JT
429 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2218

[16-18-459-008-0000]
ROGERS, STEVEN D
444 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2218

[16-18-459-009-0000]
MCVEY, CATHERINE V
452 E HOLLYWOOD AVE
SOUTH SALT LAKE, UT 84115 2218

[16-18-478-002-0000]
DWA INVESTMENTS, LLC
2330 S MAIN ST #5
SOUTH SALT LAKE, UT 84115 2762

[16-18-453-005-0000]
GIBSON, ROSA J
352 E RAMONA AVE #A
SOUTH SALT LAKE, UT 84115 2220

[16-18-452-021-0000]
LAC, JAMES K & KRISTY L; JT
355 E RAMONA AVE
SOUTH SALT LAKE, UT 84115 2220

[16-18-453-008-0000]
MIANO, WILLIAM III & ADINA D; JT
360 E RAMONA AVE
SOUTH SALT LAKE, UT 84115 2220

[16-18-453-009-0000]
MCCULLEY, KEVIN
362 E RAMONA AVE
SOUTH SALT LAKE, UT 84115 2220

[16-18-452-025-0000]
HEINZ, HEATHER M & BRILEY, SEAN R; JT
373 E RAMONA AVE
SOUTH SALT LAKE, UT 84115 2220

[16-18-460-009-0000]
WALKER, DAVID L & HAUSMAN, HANNAH; JT
448 E REDONDO AVE
SOUTH SALT LAKE, UT 84115 2226

[16-18-460-010-0000]
LYON, JULIA B
450 E REDONDO AVE
SOUTH SALT LAKE, UT 84115 2226

[16-18-460-013-0000]
WEISENBERG, SUSAN P
472 E REDONDO AVE
SOUTH SALT LAKE, UT 84115 2226

[16-18-451-024-0000]
BLOOM, ANNIE C
351 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

[16-18-452-008-0000]
CHAPPELLE, DUSTI A
352 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

[16-18-452-010-0000]
PETTUS, LORI K
364 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

[16-18-451-027-0000]
RAY, STEPHANIE
365 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

[16-18-451-029-0000]
ICCABAZZI, PETER J
377 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

[16-18-451-030-0000]
BURANEK, STEPHANIE L
381 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

[16-18-451-031-0000]
RUGER, DANIEL H & BRENDA L; JT
387 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2228

[16-18-457-007-0000]
VOYLES, JASON S & CONNIE A; JT
420 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-456-018-0000]
BILLS, GREGORY R & JANE M; JT
441 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-457-009-0000]
STAABY, MARY
432 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-456-020-0000]
BERG, JASON L & SWALLOW, MELANIE K; JT
433 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-456-021-0000]
LEWIS, JEREMY & BRITNEY L; JT
441 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-457-013-0000]
HOWELLS, DEVIN & GARDBERG, JODI; JT
452 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

[16-18-457-014-0000]
PORTER, SHAWN O
456 E WESTMINSTER AVE
SOUTH SALT LAKE, UT 84115 2230

5. PLANNING COMMISSION

A. Original Notice Postmark

August 27, 2008

LEX TRAUGUSTE
SLC PLANNING
451 S. STATE ST #406
Box 145480
UT 84114-5480

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 with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

SLC
P.O.
4

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING**
In Room 315 of the City & County Building at 451 South State Street
Wednesday, September 10, 2008 at 5:45 p.m.

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

APPROVAL OF MINUTES FROM WEDNESDAY, August 13, 2008.

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

1. **Petitions 410-06-29 & 490-07-09, Request for Time Extension: Capitol View Conditional Use/Planned Development and Subdivision**—a request by Jeremy Jones for a twelve month time extension for the approvals granted for the Capitol View project. The Planning Commission approved the project on October 10, 2007. Section 21A.54.120 of the Zoning Ordinance limits the validity of approval for conditional uses to 12 months, unless a longer time period is requested and granted by the Planning Commission. The subject property is located at approximately 690 North West Capitol Street in City Council District three represented by Eric Jergensen (Staff Contact: Lex Traughber at 535-6184 or lex.traughber@slcgov.com).

PUBLIC HEARING

2. **Petition 400-07-35, Christus St. Joseph Villa Master Plan Amendments**—a request by Christus Health Utah represented by Galen Ewer, CEO/Administrator for Christus St. Joseph Villa, proposes to change the land use designation in the Future Land Use Map of the Central Community Master Plan for seven parcels located adjacent to the Christus St. Joseph Villa campus at 451 East Bishop Federal Lane. The addresses of the seven parcels according to County records are 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue. The applicant proposes to change the land use designation on these parcels from "Low Density Residential" to "Institutional" in order to facilitate redevelopment and expansion of the Christus St. Joseph Villa campus. The applicant also proposes to amend the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan that was adopted in 1992 to address the future expansion needs of Christus St. Joseph Villa. The subject properties are located in City Council District 5 represented by Jill Remington Love (Staff contact: Lex Traughber at 535-6184 or lex.traughber@slcgov.com).
3. **Petitions 400-07-15 and 400-07-16 Parleys Way Wal-Mart Rezoning and Master Plan Amendment**—a request by CLC Associates, Inc. on behalf of Wal-Mart for a zoning map amendment and a master plan amendment to the East Bench Master Plan located at approximately 2705 East Parleys Way. The parcel is currently zoned Community Business (CB) and the site is developed with a noncomplying use (supercenter) in a nonconforming structure. CLC Associates, Inc. is requesting that the property be rezoned to Community Shopping (CS) to allow for the construction of a new supercenter. The property is located in City Council District Seven represented by Council Member Søren Simonsen (Staff contact: Nick Britton at 801-535-6107 or nick.britton@slcgov.com).
4. **Petition 410-08-50 (PLNPCM2008-00196) Piper Down Private Club Conditional Use Expansion at approximately 1492 South State Street**—a request for approval to expand the existing private club structure and the rear outdoor dining. The private club was a previously approved conditional use in the CC zoning District). The site is located in Council District five Jill Remington-Love (Staff contact: Marilynn Lewis at 535-6049 or marilynn.lewis@slcgov.com).
5. **Petition 400-07-14, Declaration of Surplus Property and Alley Vacation**—a request by Vera Novak to vacate a portion of the alley abutting her property at approximately 2553 South Dearborn Street, and declare it as surplus property. The property is located in the R-17,000 – Single-family Residential Zoning District, and in Council District Seven, represented by Søren Simonsen (Staff contact: Katia Pace at 535-6354 or katia.pace@slcgov.com).
6. **Petition 410-08-39 Autozone Planned Development**—a request by The Boyer Co., represented by Nate Swain, to construct a new 6,000 square foot commercial building on a pad site located at approximately 1199 East 3300 South, at the south entrance of the Brickyard Plaza, in a Community Business (CB) district. The property is located in City Council District Seven, represented by Søren Simonsen (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
7. **Petition 490-08-23 Ehrich's Subdivision of Block 23 Amendment**— a request by Ed and Joy Hashimoto, represented by Jason Nichols (Parsons, Behle, & Latimer law firm), for a subdivision amendment to reconfigure existing residential Lots 19, 20, and 21, Block 23, located at approximately 305 and 315 South 1200 East. The property is located in the R-2 (residential) district. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
8. **Petition 400-08-18, a legislative action initiated by the Salt Lake City Council**—a request by the City Council for the preparation of an ordinance that would restrict the distance between businesses in Salt Lake City that provide "payday-loan check cashing services," and consider expanding the ordinance to cover the ratio of businesses to the number of people served, and where those businesses should be allowed (Staff contact: Everett Joyce 535-7930 or everett.joyce@slcgov.com).

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

The Salt Lake Tribune

MEDIAOne
OF UTAH
A NEWSPAPER AGENCY COMPANY

Morning News

CUSTOMER'S
COPY

PROOF OF PUBLICATION

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
PLANNING DIVISION, PO BOX 145455	9001394298	08/28/2008
SALT LAKE CITY UT 84114		

ACCOUNT NAME			
PLANNING DIVISION,			
TELEPHONE		AD ORDER# INVOICE NUMBER	
8015356184		0000347964 /	
SCHEDULE			
Start 08/27/2008		End 08/27/2008	
COST REF NO			
CAPTION			
SALT LAKE CITY PLANNING COMMISSION MASTE			
SIZE			
30	Lines	2.00	COLUMN
TIMES		RATE	
2			
MISC CHARGES		AD CHARGES	
		TOTAL COST	
		75.00	

On Wednesday, September 10, 2008, at 5:45 P.M., the Salt Lake City Planning Commission will hold a public hearing to take public comment and consider an amendment to the future Land Use Map of the Central Community Master Plan. The proposed amendment involves changing the future land use designation of the properties located at 4465 South University Avenue, 4465, 4467E, 4469E, 4471E, 4473E, 4475E, 4477E, 4479E, 4481E, 4483E, 4485E, 4487E, 4489E, 4491E, 4493E, 4495E, 4497E, 4499E, 4501E, 4503E, 4505E, 4507E, 4509E, 4511E, 4513E, 4515E, 4517E, 4519E, 4521E, 4523E, 4525E, 4527E, 4529E, 4531E, 4533E, 4535E, 4537E, 4539E, 4541E, 4543E, 4545E, 4547E, 4549E, 4551E, 4553E, 4555E, 4557E, 4559E, 4561E, 4563E, 4565E, 4567E, 4569E, 4571E, 4573E, 4575E, 4577E, 4579E, 4581E, 4583E, 4585E, 4587E, 4589E, 4591E, 4593E, 4595E, 4597E, 4599E, 4601E, 4603E, 4605E, 4607E, 4609E, 4611E, 4613E, 4615E, 4617E, 4619E, 4621E, 4623E, 4625E, 4627E, 4629E, 4631E, 4633E, 4635E, 4637E, 4639E, 4641E, 4643E, 4645E, 4647E, 4649E, 4651E, 4653E, 4655E, 4657E, 4659E, 4661E, 4663E, 4665E, 4667E, 4669E, 4671E, 4673E, 4675E, 4677E, 4679E, 4681E, 4683E, 4685E, 4687E, 4689E, 4691E, 4693E, 4695E, 4697E, 4699E, 4701E, 4703E, 4705E, 4707E, 4709E, 4711E, 4713E, 4715E, 4717E, 4719E, 4721E, 4723E, 4725E, 4727E, 4729E, 4731E, 4733E, 4735E, 4737E, 4739E, 4741E, 4743E, 4745E, 4747E, 4749E, 4751E, 4753E, 4755E, 4757E, 4759E, 4761E, 4763E, 4765E, 4767E, 4769E, 4771E, 4773E, 4775E, 4777E, 4779E, 4781E, 4783E, 4785E, 4787E, 4789E, 4791E, 4793E, 4795E, 4797E, 4799E, 4801E, 4803E, 4805E, 4807E, 4809E, 4811E, 4813E, 4815E, 4817E, 4819E, 4821E, 4823E, 4825E, 4827E, 4829E, 4831E, 4833E, 4835E, 4837E, 4839E, 4841E, 4843E, 4845E, 4847E, 4849E, 4851E, 4853E, 4855E, 4857E, 4859E, 4861E, 4863E, 4865E, 4867E, 4869E, 4871E, 4873E, 4875E, 4877E, 4879E, 4881E, 4883E, 4885E, 4887E, 4889E, 4891E, 4893E, 4895E, 4897E, 4899E, 4901E, 4903E, 4905E, 4907E, 4909E, 4911E, 4913E, 4915E, 4917E, 4919E, 4921E, 4923E, 4925E, 4927E, 4929E, 4931E, 4933E, 4935E, 4937E, 4939E, 4941E, 4943E, 4945E, 4947E, 4949E, 4951E, 4953E, 4955E, 4957E, 4959E, 4961E, 4963E, 4965E, 4967E, 4969E, 4971E, 4973E, 4975E, 4977E, 4979E, 4981E, 4983E, 4985E, 4987E, 4989E, 4991E, 4993E, 4995E, 4997E, 4999E, 5001E, 5003E, 5005E, 5007E, 5009E, 5011E, 5013E, 5015E, 5017E, 5019E, 5021E, 5023E, 5025E, 5027E, 5029E, 5031E, 5033E, 5035E, 5037E, 5039E, 5041E, 5043E, 5045E, 5047E, 5049E, 5051E, 5053E, 5055E, 5057E, 5059E, 5061E, 5063E, 5065E, 5067E, 5069E, 5071E, 5073E, 5075E, 5077E, 5079E, 5081E, 5083E, 5085E, 5087E, 5089E, 5091E, 5093E, 5095E, 5097E, 5099E, 5101E, 5103E, 5105E, 5107E, 5109E, 5111E, 5113E, 5115E, 5117E, 5119E, 5121E, 5123E, 5125E, 5127E, 5129E, 5131E, 5133E, 5135E, 5137E, 5139E, 5141E, 5143E, 5145E, 5147E, 5149E, 5151E, 5153E, 5155E, 5157E, 5159E, 5161E, 5163E, 5165E, 5167E, 5169E, 5171E, 5173E, 5175E, 5177E, 5179E, 5181E, 5183E, 5185E, 5187E, 5189E, 5191E, 5193E, 5195E, 5197E, 5199E, 5201E, 5203E, 5205E, 5207E, 5209E, 5211E, 5213E, 5215E, 5217E, 5219E, 5221E, 5223E, 5225E, 5227E, 5229E, 5231E, 5233E, 5235E, 5237E, 5239E, 5241E, 5243E, 5245E, 5247E, 5249E, 5251E, 5253E, 5255E, 5257E, 5259E, 5261E, 5263E, 5265E, 5267E, 5269E, 5271E, 5273E, 5275E, 5277E, 5279E, 5281E, 5283E, 5285E, 5287E, 5289E, 5291E, 5293E, 5295E, 5297E, 5299E, 5301E, 5303E, 5305E, 5307E, 5309E, 5311E, 5313E, 5315E, 5317E, 5319E, 5321E, 5323E, 5325E, 5327E, 5329E, 5331E, 5333E, 5335E, 5337E, 5339E, 5341E, 5343E, 5345E, 5347E, 5349E, 5351E, 5353E, 5355E, 5357E, 5359E, 5361E, 5363E, 5365E, 5367E, 5369E, 5371E, 5373E, 5375E, 5377E, 5379E, 5381E, 5383E, 5385E, 5387E, 5389E, 5391E, 5393E, 5395E, 5397E, 5399E, 5401E, 5403E, 5405E, 5407E, 5409E, 5411E, 5413E, 5415E, 5417E, 5419E, 5421E, 5423E, 5425E, 5427E, 5429E, 5431E, 5433E, 5435E, 5437E, 5439E, 5441E, 5443E, 5445E, 5447E, 5449E, 5451E, 5453E, 5455E, 5457E, 5459E, 5461E, 5463E, 5465E, 5467E, 5469E, 5471E, 5473E, 5475E, 5477E, 5479E, 5481E, 5483E, 5485E, 5487E, 5489E, 5491E, 5493E, 5495E, 5497E, 5499E, 5501E, 5503E, 5505E, 5507E, 5509E, 5511E, 5513E, 5515E, 5517E, 5519E, 5521E, 5523E, 5525E, 5527E, 5529E, 5531E, 5533E, 5535E, 5537E, 5539E, 5541E, 5543E, 5545E, 5547E, 5549E, 5551E, 5553E, 5555E, 5557E, 5559E, 5561E, 5563E, 5565E, 5567E, 5569E, 5571E, 5573E, 5575E, 5577E, 5579E, 5581E, 5583E, 5585E, 5587E, 5589E, 5591E, 5593E, 5595E, 5597E, 5599E, 5601E, 5603E, 5605E, 5607E, 5609E, 5611

...UPAXLP

AS NEWSPAPER AGENCY CORPORATION LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF SALT LAKE CITY PLANNING COMMISSION MASTE FOR PLANNING DIVISION. WAS PUBLISHED BY THE NEWSPAPER AGENCY CORPORATION..AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH. AND PUBLISHED IN SALT LAKE CITY. SALT LAKE COUNTY IN THE STATE OF UTAH.

PUBLISHED ON Start 08/27/2008 *01* End 08/27/2008

SIGNATURE

DATE 08/28/2008

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
PLEASE PAY FROM BILLING STATEMENT

5. PLANNING COMMISSION

B. Staff Report

September 10, 2008

PLANNING COMMISSION STAFF REPORT



Planning and Zoning Division
Department of Community &
Economic Development

Christus St. Joseph Villa

Petition 400-07-35, Master Plan Amendments for Properties

Located at 1952, 1962, 1966, South 500 East and

455, 459, 465, 475 E. Hollywood Avenue

September 10, 2008

Applicant: Christus Health Utah
represented by Galen Ewer,
CEO/Administrator for Christus St.
Joseph Villa

Staff: Lex Traughber at
(801) 535-6184 or email
lex.traughber@slcgov.com

Tax ID:
16-18-458-030, 031 & 032
16-18-458-023, 024, 025 & 026

Council District:
Council District 5, represented by
Jill Remington Love

Master Plan Designation:
The Central Community Master
Plan designates the subject
property as Low Density
Residential

Current Zone:
R-1/5,000 (Single-family
Residential District)

Current Use:
Single-family residential

Acreage: Total acreage of seven
parcels is approximately 0.85 acres

**Applicable Land Use
Regulations:**
State Law, Section 10-9a-204,
Notice of Public Hearings and
Public Meetings to Consider
General Plan or Modifications

Exhibits:
A. City Comments
B. Community Council Letter
C. Open House Comments
D. Public Comments
E. Small Area Plan

REQUEST

Christus Health Utah represented by Galen Ewer, CEO/Administrator for Christus St. Joseph Villa, requests amendments to the Central Community Master Plan and the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan in order to facilitate redevelopment and expansion of the Christus St. Joseph Villa campus. The subject properties are located at the above referenced addresses and adjacent to the Christus St. Joseph Villa campus located at 451 E. Bishop Federal Lane.

PUBLIC NOTICE

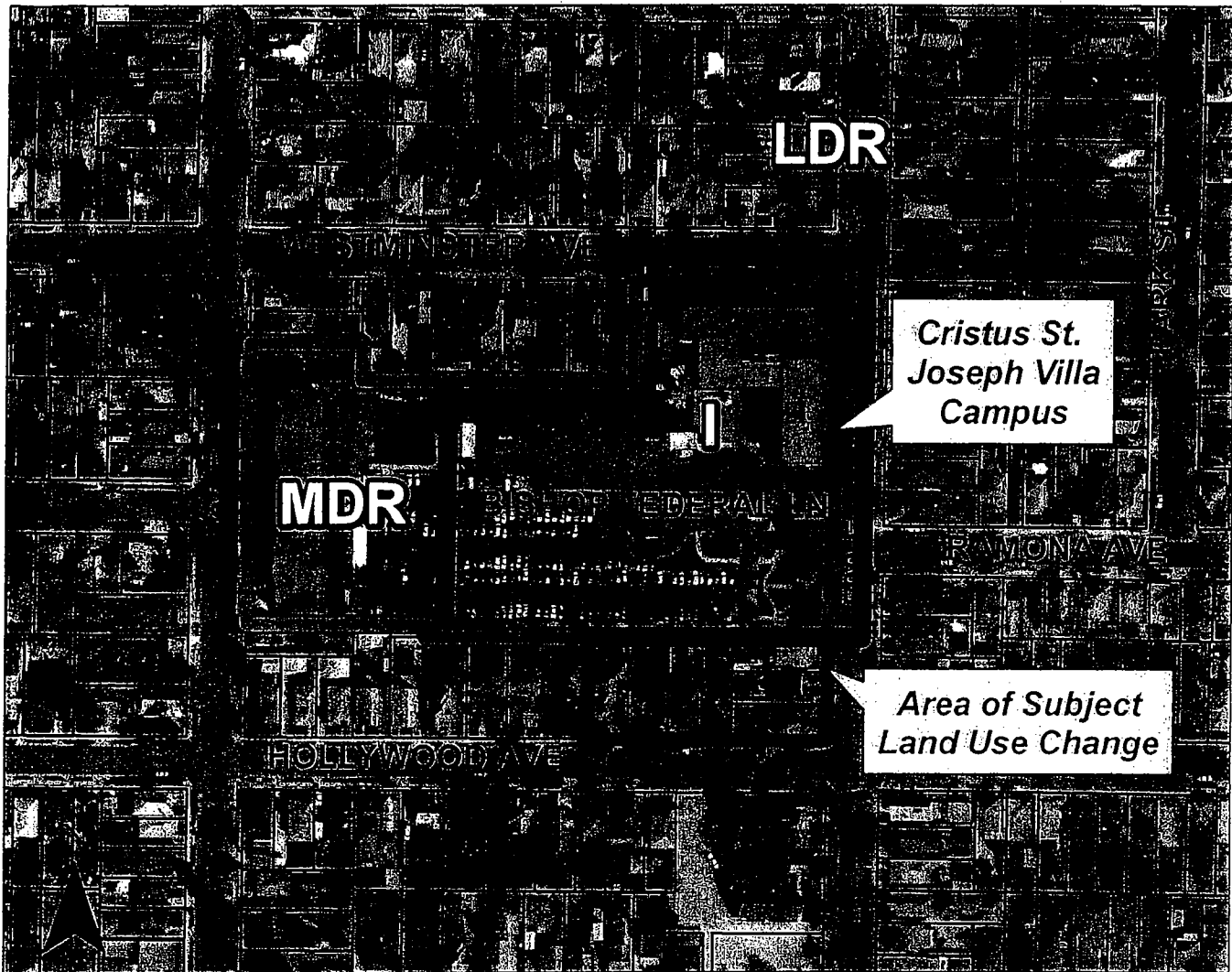
A notice of public hearing was mailed to all property owners, and those that requested to be placed on the mailing list, within 450 feet of the subject property on August 27, 2008, meeting the 14 day notification requirement. The site was also posted with "Notice of Public Hearing" signs on the same day, meeting the minimum ten day posting requirement. Community Council Chairs, Business Groups and other interested parties were also notified through the Planning Division's listserv, and the agenda was posted on the Planning Division's website.

State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to the noticing requirements. A notice for the Master Plan amendment was published in the Deseret News on August 27, 2008.

STAFF RECOMMENDATION

Based on the discussion, analysis, and findings in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation for denial to the City Council with respect to the proposed amendments to the Central Community Master Plan and the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan.

VICINITY MAP



LDR - Low Density Residential MDR - Medium Density Residential I - Institutional

PROJECT DESCRIPTION

The applicant/owner proposes to change the land use designation in the Central Community Master Plan Future Land Use Map for seven (7) parcels located adjacent to the Christus St. Joseph Villa campus. The addresses of the subject parcels according to County records are 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue. The applicant proposes to change the land use on these parcels from "Low Density Residential" to "Institutional". The applicant also proposes to amend the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan that was adopted in 1992 to address the future expansion needs of the Christus St. Joseph Villa campus.

Pending the outcome of the proposed master plan amendments, the applicant would potentially pursue a rezone of the subject parcels and possibly a conditional use/planned development to allow for the expansion of the

Christus St. Joseph Villa campus. Specific building development plans are not being entertained as part of the master plan amendment process at this time. Specific building development plans would be reviewed in conjunction with any rezone request and conditional use request the applicant would chose to pursue in the future.

DESCRIPTION OF CHRISTUS ST. JOSEPH VILLA ORGANIZATION AND SERVICES

Christus St. Joseph Villa was founded in 1947 to serve the elderly population of Salt Lake City. The current site consists of four buildings; the oldest opened in 1959 and located on the corner of 500 East and Westminster Avenue. The second building opened in 1984 and parallels 500 East between Westminster Avenue and the entrance to the campus. Two additional buildings opened in 1995, one inside the campus and the other along 400 East between Westminster Avenue and Hollywood Avenue.

The services provided by Christus St. Joseph Villa include fifty eight (58) senior apartments, thirty seven (37) rooms for assisted living, a nursing facility that consists of forty eight (48) beds for post acute rehabilitation, eighteen (18) beds for Alzheimer care, one hundred fifty five (155) beds for long term care, and twelve (12) beds for geriatric psychiatry care. In total, the Christus St. Joseph Villa organization provides three hundred twenty eight (328) beds for elderly services and care.

Presently, the 1959 building is constructed of unreinforced masonry and subject to substantial damage in the event of an earthquake. In addition, it has substantial shortfalls in terms of compliance with Adults with Disabilities (ADA) Codes for nursing care facilities. In short, the building is obsolete and renovation has been determined to be unfeasible.

The purpose of the request for the master plan amendments is to provide the opportunity to replace the 1959 building in three phases. The first phase would be to construct a new building for assisted living residents and an area for enhanced Alzheimer care. The second phase would consist of the renovation of the assisted living floor in the 1959 building to accommodate the nursing facility residents. The third phase would be the demolition of the majority of the 1959 building.

The net result of the proposed project would be a physical expansion of the Christus St. Joseph Villa campus into the seven (7) residential properties located at the corner of 500 East and Hollywood Avenue (hence the master plan amendment requests), and a net increase in patient beds from three hundred twenty eight (328) to three hundred fifty (350).

HISTORY

On October 24, 2007, the applicant submitted master plan and zoning amendment applications to the Planning Division for processing. The master plan amendment consisted of a change to the Future Land Use Map in the Central Community Master Plan for the subject parcels from "Low Density Residential" to "Institutional", as well as the proposal to amend the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan.

After these applications had been submitted, at the request of Planning Division management at that time, the applicant was also instructed to submit a Conditional Use/Planned Development application. Further discussion of the proposal with the applicant indicated that they wanted to pursue a relaxation of the maximum building height standard in the Institutional Zone which is thirty-five feet (35'). The applicant indicated that they wanted to request a building height of forty-two feet (42') through the Conditional Use/Planned Development process.

The Conditional Use/Planned Development application requires that building elevations be submitted for review, and the applicant did not have building elevations prepared at that time.

On April 7, 2008, the applicant submitted a Conditional Use/Planned Development application with the required building elevations. Over the course of the next several months, the applicant met with Planning Staff, as well as Community Development Staff, to further discuss the proposal, focusing primarily on the proposed building plans. In a meeting on May 28, 2008, Planning and Community Development Staff met with the applicant and indicated that the project as presented at that time was not a proposal that could be supported. Planning and Community Development Staff requested that the applicant reconsider the proposed structures and perhaps redesign in order to minimize the impact on the surrounding neighborhood; a design that would be more sensitive to the character of the surrounding single-family neighborhood.

On June 26, 2008, a meeting was held with the applicant, members of Planning Staff, and the new Community and Economic Development (CED) Director. At that meeting, the CED Director initiated a change in the course of direction for the processing of the applications. The CED Director's approach to the request was to consider the master plan amendments separate from the rezone and planned development proposals. The applicant was in agreement with this new approach and direction.

DEPARTMENT/DIVISION COMMENTS

Because the direction on this project was originally to entertain the master plan amendments, rezone, and planned development simultaneously, Planning Staff requested comment from City Departments/Divisions on all three of these processes together. None of the Departments/Divisions contacted, Engineering, Public Utilities, Permits and Zoning, Transportation, Property Management, and Fire had any comments or concerns for the proposed master plan amendments. The Police Department was contacted but did not respond. The comments are attached for review (Exhibit A)

PUBLIC COMMENTS

The applicant presented the proposal to the Liberty Wells Community Council on May 14, 2008. Planning Staff attended this meeting, and noted that only two people in attendance lived on the same block as the Christus St. Joseph Villa campus or on one of the streets that face the block where Christus St. Joseph Villa is located. A letter of support for the proposal was received from the Liberty Wells Community Council dated May, 27, 2008 (Exhibit B).

Due to the fact that adjacent property owner or nearby neighbor input at the Community Council was limited, and knowing that the proposal had/has significant impacts on the surrounding neighborhood, Planning Staff suggested that an open house be held in order to gather additional public input. An open house was held on August 12, 2008, at the City & County Building. Notification of the open house was sent to all property owners who's property is located within 450' of the properties owned by Christus Health Utah. Approximately 50 people attended the open house presentation and discussion. A list of the major issues discussed at the open house included:

- Changing the character of the neighborhood by removing single-family residences and replacing them with a multi-family like structure;
- Changing the character of the neighborhood with a building that will be taller than the adjacent single-family residences; transformation of the character of the neighborhood; general concern for proposed building height;

- Neighborhood vibrancy will be diminished with the loss of the single-family residences;
- Concern, in general, for the impact the proposal will have on the neighborhood;
- Issue with clients/employees/visitors of Christus St Joseph Villa parking on adjacent residential streets and not fully utilizing on-site parking
- Architectural features on the proposed building should promote interactivity with the neighborhood; ie. the use of balconies, porches, multiple entrances, etc.;
- Building materials should be selected to be compatible with the building materials used in the surrounding neighborhood;
- Driveway access on to 500 East;
- Suggestion for further internalization of the proposed development. Build new building(s) on the existing internal surface parking lot and relocated parking lot underground;
- Plans for further expansion – will the entire block eventually become part of the Christus St. Joseph Campus;
- Minimal green or open space is proposed;
- Concern for loading dock access/trash collection on the corner of 500 East and Westminster Avenue.

In addition, several questionnaires and other written comments were submitted in response to the information presented at the open house. These written comments are attached for review (Exhibit C).

Planning Staff has received many letters in response to the overall proposal which includes the proposed master plan amendments, rezone, and planned development. Many of the letters received appear to be from residents of Christus St. Joseph Villa and are generally in support of the proposed development. There are also letters expressing concern, raising issues, and voicing opposition to the proposed development which generally appear to be from residents in the surrounding neighborhood. All correspondence received from the public as of the writing and final production of this staff report are included for review (Exhibit D).

ANALYSIS AND FINDINGS

The Salt Lake City Zoning Ordinance does not specifically address nor provide criteria for the evaluation of proposed master plan amendments. Further, Utah State Law only provides a specific noticing requirement relative to master plan amendment requests. Therefore, an analysis of relevant City adopted master plans and the policies contained therein are used to evaluate proposed master plan changes. Essentially, it is incumbent upon Planning Staff to provide a recommendation regarding whether a proposed land use change is appropriate or not based on policies in any pertinent adopted master plan. The following Master Plans are used in Planning Staff's analysis:

- The Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998)
- Salt Lake City Community Housing Plan
- Central Community Master Plan
- Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan

The Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998)

This report provides Citywide guidelines in an effort to establish long-term visions and recommendations. The Futures Commission created a vision of a typical neighborhood for Salt Lake City by establishing that the ideal neighborhood will be (among other items) individual, family, elderly and youth oriented, and diverse. This report goes on to say that, *"neighborhoods will encourage persons of different incomes, ages, cultures, races, religions, genders, lifestyles, and familial statuses to be active community stakeholders."*

This general policy is applicable in terms of the subject proposal, as Christus St. Joseph Villa does provide a service that promotes diversity in the surrounding neighborhood. Christus St. Joseph Villa provides residential and health care services for the elderly, most likely of varying incomes, ages, cultures, races, genders, and lifestyles.

This policy is reflected in the status and configuration of the Christus St. Joseph Villa institution as it currently exists. Planning Staff asserts that these policy statements support the existence of the Christus St. Joseph Villa institution in its current state, however it does not necessarily mean that an expansion at the current location is warranted or appropriate.

Further, many of the adopted Community Master Plans also contain land use policies that support diversity in neighborhoods. The Future Land Use Map in any given Community Master Plan is a reference point for creating diversity in our City's neighborhood by allowing a variety of housing types and densities based on geographic location and factors such as circulation, access to transit, and access to necessary services. These policies are implemented by zoning standards that are created to ensure that established policy is realized.

Finding: Christus St. Joseph Villa is a integral part of the fabric of the Liberty Wells Community and contributes to the concept adopted for an "ideal" neighborhood; one that encourages persons of different incomes, ages, cultures, races, religions, genders, lifestyles, and familial statuses to be active community stakeholders as defined in the Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998).

Salt Lake City Community Housing Plan

This Plan contains general policies regarding housing across the City. This plan states that, "*The City Council supports a citywide variety of residential housing units, including affordable housing and supports accommodating different types and intensities of residential development.*"

This general policy appears to also support the Christus St. Joseph Villa institution in the same manner as the Final Report of the Salt Lake City Futures Commission, Creating Tomorrow Together (1998) noted above. This policy is very general and does not address specific location for various housing types or intensities, nor does it address expansion opportunities for existing housing configurations such as Christus St. Joseph Villa.

Finding: The Salt Lake City Community Housing Plan contains policy that supports Christus St. Joseph Villa in its current configuration at its current location.

Central Community Master Plan

Policies in the Central Community Master Plan address the subject master plan amendment request, most specifically in terms of the expansion of institutional land uses into residential land use areas. The Plan also contains policy relevant to residential land use and historic preservation.

• Residential Land Use:

The Central Community Master Plan discusses residential land use in the planning district and contains community input on residential land uses. One of the issues identified specifically addresses higher density housing replacing characteristic lower-density structures. This section reads, "*The community does not support the demolition of lower-density residences in order to build multi-family structures. Residents prefer to protect the existing residential character and prevent construction of multiple family dwellings in low-density neighborhoods, especially those exceeding 14 dwelling units per acre (page 9).*" Further, adopted policy in this

Plan reads, *"Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses (page 9)."*

- **Historic Preservation:**

This section of the Plan is important and relevant to the master plan amendments because ultimately Christus St. Joseph Villa would like to demolish seven (7) single-family residences for the purpose of expanding their services. The Liberty Wells Neighborhood has been surveyed and is eligible for listing in the National Register of Historic Places. Planning Staff is currently in the process of writing the nomination. While the nomination has yet to occur, the importance of eligibility is key. Of the subject seven (7) single-family residences owned by Christus Health Utah, five (5) of the residences are deemed "eligible and contributing" to the district. This is an indication that the majority of these residences contribute to the historic fabric and integrity of the area.

The Plan contains community input on historic preservation and identifies the desire to, *"create more historic district designations"*, recognizing that there are other non-designated area of the Central Community worthy of preservation. Goals outlined in the Plan read, *"Preserve the community's architectural heritage, historically significant sites and historic neighborhoods"*, and *"Ensure that development is compatible with the existing architectural character and scale of surrounding properties in historic districts (page 18)."*

The Plan also goes on to outline specific historic preservation policies and states that, *"The Central Community gives high priority to the preservation of historic structures and development patterns."* This policy is implemented by, *"Ensuring that zoning is conducive to preservation of significant and contributing structures or properties"*, and *"Encouraging new development, redevelopment, and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks."* A second policy in the Plan reads, *"Identify new historic sites and expand National Register historic districts as funding is available."* The Liberty Wells neighborhood is specifically identified in the Plan as one of the neighborhoods for National Register consideration. As mentioned previously, the Liberty Wells Neighborhood has been surveyed and is eligible for listing on the National Register of Historic Places.

In conclusion, should the proposed master plan amendments receive approval and the properties are subsequently rezoned and the single-family homes demolished, the above referenced policies of the Central Community Master Plan relating to historic preservation would essentially be violated.

- **Institutional Land Use:**

The Central Community Master Plan designates and discusses neighborhood planning areas. Christus St. Joseph Villa lies in the Liberty Wells Neighborhood Planning Area. One of the issues identified in the Liberty Wells Area is the "interface of institutional and residential land uses (page 7)."

Most significantly, the Central Community Master Plan discusses institutional land use and contains community input on this type of use by identifying several issues. The first issue identified reads, *"Institutional land uses provide necessary services to the community. However, the location of institutional land uses within or adjacent to residential zones causes problems for the neighborhoods. These impacts include traffic congestion, parking, incompatible architectural appearance, and undesirable activities by some the clientele attracted to the use (page 12)."* This section goes on to read, *"Institutional land uses should be architecturally compatible with the neighborhood in which they are located (page 12)."* The second issue identified addresses traffic and parking impacts. This issue reads, *"A majority of institutional land uses attract populations from outside the neighborhood and community, creating traffic and parking impacts. Some of these impacts are caused from poor site and vehicle circulation design. In other cases, the institution outgrows its physical capacity. The owners of these properties or their property managers must address the traffic and parking impacts (page 12)."*

This section goes on to read, *"Parking has a significant impact on residential neighborhoods. When clients and employees of institutional uses cannot find off-street parking, they park on local streets. Controlling or eliminating this on-street parking is important to the livability of the neighborhood (page 12)."* A third issue identified addresses expansion of institutional land uses onto residential properties and reads, *"When existing institutional land uses outgrow their facilities, they often seek to acquire adjacent residential property to expand their facilities. Certain institutional land uses should not be allowed to expand beyond their existing properties unless the neighborhood and community support the institutional use expansion (page 13)."*

In summary, the Central Community Master Plan expressly states as an institutional land use goal to, *"Minimize the expansion of institutional uses in residential neighborhoods (page 13)."* Additionally, the following policy is cited, *"Mitigate the impacts of institutional land uses on surrounding residential neighborhoods (Page 13)."*

Findings: The Central Community Master Plan specifically addresses the issue of institutional land use expansion into residential land use areas. Community input outlined in the Plan, in addition to goals and policies addressing this issue, do not provide support for the proposal put forth by Christus St. Joseph Villa to amend the Central Community Future Land Use Map, for the subject property, from Low Density Residential use to Institutional use.

Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan

This Plan was adopted by the City Council in 1992 to address expansion of the Christus St. Joseph Villa at that time. This plan is included in its entirety for reference with this staff report (Exhibit E). It is important to note that the section of Ramona Avenue located between 400 and 500 East was closed in order to facilitate the redevelopment of the Christus St. Joseph Villa complex at that time. There are references to this closed section of Ramona Avenue throughout the text of this small area plan.

On page 5 of this plan, the section entitled "Future Character" states, *"The small scale residential character of the perimeter of blocks 4 & 5 along Westminster Avenue and Hollywood Avenue must be maintained. The interface of these blocks with the surrounding neighborhoods should not be imposed by larger scaled more institutional special use housing needs. These needs should be accomplished by internalizing and directing this type of development towards Ramona Avenue. The impact of this more intense development should be mitigated by: (1) interfacing the edges along 400 East and 500 East and abutting with a landscape buffer; and (2) limiting building heights."*

Further, on Page 7 under the sections entitled "Use of Land" and "Neighborhood Context", the Plan states, *"The primary use of land on blocks 4 & 5 should be for residential activities. The character of the single and two family residential units along Westminster and Hollywood Avenues should be maintained, and any new construction along these streets should be compatible with the fabric of the surrounding neighborhoods. More intense residential activity should be located along 400 & 500 East, with more intense special use residential development along with commercial uses that support this development being internalized along Ramona Avenue."*

"All future development should achieve a coherent, unified character and attractive streetscape. The impact of special use residential need on the neighborhood should be mitigated through the use of landscape buffers and setbacks. Development along the interface with the surrounding neighborhoods, should be consistent, acknowledging existing forms, materials and composition. More intense development should acknowledge the residential character of the neighborhood and employ design principles to minimize the impact to the area."

"The maximum height allowed along the periphery of these blocks should be three stories with a maximum of four stories internally along Ramona Avenue. The intensity of the development around the perimeter of these

blocks should remain one and two family along Westminster and Hollywood Avenues with higher density development allowed along 400 and 500 East. Special use residential and accompanying support development should occur along Ramona Avenue. New buildings should express the desired residential character of the block in façade design, roof forms and choice of building materials. New development should acknowledge scale, form, and façade composition in order to reinforce the neighborhood character."

These sections of this Plan make it clear that the single and two family residences along Westminster and Hollywood Avenues should be maintained, and new development should be compatible with the surrounding neighborhood. A change in the Central Community Master Plan future land use designation and any subsequent rezone would be in direct conflict with the provisions of this Small Area Plan. Additionally, this Plan says that more intense special use residential development should be internalized on the Block (along the closed portion of Ramona). This is the primary reason that the City agreed to close this section of public right-of-way.

Findings: The Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan contains specific policies to prevent further encroachment of special use residential (Christus St. Joseph Villa) development into the adjacent single and two family areas along Westminster and Hollywood Avenues. The applicant's proposal to change the future land use on the properties that border Hollywood Avenue are in direct conflict with the provisions set forth in this Plan. The institutional land use expansion as proposed is inappropriate at the subject location given the provisions outlined in the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan.

FURTHER MASTER PLAN AMENDMENT CONSIDERATION

The City has maintained and implemented the above referenced policies noted in the Central Community Master Plan and the Blocks 4 & 5 – East Waterloo Subdivision Small Area Plan for the subject parcels through the designated zoning on the properties. The subject lots are all zoned R-1/5,000 (Single-family Residential District).

It is also important to note the potential ramifications of any master plan amendment in general terms. While the proposed master plan amendment is very specific in nature, amending the Future Land Use Map in the Central Community Master Plan for the subject parcels from "Low Density Residential" to "Institutional", the development possibilities once a master plan change would occur are quite broad. In this case, should the subject property receive an approval for the proposed amendment, and while the intentions of the applicant are somewhat certain should the change occur, the fact of the matter is that any number of possibilities could take place. If the land use designation of the subject property is changed to Institutional use and subsequently rezoned accordingly, the subject property could be used for any of the uses permitted in the Zoning Ordinance in the Institutional Zone. These uses include but are not limited to government offices, medical and dental offices, adult and child daycare centers, community and recreation centers, emergency response and medical service facilities including fire stations and living quarters, hospitals, libraries, medical/nursing schools, places of worship, private schools, professional/vocational schools, museums, and communication towers.

SUMMARY

While the City recognizes the value of Christus St. Joseph Villa and the services they provide for a section of the City's population, the requested master plan amendments to allow for the redevelopment and the expansion of the institution are not warranted nor appropriate at the subject location. This rationale is based on an analysis of pertinent master plan policies in relation to the proposed changes, and the absence of consistency with said policies as outlined in this report.

Exhibit A –
City Comments

BUILDING SERVICES

Traughber, Lex

From: Traughber, Lex
Sent: Thursday, May 15, 2008 10:58 AM
To: Traughber, Lex
Subject: Christus St. Joseph Villa Petition 400-07-34, 400-07-35, and 410-08-18

From: Walkingshaw, Nole
Sent: Thursday, May 15, 2008 9:50 AM
To: Traughber, Lex
Subject: RE: Christus St. Joseph Villa Petition 400-07-34, 400-07-35, and 410-08-18

Lex,

Building Services has the following comments:

400-07-34 (Zoning Amendment)

- Building services has no comments

400-07-35 (Master Plan Amendment)

- Building Services Has no comments

410-08-19 (Planned Development)

- Review based on assumption of approval of Master plan And Zone Amendments, change of zoning from R1/5,000 to I, Institutional
- Maximum Building height for the zone is 35'; conditional use approval for additional height may be approved up to 75' when the yard area is increased foot for foot. The required yard areas for the front and corner side in the I zone is 20 feet the proposed set backs of 27' for each of these yard areas reflects the requested 7' increase in height to 42'.
- While not specifically required in the Institutional Zone other special purpose districts require the screening of building equipment and service areas that are readily visible from the public way shall be screened from the public view. These elements shall be sited to minimize their visibility and impact or enclosed as to appear to be an integral part of the architectural design of the building. Currently the refuse and delivery services are conducted within the interior of the campus; Building Services strongly recommends continuing these services within the interior and minimizing the effects along the public way and pedestrian corridor.
- An amendment to the East Waterloo Subdivision Plat is required.

Thanks,

Nole

5/15/2008

PUBLIC UTILITIES

Traughber, Lex

From: Brown, Jason
Sent: Monday, April 28, 2008 11:38 AM
To: Traughber, Lex
Cc: Garcia, Peggy
Subject: Petitions 400-07-34, 400-074-35 and 410-08-18 451 E Bishop Federal Lane
Categories: Program/Policy

Lex,

Public Utilities has reviewed the above mention petitions and have no comments on 400-07-34 or 400-07-35 but would like to offer the following comments on petition 410-08-18;

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.

A Water and Sewer Utility Plan must be submitted for this development. The plan must show all proposed and existing pipe routings, sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. All meter, hydrants and catch basin must be located outside of drive approaches. Any water or sewer service that is not going to be reused must be killed per SLC Public Utilities standards. New connections to the main for culinary water service will not be allowed. All gravity pipes must be designed and constructed to meet minimum allowable grades. Any potential conflicting private or public utility must be designed to meet minimum State and City separation standards. A minimum 1.5-foot vertical separation must be provided for between water and sewer crossings. All other utilities should have a minimum 1.5-foot separation with a larger separation required between larger structures and pipes. Minimum Public Utilities' pipe zone standards must be met. The engineer or contractor must obtain approval from Public Utilities for dewatering activities required during construction. All water and sewer mains must be a minimum of 8-inch diameter and located within public road section as determined by Public Utilities. Expected sewer discharge and water usage rates must be supplied to Public Utilities. With this information we will determine if the existing sewer and water systems have the capacity to provide service to the project.

A Grading and Drainage Plan must be submitted for review and approval for this development. This development will be restricted to a maximum storm water discharge rate of 0.2 cfs per acre. Calculations must be provided and approved by Public Utilities showing this detention requirement is met and the detention will function as required for this site. If habitable floors are proposed below ground level then a stamped signed geotechnical report must be submitted to Public Utilities identifying the highest expected groundwater elevation for this area. This evaluation must include groundwater levels based upon historical well records. All habitable finished floor elevations must be at or above the highest expected groundwater elevation. 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.

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.

All existing and new easements must be clearly shown and described on the plat prior to final plat recordation. If a sewer lateral or water service crosses through an adjacent property, an easement for that utility must be provided. If power lines, gas lines, communication conduits, etc. exist within this the property, any relocation of these utilities and related easements must be approved by Public Utilities. No buildings, structures, trees, islands, etc. may be constructed within easements dedicated to Salt Lake City Public Utilities.

Agreements and Fees:

Mainline extension and service connection agreements must be entered into between the developer and Public Utilities for all water, sewer and storm drain mains and services. The agreement will outline developer and Public Utilities' responsibilities related to construction, maintenance and warranty of these mains and services. Based on an approved engineer's estimate, work for all the above-mentioned improvements must be bonded by the property owner. All agreements must be executed and bonds received by Public Utilities prior to full construction plan set approval and plat sign-off from our department. Prior to full plan set approval and plat recordation all utility fees must be paid in full. A \$374 per quarter acre drainage impact fee will be assessed on the platted area for this development.

Public Utilities will approve this project if all the above-mentioned issues are addressed.
If you should need further assistance with this matter, please contact me.

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

ENGINEERING

Traughber, Lex

From: Smith, Craig
Sent: Monday, April 21, 2008 1:36 PM
To: Traughber, Lex
Subject: RE: petition 410-08-18
Categories: Program/Policy

Sorry Lex, I missed the new proposed approach. My only concern with regards to the new approach is using 500 e as a staging area to either back in or back out thereby disrupting traffic.

From: Traughber, Lex
Sent: Monday, April 21, 2008 12:30 PM
To: Smith, Craig
Cc: Walsh, Barry; Weiler, Scott
Subject: RE: petition 410-08-18

Craig,

Do you have any issues with the curb cut at the northeast corner of the property on 500 East? They are proposing an entrance to serve a loading/compactor area.

Lex Traughber
Principal Planner
Salt Lake City Planning Division

lex.traughber@slcgov.com or (801) 535-6184

From: Smith, Craig
Sent: Monday, April 21, 2008 12:20 PM
To: Traughber, Lex
Cc: Walsh, Barry; Ott, George; Weiler, Scott
Subject: petition 410-08-18

Good afternoon Lex-

I have reviewed petition # 410-08-18, a request from St. Joseph Villa to increase the height of a new building that exceeds the current height in this zone. Due to the fact the request involves a building proposed on private property, the Engineering division has no concerns with the request.

Sincerely,

Craig w. Smith
SLC Engineering

PROPERTY MGMT.

Traughber, Lex

From: Lucas, Duran
Sent: Friday, April 11, 2008 10:12 AM
To: Traughber, Lex
Subject: Christus St. Joseph Villa Redevelopment

April 11, 2008

Re: Christus St. Joseph Villa Redevelopment
Petition 400-07-34
Petition 400-07-35
Petition 410-08-18

Property Management has reviewed the referenced petition. The petitioner's plan does not seem to be encroaching on any city property or public right-of-way, however, if at any time the planned development changes and an encroachment results, the petitioner will be required to sign a lease agreement for the encroachment. With that being said, we have no objection to the petitioner's request and will defer to the other City departments' comments.

Duran Lucas
Property Management

4/11/2008

TRANSPORTATION

Traughber, Lex

From: Walsh, Barry
Sent: Thursday, April 10, 2008 5:11 PM
To: Traughber, Lex
Cc: Young, Kevin; Smith, Craig; Itchon, Edward; Garcia, Peggy; Butcher, Larry; Spencer, John
Subject: Joseph Villa
Categories: Program/Policy

April 10, 2008

Lex Traughber, Planning

Re: Christus St. Joseph Villa Redevelopment Petition 400-07-34 (Zoning Amendment)
Petition 400-07-35 (Master Plan Amendment) and Petition 410-08-18 Planned Development/
Conditional Use) At 451 E. Bishop Federal Lane.

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

The architectural concept plan does not match the Engineering plan sheet ES-101.

The separate parcels will need to be combined into one lot per a subdivision process which will require all public way frontages to be upgrades as required to current city standards.

The Parking calculations indicate that there will be only a 12 stall parking requirement increase from 171 to 183 stalls and an on going parking surplus of 27 stalls for a total of 210 stalls on site. Which should present no significant change to traffic generation issues. The traffic change should come from the elimination of the seven residential units as a reduction for the area. The new site plan will need to indicate all required parking, ADA stalls, bike parking, and service areas.

The new service drive proposed for 500 East needs to function with no backing from the public way. The current facility has accommodated all large deliveries on site in the parking lot area. Please indicate if any changes are expected.

Sincerely,

Barry Walsh

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

4/11/2008

FIRE DEPT

Traughber, Lex

From: Itchon, Edward

Sent: Wednesday, April 09, 2008 10:51 AM

To: Traughber, Lex

Cc: Butcher, Larry; McCarty, Gary; Montanez, Karleen

Subject: Christus St Joseph Villa #'s 400-07-34, 400-07-35 & 410-08-18

This project shall have the following items.

- Fire hydrant placed so all parts of the structure with in 400'. Automatic fire sprinkler system
- Automatic fire detection system.
- Interconnection with an approved remote station.
- If the measurement from the lowest access of the fire department to the highest floor level is 30' or higher shall be equipped with a wet stand pipe system.

Exhibit B –
Community Council Letter

Liberty Wells Community Council

P.O. Box 522318 • Salt Lake City, UT 84152

Tel: 801-485-8780 Email: libertywells@msn.com

May 27, 2008

Mr. Lex Traughber
Principle Planner
Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City, Utah 84111


Dear Mr. Traughber,

This letter is to inform you that Liberty Wells Community Council voted unanimously in favor of the future building plans for Christus St. Joseph Villa located at 451 Bishop Federal Lane, Salt Lake City, Utah as presented at our regular April meeting.

If you have any questions, please call or email me at the numbers listed above.

Thank you for your help in this matter.

Sincerely,



James V. Fisher
Chairman
Liberty Wells Community Council

cc: Mr. Galen Ewer, Administrator/CEO Christus St. Joseph Villa
Councilwoman Jill Love

Exhibit C –
Open House Comments

Traughber, Lex

From: Diane Fox [dianemfox@comcast.net]
Sent: Thursday, September 11, 2008 6:57 AM
To: Traughber, Lex
Subject: Petition 400-07-35, Christus St. Joseph Villa Master Plan Amendments

Dear Mr. Lex Traughber,

I am both a Realtor and part owner and of the property at 443 Hollywood Ave., Salt Lake City, Utah and I am greatly concerned about the Christus St. Joseph Villa's Master Plan.

When I went to one of their meetings last fall, they told me they were going to have a 35 foot landscaped area as a buffer between the street and the closest residential home. This is not good enough.

I and the neighbors surrounding me are upset about your allowing a commercial building being built on this street and I object to the rezoning and building permits.

The homes on Westminster Ave., I believe have lost their "highest and best value" because of the St. Joseph Villa's building towering above their homes. They have no backyard privacy. They have no privacy when their rear window blinds are opened and these issues play a large factor when it comes to a prospective buyer searching and placing an offer to purchase on a home.

If the St. Joseph Villa agrees to give the owners of each home on Hollywood Ave. compensation to "make good" for the loss of equity that their homes normally would attain, then I may reconsider and agree to the rezoning, but there has not been any such offer.

Just the fact, the word is spreading that the Villa wants to expand and has purchased homes up to 500 East has brought down the Value of these homes nearby.

When a prospective buyer is searching for a home, the home owner and the real estate agent is obligated under the Disclosure Law to disclose anything effecting the property to the buyer. Any buyer knowing that that a three-story building that is going to hover over the property they may be interested in purchasing is going to think twice about purchasing it and, or come up with a low offer to compensate for the obstruction.

The damage to the surrounding homes that construction of a commercial building will cause is another issue.

This home of mine, my brothers and our mother's has been in our family for over 51 years. My mother and brothers still live there. We have enjoyed the neighborhood and even having the St. Joseph Villa's presence at the rear of our property, but only because the building itself and our home is divided by a large parking area.

I sold the home next door to the east of ours to a gentleman nearly 10 years ago. At the time, I

thought he made a wise decision and would profit from the purchase as time goes on, but if this new addition to the Villa goes in then, I believe this gentleman's equity will go down as will all of ours.

I believe the construction of a new building in the quaint old fashioned neighborhood is going to bring down the "highest & best value" of each home near it, specifically speaking of the those homes located on Hollywood Ave. between 400 and 500 East.

We will loose our privacy and the environmental stability of a residential neighborhood.

The County also will, if it hasn't done already, lose it's tax revenue for the homes St. Joseph's Villa has purchased and planning to replace with a new building because they are tax exempt.

If you go ahead and agree to the proposed rezoning and the allowance for St. Joseph's Villa to expand, then I believe the residents on Hollywood Ave. need to be compensated for the loss of equity that their homes and the owners are going to have to endure.

I, my family of seven and our neighbors strongly oppose, protest and say, "No" to the proposed rezoning and expansion of the Christus St. Joseph Villa.

Thank you,

Dianna M. Fox
Owner/Agent

373 Kensington Ave.
Salt Lake City, Utah 84115
801-485-4668

Traughber, Lex

From: jeff bair [jeff_a_bair@hotmail.com]
Sent: Wednesday, September 10, 2008 5:06 PM
To: Love, Jill; Traughber, Lex; libertywells@msn.com; holly.christmas@gmail.com
Subject: Saint Joseph's Vill Expansion Plans

Over the last week, Holly Christmas, myself and others have knocked on every door on Westminster, Ramona, Hollywood and Redondo streets between 300 and 600 East. Overwhelming the neighbors in the area are against Petition 400-07-35. In fact, I am not aware of anyone that voiced support of the plan - there were two individuals that were indifferent in that they did not care one way or the other.

Gaylen Ewer, CEO/Administrator of SJV even admitted during the open house that the proposed building could be built on the site of the current building, but that they "just didn't want to do that."

During the historical review of the area, five of the seven homes targeted under the petition were deemed Historically and Architecturally Significant. There is no need to tear down these homes. Please pay heed to the wishes of the individuals that actually live in the surrounding area and deny the expansions plans put forth by Saint Joseph's Villa - the plans put forth are out of scale with the surrounding area and would negatively impact our neighborhood.

Jeff Bair
1957 S 400 East
Salt Lake City, UT 84115
801.910.7377

Stay up to date on your PC, the Web, and your mobile phone with Windows Live. [See Now](#)

Traughber, Lex

From: Tahlee Booher [reelredllc@hotmail.com]
Sent: Wednesday, September 10, 2008 4:53 PM
Subject: No Villa Expansion

I am a resident near St. Joseph's Villa. I am strongly opposed to this expansion. It would be a detriment to the neighborhood and community.

Sincerely,

Tahlee Scarpitti
Hollywood Ave

Want to do more with Windows Live? Learn "10 hidden secrets" from Jamie.
[http://windowslive.com/connect/post/jamiethomson.spaces.live.com-Blog-cns!](http://windowslive.com/connect/post/jamiethomson.spaces.live.com-Blog-cns!550F681DAD532637!5295.entry?ocid=TXT_TAGLM_WL_domore_092008)
550F681DAD532637!5295.entry?ocid=TXT_TAGLM_WL_domore_092008

Traughber, Lex

From: Lee Ellington [lee.ellington@nurs.utah.edu]
Sent: Wednesday, September 10, 2008 4:20 PM
To: Love, Jill; Traughber, Lex; libertywells@msn.com
Subject: Villa Expansion

To whom it may concern:

We live across from St Joseph's Villa on 1902 S 400 E. I wanted you to know that we do NOT support the the seven homes on 500 E and Hollywood Avenues being torn down and the land used for the expansion of St Joseph's Villa.

Thank you,
Lee Ellington

9/11/2008

Traughber, Lex

From: Trishman, Cindy Lou
Sent: Wednesday, September 10, 2008 12:43 PM
To: Traughber, Lex
Cc: Love, Jill; Simonsen, Soren; City Council Liaisons; De La Mare-Schaefer, Mary; Gray, Frank; Sommerkorn, Wilford; Hunter, Esther
Subject: Comment re: St. Joseph Villa - D5
Categories: Program/Policy

Lex,

This afternoon I received a call from Harriett Lawrence, a District Seven resident and long-time patron of St. Joseph's Villa. She indicated that her aunt and mother have both been residents at the facility and she has been familiar with St. Joseph's since 1989. At present, she is a volunteer and supports the expansion of the facility. Ms. Lawrence apologized for not providing her comments earlier, but asked that I provide these to the Council Members and appropriate Planner for possible inclusion in tonight's meeting.

Ms. Lawrence believes that the traffic along 500 East has not increased due to the population at St. Joseph's Villa and that the street is an arterial street and will consistently have traffic concerns. However, the renovation for St. Joseph's Villa will provide a long-term solution to the lacking assisted-living facilities in Salt Lake City. She stated that if the expansion is denied she believes the decision is based on only short-sighted consideration.

If it is possible to provide these comments to the Planning Commissioners she would appreciate it; however, she understands if it is too late in the process. Therefore, I have copied the appropriate Council Members on the email.

Thank you.

Cindy Lou Trishman
Constituent Liaison
801-535-7623
cindy.trishman@slcgov.com

To assure prompt attention to your information please 'Reply to All' or include City Council Liaisons (citycouncilliaisons@slcgov.com) in the address line of this email.

9/10/2008

A 35 foot stucco wall.

**That's what Saint Joseph's Villa wants to build –
a 35 foot wall along 500 East and Hollywood Avenue.**

The management of Saint Joseph's Villa (SJV) states that their plans are not an expansion.

FACT: The current building has 66 units – the proposed new construction will contain 88 units – a capacity increase of 22 additional units! There will also be no additional parking added for this increased capacity.

SJV needs the additional property to build the proposed building.

FACT: The new building can be built in the space occupied by the existing building. This approach will not increase the footprint of the existing facility and will not require seven homes to be torn down causing a permanent negative impact to the surrounding neighborhood.

The SJV expansion would improve the neighborhood.

FACT: SJV purchased the homes along 500 East and Hollywood Avenue and promptly stopped maintaining the properties. The beautiful xeriscaped front yard of one home was actually ripped out and is now just a dirt patch full of weeds.

The Salt Lake City Planning Commission will hold a public hearing to decide if the properties along 500 East and Hollywood Avenues should be re-zoned and also if the East Waterloo Subdivision Small Area Master Plan is to be amended to allow the expansion. Please do what you can to attend the hearing and let your voice be heard.

Salt Lake City Planning Commission Meeting

City & County Building

451 South State Street – Room 315

Wednesday, September 10, 2008 at 5:45 pm

**The Villa
EXPANSION**

**JUST
SAY NO!**

**A vote FOR expansion
is a vote AGAINST our neighborhood!**

Salt Lake City Planning Commission Meeting

City & County Building

451 South State Street – Room 315

Wednesday, September 10, 2008 at 5:45 pm

The Salt Lake City Planning Commission will hold a public hearing to decide if the properties along 500 East and Hollywood Avenues should be re-zoned and also if the East Waterloo Subdivision Small Area Master Plan is to be amended to allow the expansion: Petition 400-07-35

Please contact Jill Remington Love, our City Council Representative at:

jill.love@slcgov.com or 801.535.7600

Also, contact Lex Traughber from the Planning Commission:

lex.traughber@slcgov.com or 801.535.6184

and James Fisher of the Liberty Wells Community Council:

libertywells@msn.com or 801.485.8780

Stand up for our neighborhood and let them know that we do not want the seven homes demolished for a building that can be built in the existing Saint Joseph's Villa footprint.

**The Villa
EXPANSION**

**JUST
SAY**

NO!

**A vote FOR expansion
is a vote AGAINST our neighborhood!**

Distributed by **Neighbors for No Villa Expansion** – novillaexpansion@gmail.com

September 9, 2008

Salt Lake City Council; Jill Remington Love
Salt Lake City Planning Commission; Lex Traugher
Liberty Wells Community Council; James Fisher

RE: Redesigning The St. Joseph Villa

Greetings All,

We have been to the meetings, seen the model and viewed the video, heard from the City and chatted with neighbors. **As long as there are "We don't know yet" plans attached to this project, we cannot support the changes proposed by CHRISTUS St. Joseph Villa.**

We are LONGTIME neighbors and plan to stay. We think **CHRISTUS St. Joseph is not disclosing their plans for the Westminster Avenue building** because they intend to bring industrial services (loading dock, dumpster service, and employee parking) to the perimeter of their campus. Will the future driveway be on 500 East, Westminster, or both? They say they don't know . . . yet. We think they do.

Like Main Street, it was a mistake to have closed Ramona Avenue some 16 years ago. Like South East Furniture, it will be a mistake to allow demolition without concrete plans for all to see. Please don't allow any continuation until every specific detail is known.

Respectfully,

/signed/

Jon and Anna Marie Pezely
and family
1901 South 500 East
Salt Lake City, UT 84105-2917
(801) 864 2499
jampezely@netzero.net

Traughber, Lex

From: Morrissey, David (SLC-MEW) [david.morrissey@mccann.com]
Sent: Tuesday, September 09, 2008 2:42 PM
To: Traughber, Lex
Subject: FW: Please don't let Saint Joseph's Villa ruin my neighborhood

Lex Traughber,

Hello. My name is David Morrissey. I am a resident and homeowner near Saint Joseph's Villa, specifically at 2026 South 500 East.

I understand that the Villa is attempting to re-zone and expand within my residential neighborhood. I wanted to voice my opposition to this re-zoning and expansion. It is unnecessary and would prove detrimental to my neighborhood.

As it is, the visitors and employees of Saint Joseph's Villa have proven to be discourteous of residents and our safety. Plus, it is the only non-residential building between 1700 South and 2100 South. I fear that allowing it to re-zone--even a small area--opens the door for more businesses to come in and re-zone.

Please don't let that happen.

Thank you for your time.
David Morrissey

This message contains information which may be confidential and privileged. Unless you are the intended recipient (or authorized to receive this message for the intended recipient), you may not use, copy, disseminate or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and delete the message. Thank you very much.
(A)

Planning Commission
City and County Building
451 South State Street
Salt Lake city UT 84111

September 8, 2008

Dear; Planning Commission

This is my second letter in regards to the Saint Josephs Villa master plan amendments, petition 400-07-35. I am not comfortable speaking publicly so I will let letters be my voice. I have some very serious concerns about any zoning changes and I believe zoning should remain the same. I am against any change.

If zoning were to be changed, that would place a 35 to 45 foot building exactly 30 feet from my east side property line. My back yard (north property line) is currently Saint Josephs' parking lot, however the parking lot is 10 feet above my back yard, which leaves me with a lovely view of a 45 foot stucco wall and no back yard privacy.

I purchased my home in May of 1995, if I would have known 13 years later that this proposal was ahead of me. I would have not purchased this home! I have been restoring my 1929 bungalow, so I have invested a lot of money and time. If the zoning were changed my property value would be substantially less than comparable properties. Who would be responsible?

I have currently stopped any work on my home because of this proposal. A very serious concern I have is about the soil conditions in this area. Construction of a 3 story building 30 feet away from my existing 80 year old home built in an unstable part of the valley.

This thought causes me great stress. Who would be responsible for damage or settlement issues to my home if the zoning were changed?

Please consider how this zoning proposal will greatly impact the lives of the neighborhood. I have all ready lost great neighbors and friends because of this project. I believe Saint Josephs has a building on the north/east side of their property that is old and needs replacing. Why not work with the foot print they all ready have. Again, I am against any zoning changes. Thank You.

Sincerely



Garo Topdjian
447 E Hollywood Avenue
Salt Lake City UT 84115
Cell 801-232-9256

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name FUJIE KUNIMOTO
Address 451 E. BISHOP FEDERAL LN APT 4116
Phone 931-5702

Do you have specific comments regarding the proposed plans?

I CAN UNDERSTAND RESIDENTS SURROUNDING THE
ST. JOSEPH VILLA WANTING TO KEEP THE EXPENSES TO A
MINIMUM BUT IMPROVEMENT OF ANY ROAD SHOULD
BE WELCOMED. IT IMPROVES THE VALUE OF THEIR PROPERTY.

Do you support or oppose this proposal? Please state why.

YES THE PROPOSAL IS SUPPORTED. PEOPLE DON'T
REALIZE HOW FAST WE NEED FOR THIS WONDERFUL
PLACE NEEDED. SOME PORTIONS OF IMPROVEMENT IS
AS QUITE NECESSARY.

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division
Attention: Lex Traughber
451 South State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114-5480

Or email: lex.traughber@slcgov.com
Fax: (801)535-6174

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Reiko Inada
Address Christus St. Joseph Villa 451 Bishop Fed Ln. Rm
Phone 801-493-8874 SLC, UT 84115- 2295 3232

Do you have specific comments regarding the proposed plans?

The reason why we went to the meeting
was so we could discuss the zoning issue
I have resided at Christus St. Josephs Villa for 3
years. The zoning Commission and its
members disagreed building it because
they didn't consider the zoning problem.

Do you support or oppose this proposal? Please state why.

I support the zoning and the building
of the new building it will be beneficial
to everyone concerned.

Thank you
Reiko Inada

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division
Attention: Lex Traugher
451 South State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114-5480

Or email: lex.traugher@slcgov.com
Fax: (801)535-6174

Traughber, Lex

From: Jim Maire [prplmesa@xmission.com]
Sent: Friday, September 05, 2008 9:30 AM
To: Traughber, Lex; Love, Jill
Cc: holly christmas; Jean Maire
Subject: St Joseph Villa

Lex & Jill,

My wife and I will be out of town on Sept. 10th so we fell compelled to speak out against St Joseph Villa's latest petition (400-07-35). We have lived at 446 Westminster Ave since 1979 and have seen many changes take place with the Villa. We have watched them expand and take over a whole street of houses and build a three story monstrosity that towers over our house (where small houses used to stand). We endured the destruction and construction phase of the last building additions, which left wall cracks and dust to our home, and we have put up with more noise, more crowded streets, less available parking and terrible light pollution at night. St Joseph's has destroyed the quiet quality of our neighborhood. Now, at a time when there is renewed interest in local neighborhoods and many of the homes in our area around St Joseph's are being restored, St Joseph's wants to tear down more homes and build another huge building that totally defeats the feeling of our neighborhood.

My Wife and I have to vote NO to any further expansion, zoning, land use designation, or changes to the Central Community Master Plan as it relates to St Joseph's Villa.

Although we will be out of the state for two weeks if you have any questions please feel to call me, if I am in a area with phone reception I would be glad to talk to you.

Sincerely,

Jim Maire
801.971.4823

Jean Maire

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Meibssa Hunt
Address 2793 W. Country Classic Dr
Phone 801-446-5221

Do you have specific comments regarding the proposed plans?

I feel that this is a good plan and that the additional units are greatly needed. I don't see any downfall to adding the new units and I think they are architecturally fitting to the area.

Do you support or oppose this proposal? Please state why.

I fully support this and as the daughter of a resident at St. Joseph's I can see that the needs are great and this plan will help supply those needs.

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division
Attention: Lex Traughber
451 South State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114-5480

Or email: lex.traughber@slcgov.com
Fax: (801)535-6174

Traughber, Lex

From: holly christmas [holly.christmas@gmail.com]
Sent: Tuesday, August 26, 2008 4:07 PM
To: Traughber, Lex
Subject: Central Community Master Plan amendment

Dear Mr Traughber,

In the time that has passed since the open house at the City and County building, more concerns about Christus St Joseph's Villa proposed amendment to the Central Community Master Plan have occurred to me than I was able to express in the initial turn-around period. I realize these comments are past the deadline, and therefore may not be considered in your review, so I will plan on bringing them up in the public meeting as well.

The proposed amendment to the Central Community Master Plan radically expands the area of land zoned Institutional. The blocks in our area typically have 28 residences per block. Currently, the block bordered on the North side by Westminster Avenue, has 10 residences left; the block bordered on the South by Hollywood Avenue has 17 residences left. In other words 29 out of 56 possible residences, just over one of the two blocks, has been replaced by property zoned Institutional. The rezoning would increase that to 36 of 56, or 64%, of the two blocks. Further, this leaves just two strips of 10 houses on each side of the property in question and places 2 of the 4 corners (although really this is 6 of the 8 true block corners) facing the community as Institutional.

The loss of these seven residences represents a loss of approximately 25% of the current residences for the two blocks in question and 41% for the block bordered by Hollywood. To increase the Institutionally zoned property this much and in this way seems like a disservice to the community.

Thank you, once again, for your time.

Sincerely,

Holly Christmas
456 East Westminster Avenue



201 S. Main Street, Suite 1100
Salt Lake City, Utah 84111
main 801.328.3131
fax 801.578.6999
www.stoel.com

August 18, 2008

THOMAS A. ELLISON
Direct (801) 578-6957
taellison@stoel.com

HAND-DELIVERED AND VIA EMAIL

Lex Traugher
Salt Lake City Planning Dept.
City & County Building Room 404
451 South State Street.
Salt Lake City, UT 84111

Re: CHRISTUS St. Joseph's Villa - Comments on Salt Lake City's General Plan Policies

Dear Lex:

These comments are made on behalf of CHRISTUS St. Joseph's Villa (the "Villa") in relation to the pending application to amend the Future Land Use Map for Salt Lake City to allow the expansion of the Villa's existing Institutional Zone to cover the southeast corner of Hollywood Avenue and 500 East. We believe that the General Plan supports the expansion of the St. Joseph's Villa campus for the reasons described below. We will also comment on potential concerns that might arise in connection with the approval of a General Plan Land Use Map change and a rezoning of the property to the Institutional district.

1. The Modernization and Modest Growth of CHRISTUS St. Joseph's Villa Is Important to Salt Lake City. CHRISTUS St. Joseph's Villa is a critical community resource. CHRISTUS St. Joseph's Villa is the only religious based, not-for-profit facility of its type in Salt Lake City and in Utah. Noted for the high quality of its care, the Villa is one of only three assisted living Type 2 facilities located in Salt Lake City. The other two are located in the northern portion of the City. CHRISTUS is the only institution of its type in Salt Lake City that accepts residents of all incomes regardless of the source of payment. Only one of the other two assisted living facilities will accept residents that are obtaining assistance from the State of Utah Medicaid Waiver Program.

The principal purposes of the General Plan amendment proposal is to facilitate the demolition of old and increasingly inadequate medical facilities and to facilitate the relocation and expansion of residential units regulated as "assisted living" facilities. The modernization of increasingly obsolete facilities is essential to the mission of the Villa to provide quality care and is essential to



Lex Traugher
Salt Lake City Planning Dept.
August 18, 2008
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the residents of greater Salt Lake City that the Villa serves. The Villa should have the opportunity to make changes to its physical facilities without displacing the many patients that so completely depend on its services without other viable options. The service principally being expanded relates to the establishment of secured assisted living for those suffering from early Alzheimer's disease and other forms of dementia. In Utah, approximately 30,000 people have Alzheimer's disease or a related form of dementia. Neither of the two existing assisted living facilities in Salt Lake City accepts residents requiring a secure living environment that are receiving assistance from the Utah Medicaid program. Therefore, the expansion of the Villa to provide assisted living facilities for patients suffering from dementia meets a critical and unmet need in Salt Lake City.

From a more general perspective, the General Plan should also consider the demographic trends which are involved in the need for medical related institutional uses. The primary audience served by CHRISTUS St. Joseph's Villa are seniors 75 years of age and older with moderate to low incomes of \$50,000 per year or less. By 2011, the population of people age 75 and older is projected to grow from 2.7% to 11.9% in the three zip codes that include CHRISTUS St. Joseph's Villa and those immediately east of the campus. These statistics demonstrate the compelling need for improved medical services in Salt Lake City's southeast corridor.

2. The Central Community General Plan Future Vision Contemplates a Mix of Housing and Supports Institutional Uses Such as the Villa. As noted above, the current proposal would result in the relocation of assisted living housing facilities in the area that would be newly rezoned for institutional uses. Assisted living housing is not only an allowed use in institutional zones, but is also allowed in residential districts, recognizing the fundamental residential nature of this use. The Future Vision for the Central Community (page 3 of the General Plan) contemplates the creation of a livable, vital and sustainable community. These policies support "a variety of residential land use" and supports "all types of housing." Policies on page 3 of the General Plan further recognize that "the appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community."

These same Future Vision policies recognize that "institutional land uses provide support services . . . that bring balance and variety to the community." Institutional land uses such as the Villa also "generate employment opportunities and attract community and regional populations." While these policies recognize that design guidelines and review processes are necessary to "ensure that new construction is compatible with the surrounding areas and established land use patterns," the policies reflected in the Future Vision of the Central Community do not preclude



Lex Traugher
Salt Lake City Planning Dept.
August 18, 2008
Page 3

the expansion of either multi-family housing or housing based institutional uses such as assisted living.

3. Liberty Neighborhood Planning Area Policies are Consistent with a Limited Expansion of the Villa. The Liberty Neighborhood description expressly and favorably acknowledges the three significant institutional uses in the neighborhood, the Villa, Salt Lake Community College and Salt Lake County. Importantly, these neighborhood policies reflect a prohibition of expansion of Salt Lake Community College but do not reflect a similar prohibition relating to the Villa. The neighborhood policies reflect that the institutional interface with the neighborhood is an issue (as it always is). These policies therefore do not limit expansion, but would fairly be read to require an evaluation of the residential interface. That interface is enhanced considering use by the location of housing and not more intense medical uses in this transitional location. The interface is further enhanced considering design by the existence of the larger-scale chapel due south of the expansion area. In any event, the issue of interface is largely a question of design parameters that should be considered at the time of conditional use permitting and not the subject of a General Plan amendment.

4. The General Plans Residential and Institutional Land Use Policies Support the Expansion of Medical Uses at the Current St. Joseph's Villa Site. While the residential policies of the Central Community General Plan (and every other SLC Community General Plan) calls for the preservation of housing, the Central Community Plan also "recognizes that the City is a living organism, subject to growth, decay and renewal," and that change should occur "in response to the needs of, and in the best interests of the residents of the Central Community as well as the City as a whole." (Page 9) The importance of the Villa to the Salt Lake City community as a whole and the need for its services is outlined above. While a balance between narrow neighborhood interests and community interests is sometimes difficult to achieve, as a general rule the City should consider limited expansions of institutional uses where such uses already exist rather than the two other alternatives—encouraging development in new areas where the impact of the change in use is likely to be greater, or discouraging new investment in necessary facilities within Salt Lake City, forcing new investment to occur outside of the City limits and risking leaving its residents underserved. These considerations weigh strongly in favor of establishing the point of balance in favor of allowing the modernization and limited expansion of the Villa in the location proposed.

The Institutional land use policies provide further strong support of this conclusion. Page 12 of the General Plan indicates that one of the intentions of the General Plan is to provide "goals, policies and implementation measures to promote compatible institutional expansion . . .". Page



Lex Traugher
Salt Lake City Planning Dept.
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Page 4

12 further favorably lists medical land uses as important institutional land uses in the Community. Policy INSLU 1.3 specifically “encourage[s] new medical facilities in underserved areas of the community where appropriate and supported by residents.” In contrast, and with apparent reference to Salt Lake Community College and the University of Utah (both restricted as to expansion), Page 13 indicates that “certain institutional land uses should not be allowed to expand beyond their existing properties unless the neighborhood and community support the institutional use expansion.” The expansion of the Villa onto new land has not been expressly prohibited and the Liberty Community Council has unanimously indicated its approval of the project. Therefore the expansion of the Villa’s Institutional Zone is not only not prohibited, but is more accurately within the expansion of institutional uses viewed favorably by the General Plan.

5. Assisted Living Housing in an Expanded Institutional Zone Can Be Compatible with Existing Residential Development. Of course, we acknowledge that the General Plan also refers to the need to attain compatible development in those provisions referred to above and in other provisions of the General Plan we have not quoted. Compatibility is promoted in the first instance by proposing an essentially residential use, by matching the height of the structure to the height of the adjacent Church Building, by adopting a limited expansion of an existing Institutional site rather than proposing a new site with the risk of different impacts and by designing the new facilities to discourage traffic and parking access on residential streets. Further, the particular use will not bring with it the substantial traffic, parking or other uses that accompany most educational uses and many more intensive medical uses. Therefore, we believe that the impacts of the proposal can be identified and reasonably addressed in a conditional use process. But more importantly, we believe this General Plan and even the rezoning process should not be bogged down by the details of site specific project review where the General Plan policies themselves support the approval of the limited General Plan Land Use Map change authorizing the Institutional use of the southeast corner of Hollywood and 500 East.

6. CHRISTUS St. Joseph’s Villa Will Consider Special Conditions. Although not common, CHRISTUS St. Joseph’s Villa will consider special restrictions on the use of the newly designated Institutional Use area to be certain it remains used for assisted living or other residential uses and to otherwise promote compatibility with the neighborhood. These restrictions could also include a requirement that Hollywood not be used for traffic and parking and potentially other restrictions to limit the range of institutional uses and impacts that might otherwise accompany a rezoning. These limitations could be imposed by covenant, zoning restriction or conditional use restriction to assure compatibility of the new development with the immediate neighborhood.



Lex Traugher
Salt Lake City Planning Dept.
August 18, 2008
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We look forward to continuing this process and working with you and the community on these issues of importance.

Very truly yours,

Thomas A. Ellison

cc: Galen Ewer
John Pace
Liza Hart

Dear Mr Traughber,

I would like to thank you for holding the open house with St Joseph's Villa and the community of August 12.

I am writing today to express my opposition to Christus St Joseph's proposal to amend the Central Community Master Plan Future Land Use Map. The proposal to change the zoning of the seven parcels on the corner of Hollywood Avenue and 500 East from Residential to Institutional would have a negative impact on the residential character of this neighborhood, harming our community as a whole.

Since Institutional zoning allows for taller buildings than Residential, there is a great danger that this could extend the feeling of a commercial area as one turns onto 500 East from 2100 South. Institutional zoning also, by nature of the services provided, increases the traffic in an area, making the area less walkable and neighborhood-like.

Currently, the houses along the perimeter of the Christus St Joseph complex allow us to retain the single-family character of the area, while accommodating the valuable services provided by Christus St Joseph's Villa. Removing these houses would dramatically change the character of this neighborhood for the worse.

I ask that the planning committee reject the amendment proposal in the interest of protecting and encouraging a vibrant, active neighborhood in Salt Lake City.

Sincerely,

Holly Christmas
456 E Westminster Ave
Salt Lake City, Utah

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Mary Jane Lyons
Address 451 East Basque Federal Lane S.C. ut 84115 (Assisted living)
Phone _____

Do you have specific comments regarding the proposed plans?

The proposed plan with the elderly population growing we do need additional facilities to care for them. People are getting older and their children will not be able to take care of them. The elderly population need a place to stay. The new build will be a great opportunity for the senior to attend church across the street, also it is a good addition to the neighborhood. We are a society of high technology, the new build would have the modern technology equipment that would be beneficial to the elderly population that would be moving to the new build. we the residents would like to see the city approve the new build building.

Do you support or oppose this proposal? Please state why.

I support the proposal to build the new Senior facilities for the elderly. It would be a great addition to the neighborhood. The elderly needs a place.

Thanks for the opportunity to make my comment.

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division
Attention: Lex Traughber
451 South State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114-5480

Or email: lex.traughber@slcgov.com
Fax: (801)535-6174

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Jeanne Bacigalupo
Address 451 Bishop Fed LN Apt 4208 - 84115-2295
Phone 801-385 931-5710

Do you have specific comments regarding the proposed plans?

I like the plan very much ^{feel} that
it will actually improve the neighborhood
I hope the dumpster can be placed
in an area where it will not disturb
neighbors + that something can be done to
prevent the workers from parking on neighbors' areas.

Do you support or oppose this proposal? Please state why.

I support the proposal + feel it is necessary.
I have a friend in the care area; the new
plan would make things so much better for
her.

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

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Salt Lake City, Utah 84114-5480

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Fax: (801)535-6174

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Reiko Inada
Address Christus St. Joseph Villa
Phone 801-493-8874

451 Bishop Fell Ln. Rm
SLC, UT 84115-
2295 3232

Do you have specific comments regarding the proposed plans?

The reason why we went to the meeting
was so we could discuss the zoning
I have resided at Christus St. Josephs Villa for 3
years. The zoning Commission and its
members disagreed building it because
they didn't consider the zoning problem.

we went to the meeting
discuss the zoning
Christus St. Josephs Villa for 3
Commission and its
building it because
the zoning problem.

Do you support or oppose this proposal? Please state why.

I support the zoning and the building
of the new building it will be beneficial
to everyone concerned.

I support the zoning and the building
of the new building it will be beneficial
to everyone concerned.

Thank you
Reiko Inada

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

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Or email: lex.traugher@slcgov.com
Fax: (801)535-6174

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Helen E. Struble
Address 451 Bishop Federal Lane Apt. 4216 S.L.C. UT. 84115-2276
Phone (unlisted) 484-1573

Do you have specific comments regarding the proposed plans?

There has been a great amount of concern as to the need of the plan, such as the dynamics of the growth of population, the increased number of the aging members, the area of the location, etc.

The reputation of our facility for quality of care, for an open acceptance of clients of all denominations, for its special needs of clients are well known.

Do you support or oppose this proposal? Please state why.

I support this proposal for the above reasons

I appreciate your willingness to hear all concerns about the proposed plans, and trust in final decisions based upon fairness and the future community needs.

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

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Salt Lake City, Utah 84114-5480

Or email: lex.traughber@slcgov.com
Fax: (801)535-6174

Mr. Traughber,

An adoption of Petition 400-07-35 - Christus St. Joseph Villas Master Plan Amendments would not be conducive of the Central community Development Plan of 1974 in that the petition fails to "present a desirable future character for the neighborhood of 500 E. and Hollywood Ave. Incidentally, approval of this amendment would.

1. Not protect, enhance or encourage rehabilitation of existing neighborhoods in that the presence of an expanded institutional zone would degrade the neighborhood feel and quality many of the professional families currently residing in the area find appealing.
2. Impede neighborhood revitalization by removing residences (seven single family dwellings) from the area.
3. Create the feeling of expansion from the 2100 S. commercial corridor.
4. Adversely affect property values through the increased possibility of neighborhood decline as the result of professional family residents moving to locations not adjacent to an institutionally zoned area.

Additionally, an amendment to the Salt Lake City Master Plan would not support the goals of the 1990 Salt Lake City Housing Policy. Older family neighborhoods may see a resurgence of de-stabilization through the loss of population as a result of the proposed amendment. Professional families and individuals that have recently taken residence in the area have and are currently re-vitalizing neighborhoods they know as quaint and or contain a feeling of community. Allowing this amendment to the Salt Lake City Master Plan would further degrade the quality of life in our neighborhood by expanding the look and feel of an institutional presence in what is now a vibrant friendly neighborhood.

Shawn Porter
456 E. Westminster Ave.
Salt Lake City
Utah 84115

Traughber, Lex

From: Julia Lyon [julialyon@hotmail.com]
Sent: Sunday, August 17, 2008 10:25 PM
To: Traughber, Lex
Subject: RE: St. Joseph/master plan question

Lex,

I am submitting these comments to be considered for your staff report and with the expectation that they will be added to the public record regarding this proposed land use change.

As a neighbor at 450 Redondo Avenue, I strongly oppose this proposed land use change and feel that it is in direct conflict with the language within the St. Joseph Villa - Block 4-5 East Waterloo Subdivision Master Plan.

From page 5:

"The small scale residential character of the perimeter of blocks 4 and 5 along Westminster Avenue and Hollywood Avenue must be maintained. The interface of these blocks with the surrounding neighborhoods should not be imposed by larger scaled more institutional special use housing needs. These needs should be accomplished by internalizing and directing this type of development towards Ramona Avenue."

From page 7:

"The primary use of land on blocks 4 and 5 should be for residential activities. The character of the single and 2 family residential units along Westminster and Hollywood Avenues should be maintained...More intense residential activity should be located along 400 and 500 East, with more intensive special use residential development along with commercial uses that support this development being internalized along Ramona Avenue."

The intensity of the development around the perimeter of these blocks should remain 1 and 2 family along Westminster and Hollywood Avenues with higher density development allowed along 400 and 500 East. Special use residential and accompanying support development should occur along Ramona Avenue."

It appears that a dramatic change in the master plan would need to take place for this proposed land use change to go forward.

The primary argument that Christus presented in last week's community meeting was that it would be "inconvenient" to displace its residents during the approximately year-long process of tearing down the present building and replacing it. Is "inconvenience" a justification for a land use change? In the process of building seismically safe new schools, the Salt Lake City School District has regularly moved thousands of children to another school for a year. This has allowed the district to tear down and replace its buildings without having to raze homes and build in new locations. It is an apt parallel to consider.

Also, it became apparent during last week's public hearing that Christus had not fully explored the possibility of building internally - as the master plan calls for. Its large ground-level parking lot has so many extra spaces, St. Christus officials said, that it would not need to add parking spaces despite planning an expansion in residents in its new building on Hollywood. Shouldn't internal building proposals be considered before a land use change is permitted?

Officials said building new parking underground could be "expensive" -- is that an acceptable reason to allow a land use change in direct conflict with the neighborhood's master plan?

Christus owns green space on 400 E and on a section of property adjoining 500 E. Have either of these parcels been considered for its expansion?

You emailed me that the criteria for a land use change would come from a review of the city's master plans. That seems very vague. Certainly, the applicant wouldn't have gotten

this far in the development process without knowing these exact criteria. The neighborhood should be informed in writing of these criteria before the planning commission takes any action.

Thank you for your time and consideration.

Julia Lyon
450 E Redondo Avenue

> Subject: RE: St. Joseph/master plan question
> Date: Wed, 13 Aug 2008 12:06:21 -0600
> From: Lex.Traughber@slcgov.com
> To: julialyon@hotmail.com
>
> Yes, please see:
>
> <http://www.slcgov.com/ced/planning/pages/masterplans.htm>
>
>
> Lex Traughber
> Principal Planner
> Salt Lake City Planning Division
>
> lex.traughber@slcgov.com or (801) 535-6184
>
> -----Original Message-----
> From: Julia Lyon [mailto:julialyon@hotmail.com]
> Sent: Wednesday, August 13, 2008 11:33 AM
> To: Traughber, Lex
> Subject: RE: St. Joseph/master plan question
>
>
> And I'm assuming I can look up master plan policy online? At the city's
> site?
> -----
>> Subject: RE: St. Joseph/master plan question
>> Date: Wed, 13 Aug 2008 10:53:23 -0600
>> From: Lex.Traughber@slcgov.com
>> To: julialyon@hotmail.com
>>
>> Based on consistency with master plan policies.
>>
>> Lex Traughber
>> Principal Planner
>> Salt Lake City Planning Division
>>
>> lex.traughber@slcgov.com or (801) 535-6184
>>
>> -----Original Message-----
>> From: Julia Lyon [mailto:julialyon@hotmail.com]
>> Sent: Wednesday, August 13, 2008 10:52 AM
>> To: Traughber, Lex
>> Subject: RE: St. Joseph/master plan question
>>
>>
>> But if there are no criteria, how does the planning commission decide
>> whether to approve a zone change?
>> Julia Lyon
>> -----
>>> Subject: RE: St. Joseph/master plan question
>>> Date: Wed, 13 Aug 2008 10:05:55 -0600
>>> From: Lex.Traughber@slcgov.com
>>> To: julialyon@hotmail.com
>>>

>>> Good question.

>>>

>>> The answer is that there are no City adopted criteria that must be
> met

>>> in order to change a master plan. Master plan changes are based on
>>> policies in the master plan(s) themselves. We will be examining all
>> the

>>> applicable City adopted master plans and the policies contained
>> therein

>>> to make a recommendation to the Planning Commission.

>>>

>>> Sincerely,

>>>

>>> Lex Traughber
>>> Principal Planner
>>> Salt Lake City Planning Division

>>>

>>> lex.traughber@slcgov.com or (801) 535-6184

>>> -----Original Message-----

>>> From: Julia Lyon [mailto:julia.lyon@hotmail.com]

>>> Sent: Tuesday, August 12, 2008 11:12 PM

>>> To: Traughber, Lex

>>> Subject: St. Joseph/master plan question

>>>

>>>

>>> Lex,

>>> What are the criteria that must be met to change a master plan?

>>>

>>> What are the criteria that must be met to justify a land use change
>> from

>>> "low density residential" to "institutional"? (Or maybe that's the
>> same

>>> thing.)

>>>

>>> Thanks! I'm a neighbor.

>>> Julia Lyon

>>>

>>> Get more from your digital life. Find out how.

>>>

>> http://www.windowslive.com/default.html?ocid=TXT_TAGLM_WL_Home2_082008

>>

>>

>> Your PC, mobile phone, and online services work together like never
>> before.

>> <http://clk.atdmt.com/MRT/go/108587394/direct/01/>

>

>

> Got Game? Win Prizes in the Windows Live Hotmail Mobile Summer Games
> Trivia Contest

> http://www.gowindowslive.com/summergames?ocid=TXT_TAGHM

Talk to your Yahoo! Friends via Windows Live Messenger. Find out how.
http://www.windowslive.com/explore/messenger?ocid=TXT_TAGLM_WL_messenger_yahoo_082008

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Norman L. Kautz
Address 442 Westminister Ave
Phone 467-1358

Do you have specific comments regarding the proposed plans?

For better than 16 years, there has been
a verbal proposal of a complete take over of the
properties adjacent to St. Joseph's Villa plus some.
Why are you denying in every meeting?

Do you support or oppose this proposal? Please state why.

Yes I'm opposed to it. See my comment!

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division
Attention: Lex Traughber
451 South State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114-5480

Or email: lex.traughber@slcgov.com
Fax: (801)535-6174

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

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Name JERRARD ROBERTS
Address 442 WESTMINISTER
Phone 487-7231

Do you have specific comments regarding the proposed plans?

OUR CONCERN IS THAT (NO) FURTHER PROPERTY
IS PURCHASED AND ADDED TO THE PROJECT.

Do you support or oppose this proposal? Please state why.

ONLY AS PROPOSED & NOTHING MORE

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

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Fax: (801)535-6174

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

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Name Linda Roberts
Address 922 Hollywood Ave own 1142 Westminster Ave.
Phone 487-7231

Do you have specific comments regarding the proposed plans?

We do not support the rezone
because it allows for another building
to be built.

We do not want parking from St. Joseph's
on Westminster Ave.

We do not want more noise from generators
+ trash compactors.

The traffic on 5th East is too much now
and this will increase the traffic.

Do you support or oppose this proposal? Please state why.

oppose - see above comments

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

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Fax: (801)535-6174

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

Your comments are critical to the outcome of this process. Please take some time to answer these questions. Use the back of this page if additional space is needed. Thank you for your participation.

Name Benita Ann Snoves
Address 451 Bishop Federal Lane
Phone 801-493-8883

Do you have specific comments regarding the proposed plans?

I think the proposed plan would be most beneficial to the area as well as the residents. It will give many elderly people a place to call home. For a person like myself living on limited funds it would give me a little bit more and it would give me long term care residents more room as well.

Do you support or oppose this proposal? Please state why.

I am for the proposal. It will help the community a great deal and help the people in the community live here.

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

Salt Lake City Planning Division
Attention: Lex Traugher
451 South State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114-5480

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Fax: (801)535-6174

QUESTIONNAIRE

Christus St. Joseph Villa

Date: August 12, 2008

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Name Matt Fields

Address 459 E Westminster Ave

Phone 801 230-8821

Do you have specific comments regarding the proposed plans?

I don't feel I know enough about this to make specific comments.

I do not understand why St. Joseph needs to expand and
I especially don't understand why residential streets need
to be zoned "Institutional"

These
were
addressed
sufficiently

More information, especially from St. Joseph, would have been nice.

I do worry that this is already a fact scenario. Is the planning
commission only looking at how to make this happen? Is it possible
for the commission to "plan" to keep the neighborhood as is?

I also worry that "de-residentializing" the neighborhood will draw crime
further East

Do you support or oppose this proposal? Please state why.

I hesitate to endorse any proposal that removes the residential
feel of this area.

If you need additional time to complete this questionnaire, please feel free to take it with you, however please return as soon as possible to:

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Or email: lex.traughber@slcgov.com
Fax: (801)535-6174

Exhibit D –
Public Comments

8/8/08

My name is Catherine McVey and I am unable to attend the open house due to a prearranged appointment.

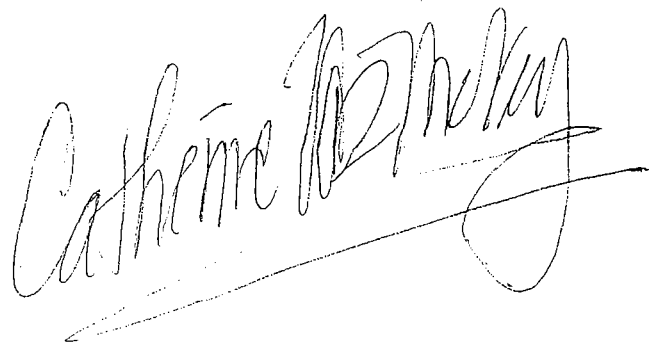
I am vehemently opposed to my residential neighborhood becoming "industrial". This is not an industrial neighborhood, with the exception of the Villa. The Villa purchased my home about 3 years ago....not because I wanted to sell it, but because they purchased the homes on either side of me and I was told by Galen that "I'd be living in the middle of a parking lot".

I purchased a home across the street as I like the neighborhood and with increasing prices, decided to stay in "sugarhood".

I am an occupational therapist and believe that St Joe's is an "average" place for patients (the care has gone downhill in the last 3 years as I have many social worker and physician friends).

I really do not want to stare at the "proposed" 3 story building across the street from me. This is a neighborhood and "industrial" is a far cry from here.

Catherine Vaz McVey, OTR/L, CVT
452 Hollywood Avenue
SLC Utah 84115
801.463.9514

A handwritten signature in black ink, reading "Catherine McVey". The signature is stylized with a large, sweeping "C" and a long, horizontal flourish at the end.

Planning Commission
City and County Building
451 South State Street
Salt Lake City UT 84111

August 11, 2008

Dear; Planning Commission

This letter is in regards to the Saint Josephs Villa master plan amendments, petition 400-07-35.

I believe the zoning should not be changed and should remain "Low Density Residential". Saint Joseph Villa should expand in an area that is all ready zoned "Institutional", this way they will not impact people's lives and real property values.

I am strongly against any zoning changes.

Sincerely

A handwritten signature in black ink, appearing to read "G. Topdjian", written over a horizontal line.

Garro Topdjian
447 Hollywood Avenue
Salt Lake City UT 84115
Cell 801-232-9256

Theodore H. Noehren, M.D.
451 Bishop Federal Ln. Apt. 4221
Salt Lake City, UT 84115

July 9, 2008

Dear Mr. Lex Trougher,

My wife and I have been residents in St. Joe's Villa Apartments for almost 6 years and are very familiar with the status and fine quality of this institution. I wish to address your present concerns re the extension of the facilities in our mutual neighborhood.

I sympathize completely with your concept of the imminent changes but it is very short-sighted not to view this problem in the current changes in our aging population. Estimates predict that the number of senior citizens will increase from the current 31+ million all the way to 71+ million citizens within the next decades. That makes expansion of St. Joe's mandatory. If they are prohibited from doing so on these grounds there is no alternative but to move elsewhere, probably most inconveniently to the suburbs. The present facilities will have to be sold; most likely to a commercial chain whose usual absentee ownership is not neighborhood friendly.

St. Jose is a known quantity of excellent management and neighborhood friendly. This does much to maintain the quality and value of your property for now and the future. If for no more than an investment I would urge you to think carefully on these matters.

Theodore H. Noehren, M.D.

19 June 2008

The Todd family have been neighbors of the Christus St Joseph Villa for many years. We have known and seen the much good that has been done. We have friends who have lived there for long periods of time.

Both of us attend services at the Villa once a month. We teach and help with the music.

We feel that the planned improvement and renovation will benefit all who live there and will open the door to more.

We also feel that it will add to the quality and the beauty of the neighborhood.

Megada

Mabel Todd

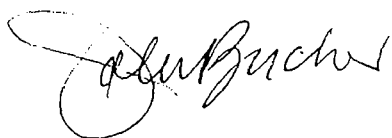
Gerard Todd

John R. Bucher

From: "John R. Bucher" <jrbhop@hotmail.com>
To: <lex.raughber@slcgov.com>
Sent: Thursday, June 26, 2008 10:19 AM
Subject: St Joseph Villan

My wife Beulah Sowards was placed in St Josephs Care Center two years ago, during that time I sold my home to live in the Senior Apmt. Three children also live in Salt Lake city. This facility established sixty years ago has grown and expanded to care for aged. And as an institution as licensed and accepted to fulfil a means of caring for the population of a growing city to fulfill the demands required. Economically and culturalty it has proven an ideal manner for this society. I have talked to some of the residents near here, who have had no real concern of the expansion required but indeed construction has to be overlooked to achieve the ideal.

John R. Bucher 801 583 4244 bd 8\15\15

A handwritten signature in black ink, appearing to read "John R. Bucher". The signature is fluid and cursive, with a large loop at the beginning and a trailing flourish at the end.

6/26/2008

June 21, 2008

To Whom It May Concern:

I have been a resident of the Sugarhouse Community for nearly 50 years. During that time I have seen many changes develop as the needs, shopping habits and lifestyles evolve.

One of the bright spots in our neighborhood is the development of Christus St. Joseph Villa. The high quality of care there, without prejudice against any faith or persuasion, is widely known.

This renowned care facility is now faced with the need to expand and update its accommodations and is asking for the cooperation of all who might feel impacted by this worthwhile effort.

I have seen the model of the proposed razing and construction and believe ^{it will be} a nice addition to the neighborhood. I have every confidence in the contractor St Joseph will select will be sensitive to the local residents and urge all to support this much needed project.

Most sincerely,

Earl B. Jones
2222 South Lake St
S.L.C., Utah 84106

17 June 2008

St. Joseph's like
has the most theme-
like atmosphere of any
of the East Coast I have
visited. This would
be further enhanced
with the building
by the proposed
facility. It would
better accommodate
the patients needs
and make them
live more com-
fortable. Don't this
one of the many
modern clinics?
Out into Comfort

and convenience are
principal concerns,
and to my thinking
would surely be
met with the
proposed expansion.
It is my hope that
this will take place

Best wishes
Laurie Johnson

June 21, 2008

Dear Planning Committee for
St. Joseph Villa,

I have helped with church
services at St. Joseph Villa for
many years. I have always found
a loving and cooperative spirit there.

It has been so kind of them
to allow us to hold Latter day Saint
services there.

I have had friends who have
been under the care, of St. Joseph
Villa, who have received the finest
service. St. Joseph has been
kind to the people in this area.
I wish them success in their
endeavors.

Sincerely,
Jeanne Tate

Mr. Lex Traugher
Senior Planner

Mrs. Jill Remington-Love
Mayor's Office Community Liaison

Ms. Mary De La Mare-Schaefer
Interim Director

Mr. Hank Welch
Mayor's Office Community Liaison

I am writing this letter concerning Cristus St. Joseph Villa's New Building Project.

My mother is 92 years young and had been living on Lake Street in Salt Lake City for the past 65 years, the last 21 years she has been living there alone after my fathers passing.

On the morning of February 5, 2007 she fell in her home breaking her wrist and fracturing her tibia. Being the independent person that she is she finished her day which consisted of going to the Post Office with her good neighbor and doing a little shopping, insisting that nothing was wrong.

By the time they reached home mom was having great difficulty walking and her wrist had swollen twice its size. By then she gave her permission for her neighbor to call me at work. It took a great deal of convincing to finally get her to St. Marks emergency room, where they finally admitted her for observation – which was no easy task. Upon running countless tests they found that she also had a large blood clot in the left quadrant of her heart and was severely malnourished they admitted her to the ICU for a few days.

I have been taking care of my mom and the house, since the passing of my father. Mom has always been very sharp able to rattle off names of distant relatives down to second and third cousins, remembering birthdays and anniversary's of everyone. In the last 2 or so years I had noticed a little "forgetfulness" like forgetting names of grandkids, or how old she was which I attributed to her age, after all she is 92. But upon St. Marks discovering that she was malnourished she was forgetting more than names and dates – she was forgetting to eat.

After being in the hospital for a couple of weeks she was stable and well enough for rehabilitation for her wrist and tibia - we were given a couple of names of rehab centers St. Joes being one of them. Not knowing what to do or where to turn for the best care for mom the coordinator suggested I choose St. Joes, and by the grace of God they had an open bed.

She spent three months on the 3rd floor which is the Quinney unit; they took her to therapy everyday so she could learn how to walk again because of her fractured tibia- and regain the use of her left hand after the cast came off because of her broken wrist. The therapy center is located very conveniently on the 1st floor.

They coordinated her meds between the Dr. at St. Joes and the Dr.'s at St. Marks. They coordinated and provided wheelchair transportation to and from St. Marks Hospital for

the heart Dr. and Orthopedist. And most importantly they make sure she is eating! Because now we believe that is why she fell, being weak and malnourished.

Through everyone's coordinated efforts mom has become well enough that she is now on the Second Assisted Living floor, where she has her own Studio Apt. She is using a walker to get around (thanks to the therapy department) and doing very well – and she is very proud to be 92 years young and still fearfully independent. There is a nurse and nurses assistances on the floor 24 – 7 making sure that she can be fearfully independent. And for me as her son – I know that she is in a safe place, where everyone is treated as “family” and yes we are treated as family by all the staff and the sisters. There are numerous resources available to the residents and their families at St. Joes, because they understand when a loved one is in need of special care – so is the family of that loved one.

I am relaying all of this to you because you need to see how important St. Joes is to all of our elderly loved ones. I didn't foresee my mom ever needing the help that she is receiving now; she has been a strong independent woman never even having to take an tylenol – it all happened in the space of one day, one fall to have her loose her independence and her life as she new it – one day.

I have heard horror stories from other people who have had to, for some reason or another put their elderly loved ones in an assisted living center, from putting them to bed at noon so they didn't have to take care of them, stealing their belongings to abuse. Even some people who have come into St. Joes from other assisted living residences have had stories to tell.

We are very fortunate to have facility such as Cristus St. Joseph Villa, full of individuals willing to care for the elderly. I can't believe that such a small number of neighbors of St. Joes have asked that improvements to an ALREADY EXSISTING structure not be made for such a large population of elderly – who by the way are very quiet and law abiding neighbors.

There are always those people who don't want anything in their neighborhoods, oh, they would like what ever it is going up but just not in their neighborhood – put it in someone else's. But what is hard to understand is that this facility is ALREADY in their neighborhood and has been for a good number of years. With no negative instances, no loud music, no racing cars up and down the streets, or no gang fights. I don't think they could ask for a better neighbor! All St. Joes wants to do is make it better for the residents that already live there – and for those who will need them in the future building one building and removing another.

The following is what Cristus St. Joseph villa is proposing to take place:

The new building is planned to be three stories and will replace a here story building at the opposite end of the block.

Allowing the construction of the new building rather than simply replacing or doing a major renovations of the building at 500 East and Westminster will prevent residents from being displaced and needing to leave St. Joseph Villa.

More social space and amenities will be included and systems such as the nurse call/emergency call communications system will be updated to take advantage of today's electronics capabilities. The modernizations of services is needed to support the expectations of future residents

The building will be no taller than the LDS chapel also at the corner of 500 East and Hollywood

A pitched roof is planned which will make the proposed building taller than the East and North building which have flat roofs, to blend with the residential feel of the neighborhood and the chapel across the street.

The new building at the corner of 500 east and Hollywood will be assisted living apartments with a residential flavor. More acute and intense health care services will be internal to the campus.

This overall plan is multi phased because they also want to offer a variety of assisted living apartments rather than the studios they currently have. To accommodate all the changes the new building would house the Special Care Unit (Alzheimer and Dementia) and a new service for people in the early stages of dementia.

My prayer for each of you is that your elderly loved one will stay well and be able to be self sufficient and fearsly independent and that nothing will happen to them within the course of just one day, just one day – that will make you need to face a reality of finding a place for them to be able to continue the rest of their life safe and unharmed.

Please join the staff, residents and families of St. Joseph's in making this project go forth and by not letting such a small number of individuals dictate the quality of life for a population that has difficulty speaking out for themselves.

Sincerely,



Mr. David John Colbert Sr.

Mr. Lex Traughber
Senior Planner
Salt Lake City Planning Division
451 South State Street, Suite 406
Salt Lake City, Utah 84111

Dear Mr. Traughber,

My brother, Robert Hafey, is a resident in the assisted living units at St. Joseph Villa. It has come to my attention that St. Joseph is planning to remove one building on the corner of Westminster Ave. and 500 E Street, and asking for a change of zoning along 500 E and westerly along Hollywood Ave to construct some assisted living units along 500 East and Hollywood Avenue.

St. Joseph has a real need to remodel some existing units on the north side of the complex, and the need for new assisted living units along Hollywood Avenue.

I have reviewed the plan for this development and the proposed structure on Hollywood Ave. It will be no higher than the LDS ward Building on Hollywood. The new structure will be in keeping with the design of the existing structures, and the landscaping, and setbacks along Hollywood will be in keeping with the existing street scape. The buffer between the west end of the building and the single family dwelling will consist of one lot and will be used as the buffer, and the lot will be heavily landscaped to create the needed open space.

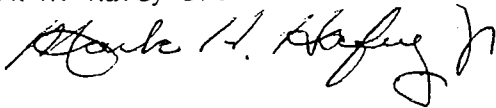
There is a definite need for a facility such as St. Joseph in Salt Lake City. As you are aware the complex exists, and the complex needs to be brought up to code. The new structure will house existing residents while remodeling is being done.

As the caretaker of my brother I am excited about this proposed design which would make living conditions better for him and the residents of the complex.

Please give a favorable review of this complex to the Planning Commission so that they can make a recommendation to City Council.

Thank you for your efforts,

Mark H. Hafey Jr.



Mark H. Hafey Jr.
1030 Hollywood Ave.
Salt Lake City, Utah 84105

To whom it may concern:

We have felt that the St. Joseph Villa has been an asset to the community for some length of time. It has many services that are available to the local senior community. The Villa is easily accessible from major bus routes in the area. At this time the Villa would like to update the campus. We as members of the community support this action. The Villa has always been a "good neighbor". The new additions to the Villa allow for increased social space for the Villa patients and residents to support each other in their senior years. With these additions there will be an opportunity to update some of the emergency systems to enable staff to better react to emergencies that may arise. We implore you to approve the current plans for the new additions, so a greater number of patients may have the opportunity for the care provided.

Thank you for your consideration in this request,

Ruth D. Peters

Ruth and Andrew Peters
771 East Ramona Ave
Salt Lake City, Utah
84105

July 2, 2008

To Whom It May Concern,

I heard recently that Christus St. Joseph Villa's new building project is in danger of being rejected by the Salt Lake City Planning Office because of negative feedback from some of the neighborhood members. I would like to say that as a long-time resident of Salt Lake City, I can see nothing but good in this project, especially since Christus St. Joseph Villa owns the property to begin with. The Villa serves the needs of many people, not only Catholics, but numerous other religions too.

Our city would benefit greatly from the kind of facility that is being planned by Christus St. Joseph Villa. It seems as if they are being careful in their planning so as to make the new addition blend in well with the area. I hope you will endorse the plan.

Sincerely,

A handwritten signature in cursive script that reads "Betty Ornelas". The signature is written in dark ink and is positioned above the printed name.

Betty Ornelas

1122 Sherman Avenue

Salt Lake City, UT 84105

Herman Oliekan
St. Joseph Villa, Apt. 3218
451 East Bishop Federal Lane
Salt Lake City, Utah 84115
June 21, 2008

Mr. Lex Traughber
Senior Planner
Salt Lake City Planning Division
451 South State Street, Ste. 406
Salt Lake City, Utah 84111

Dear Mr. Traughber,

I am a 91 year old voting resident of Christus St. Joseph's Villa Assisted Living Unit, and have lived here since 2005, as well as been a resident of Salt Lake City since 1925. My daughter and I chose the villa because of its' excellent reputation for care of its' residents, and because of the convenient location in Salt Lake City.

The staff at Christus St. Joseph is very caring and friendly to the residents, and families. Since, this is now "my home" "away from my home" I would appreciate a more "homey atmosphere" and the proposed upgrades that are in the planning stages would be much better for all of us residents. We are like one big family here and we care about each others needs and well being. The Assisted Living Unit needs upgrades for social and activities space, and updated amenities utilizing modern technologies to serve the residents better. It is my understanding that in order to make changes the organization has plans to build a new pitched roof building on the corner of 500 East and Hollywood Avenue that will be 3 stories high, no higher than the LDS Church on the opposite corner, and house the AL Unit on the top two floors, doing this would eliminate displacing other elderly residents for the 18 months of planned construction. The new building will house more residents and be updated with much needed modern amenities, and have a more residential look and atmosphere.

I appreciate your kindness in supporting the proposed plans so that Christus St. Joseph's Villa can continue to serve us, the future elderly residents, and needy population. Who knows you may be a resident here some day!

Sincerely,

A handwritten signature in black ink that reads "Herman Oliekan". The signature is written in a cursive, flowing style.

Herman Oliekan

Irene Oliekan
1822 South 1000 East
Salt Lake City, Utah 84105
June 21, 2008

Mr. Lex Traughber
Senior Planner
Salt Lake City Planning Division
451 South State Street, Ste. 406
Salt Lake City, Utah 84111

Greetings Mr. Traughber,

My 91 year old father is a Salt Lake City voting resident at Christus St. Joseph Villa in the Assisted Living Unit and has lived there since 2005, as well as a resident of Salt Lake City since 1925. He and I chose the villa because of its' excellent reputation for care of its' residents, and because of the convenient location in Salt Lake City.

The staff at Christus St. Joseph's is very caring and friendly to the residents, and families. They try to provide a residential atmosphere as much as possible, but the facility needs updating. The Assisted Living Unit needs upgrades for social and activities space, and updated amenities utilizing modern technologies to serve the residents better. It is my understanding that in order to make changes the organization has plans to build a new pitched roof building on the corner of 500 East and Hollywood Avenue that will be 3 stories high, no higher than the LDS Church on the opposite corner, and house the AL Unit on the top two floors, doing this would eliminate displacing the elderly residents for the 18 months of planned construction. The new building will house more residents and be updated with much needed modern amenities, and have a more residential look and atmosphere.

Please be aware and consider supporting the proposed plans so that the Christus St. Joseph Villa can continue to serve our elderly and needy population now and in the future, you or I may reside there, who knows!

Gratefully,

A handwritten signature in cursive script that reads "Irene Oliekan". The signature is fluid and elegant, with the first name "Irene" being more prominent than the last name "Oliekan".

Irene Oliekan

June 12, 2008

To: Mary De La Mare-Schaefer

Planning Division
City & County Building #406
451 South State Street
SLC, UT 84114

Re: St. Joseph Villa New Building

I understand that St. Joseph Villa is planning to build a new building to house those elderly in our community that need care and those who may have dementia. I wanted to let you know that my grandmother lived there back in the 1990's and my grandfather passed away there, in loving care.

My grandmother had dementia and could not live alone or with family members. St. Joseph Villa made sure that she was safe and well cared for. It was her home. She has since passed away, but we remember her home fondly.

I am asking that you please consider making changes to the "master plan" which would allow them to build their project to serve those elderly and infirm. I know a three story building is a concern, but what we get in exchange is housing for people like my grandparents and maybe one of your family members, in the future.

Thank you so much for your consideration.

Edward M. Grose
2619 South 600 East
SLC, UT 84106

June 22, 2008

Mr. Lex Traughber
Senior Planner
Salt Lake City Planning Division
451 South State Street, Suite 406
Salt Lake City, UT 84111
Email: lex.traughber@slcgov.com

Re: Christus St. Joseph Villa

Dear Mr. Traughber:

I am writing this letter with great concern about the potential change of plan on the building and remodel of the North Building of St. Joseph Villa due to a few complaints from some of the neighbors in that area.

Our Mother is a resident of Christus St. Joseph, Assisted Living 2nd Floor, North Building, who will be directly effected by the decision at hand.

The facility has been in the neighborhood for fifty (50) years and has benefited the sick, elderly and family members of numerous individuals for a long, long time. The layout is well thought out and does benefit these people in all stages of their individual lives and circumstances in which there is a huge need in our society for more of these facilities for the elderly with excellent staff such as St. Joseph Villa provides to their residents.

Christus St. Joseph was highly recommended by the Japanese Community and others to our Mother because of the many, many people that this facility has benefited in the past. Our Mother even waited on a waiting list to become a future resident of St. Joseph Villa due to the excellent medical services they provide and the various living situations St. Joseph Villa offers, also the central location.


Two (2) years ago we lost my husband's Father, leaving his Mother to live alone in the home they had owned for over twenty (20) years. She was unable to take care of herself and needed to remain in Salt Lake to remain close to her Doctors and Financial Advisors along with relatives she had lived so close to for many years. My husband and I live in Ogden which is just too far away from the necessary appointments she needs to make on a regular basis. We have been very impressed with Christus St. Joseph Villa as it is well taken care of, clean, well run, centrally located in SLC, close to hospitals, shopping areas, etc. which has been very accommodating to our Mother and all of our family members who frequent the facility to visit her.

Our Mother has been so very excited about the new building and has spoken of the plans for it on numerous occasions during the past two years of her residency. She has waiting patiently for the construction to begin and the plans have been discussed with her during her entire stay at St. Joseph Villa.

The amount of people this facility will benefit, including residents now, future residents and family members of these individuals in the future with the rebuild, remodel, improvements and even more living choices added in the plans for the construction of this facility should far surpass any complaints of present. We urge you to recognize the importance of this facility, the length of time it has been in the community, the help it has given to so very many families of SLC as well as St. Joseph's recorded ownership of real property in this area intended to provide a facility to help the elderly in which there is no greater cause than that.

Thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jon and Robynn Imada", written in dark ink.

Jon and Robynn Imada

June 23, 2008

Mr. Lex Traughber
Senior Planner
Salt Lake City Planning Division
451 South State Street, Suite 406
Salt Lake City, Utah 84111

Dear Mr. Traughber,

My name is Sister Stephen Guiry and I live and work on the campus of St. Joseph Villa. On behalf of CHRISTUS Health, St. Joseph Villa and the Sisters of Charity of the Incarnate Word, I am writing to ask you to support our efforts to construct a new building at the corner of 500 East and Hollywood Avenue.

Enclosed is our 60th Anniversary Calendar, the first two pages describe a brief history of St. Joseph Villa since its beginning in May 1945. The calendar details our efforts to provide geriatric health care for the past sixty years for the seniors in Salt Lake. The North building which opened in 1959 is the oldest building on the campus; it is very outdated and lacks some of the amenities we need to provide adequately for our residents.

We would like to build a new three story building with added space for social gatherings and a more home like environment. We plan to take advantage of new technologies such as a Nurse Call/Emergency Call Communication system. The modernization of services is needed to support the expectations of future residents and the influx of baby boomers.

We would like to move forward with this project as planned and ask for your support and approval. It is our hope that St. Joseph Villa can continue to be the best comprehensive continuum of care facility for seniors in Salt Lake. May God bless you.

Sincerely,

Sister Stephen Guiry

Sister Stephen Guiry, CCVI
451 Bishop Federal Lane
Salt Lake City, UT 84115

Traughber, Lex

From: Jane Pasimeni Willie [jpwillie@xmission.com]
Sent: Wednesday, June 25, 2008 1:52 PM
To: Traughber, Lex
Subject: new building at St. Joseph Villa

Dear Mr. Traughber,

Since my Mother has become a resident of St. Joseph Villa's Assisted Living facility, I am involved with their activities, programs and projects. It is a wonderful facility, and my husband and I are pleased with the assistance my Mom receives as she struggles with Parkinsons Disease and can no longer live independently. She was on the waiting list for over a year as St. Joseph's has a very good reputation of caregiving.

As I help my Mom on a daily basis, I am grateful for this facility and realize that more affordable assisted living facilities are needed to provide families the help and peace of mind they need when their loved ones can no longer live alone in the sunset of their lives.

Last week, I attended an information meeting about the new building that St. Joseph's is planning to build. We were updated on its progress and the overwhelming positive feedback from the neighborhood and the local community council.

We are excited for this new facility as are the other families of assisted living residents. It will be a very beautiful building and its design will compliment the neighborhood. The new building will provide enhanced care and assistance with more resident friendly living and recreation areas. It will also have a floor with new, special services for the elderly who struggle with dementia. This is important to me because my Mom is beginning to experience the dementia as a result of the progression of Parkinsons.

I understand you will be meeting with St. Joseph Villa soon to discuss the plans of this new building. I hope you will be able to give it a "thumbs up" so that this much needed project can move forward and provide the enhanced services to the many elderly people and their families who are anxiously awaiting it.

Very truly yours,
Jane Willie

Jane
Jane Pasimeni Willie
"Be kinder than necessary,
for everyone you meet
is fighting some kind of battle."

6-16-08

City Representative:

Christus St. Joseph Villa has been my home for seven years.

I am grateful for the care and environment provided. The grounds are beautifully maintained.

I am asking for the proposal recommended to be approved. It would certainly benefit the community.

Thank you:

Sincerely,

Barbara H. Felson

cc: Mr. Les Traugher, Sr. Planner
Mrs. Mary De La Mare-Schaefer, Int. Dir.
Mr. Hank Welch, Mayor's Off.
Mrs. Jill Remington Love, St. Council
Mrs. Helen Ewer

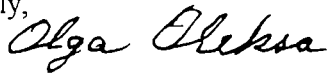
June 16th. 2008

Dear City Representatives,

My name is Olega Oleksa and I live a CHRISTUS St. Joseph Senior apartments and I am very happy here, I am glad that my daughter found this place for me that is an independent apartment. I moved here from Ohio to Salt Lake because I only have one daughter and 2 sons both attorneys, but do not live in Salt Lake City. I love living here because it is convenient for me my daughter takes me to dr. appts. I do not have any problem with transportation. I will be very happy if the new proposed bldg. is built because If I ever need the services of the Assisted Living or Special Care Unit I would love to move here so I am not a burden to my family. And know that I will be taken care of.

Please approve the proposed building project for Christus St. Joseph Villa.

Sincerely,



Olga Oleksa
451 Bishop Federal Lane
Salt Lake City, Utah 84115

Cc: Mr. Lex Traugher
Mr. Hank Welch
Ms. Mary De La Mare-Schaefer
Mrs. Jill Remington-Love
Mr. Galen Ewer

451 Bishop Federal Lane
Apt 4304
SLC, UT 84115

Dear Ms. De La Mare-Schaefer,

At present I am a 5 year resident of Christus St. Joseph Villa, and plan to spend the rest of my days here. I am a long time voter and love this area.

The need for a new building, especially in the area of assisted living, is necessary and I urge the planning board to approve the proposed plans. Without this new building, it would be difficult to provide for the ever-growing needs of future people who would love to come here.

Thank you for taking the time to read this letter.

Sincerely,
Mrs Anne La Russo

6-19-08

TO: MEMBERS OF THE PLANNING BOARD OF SALT LAKE CITY;

MY WIFE AND I ARE ACTIVE VOTERS IN SALT LAKE CITY PRECINCT
2466 AND WE WANT TO RECORD OUR FULL SUPPORT FOR
THE PROPOSED BUILDING AT 500 E. AND HOLLYWOOD BY
CHRISTUS ST. JOSEPH VILLA,

THIS BUILDING WILL PROVIDE IMPROVED CARE
FOR A SPECIAL-NEEDS GROUP - A NEEDED
COMMUNITY SERVICE - IN OUR COMMUNITY -
WHERE ACCESS FOR FAMILY AND OTHER
SUPPORT GROUPS WOULD PROMOTE GOOD CARE.

THE BUILDING REPLACES A CURRENT
STRUCTURE - SO DOES NOT DISTORT THE
NEIGHBORHOOD BALANCE. IT DOES NOT
ADD A BURDEN ON NEIGHBORHOOD AESTHETICS.

CHRISTUS ST. JOSEPH VILLA HAS LONG
BEEN A CHERISHED CONTRIBUTOR TO
THE NEIGHBORHOOD.

THIS PROPOSED 3-STORY BUILDING DOES
NOT VIOLATE CURRENT HEIGHT PRACTICE
I.E. BLDG BEING REPLACED - LDS CHURCH
IN SAME AREA.

PLEASE SHARE THIS LETTER AMONG
ALL PLANNING BOARD MEMBERS.

Sincerely,
- Rob, Betty & Mary Ellen

June 16, 2008

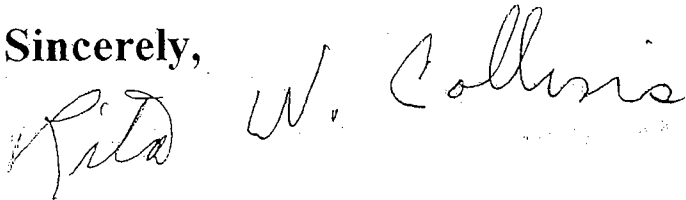
**Mrs. Rita W. Collins
451 Bishop Federal Lane #4113
Salt Lake City, Utah 84115-2264**

**Ms. Mary De La Mare-Schaefer
Interim Director
Salt Lake City Planning Division
451 South State Street, Suite 406
Salt Lake City, Utah 84111**

Dear Ms. Mary De La Mare-Schaefer;

I have been a resident at St. Joseph Villa for the past five years. When the planning office considers the Villa's request for permission to expand, I would like you to realize what an asset the Villa is to Salt Lake City. The Villa is always clean and comfortable unlike so many health care centers and senior housing facilities. My vision is extremely limited and I wouldn't be able to live independently without the existence of the Villa. With this expansion the Villa will be able to do an even better job of serving the community and its residents.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rita W. Collins". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Rita W. Collins

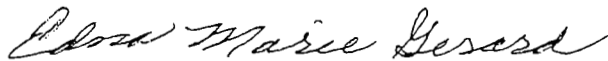
June 16th. 2008

Dear City Representatives,

My name Edna Marie Gerard and I am a registered voter, and live at CHRISTUS St. Joseph Villa Senior Apartments for the last 13 years. We need the new bldg. Because the old bldg. is not adequate to meet the needs of our residents here. There may come a time when I need the service of the new bldg which will have assisted living, and special care for Alzheimer's. and it will not be any taller than the ward that is on the corner of 500 East and Hollywood Ave.

Please approve the proposed building project for Christus St. Joseph Villa.

Sincerely,

A handwritten signature in cursive script that reads "Edna Marie Gerard".

Edna Marie Gerard
451 Bishop Federal Lane
Salt Lake City, Utah 84115

Cc: Mr. Lex Traugher
Mr. Hank Welch
Ms. Mary De La Mare-Schaefer
Mrs. Jill Remington-Love
Mr. Galen Ewer

Mrs. Gilt Remington - Lone
Salt Lake City Council
P. O. Box 145426
Salt Lake City, Utah 84114-5426

As a resident at St. Joseph Villa
Senior Apartments, and my 99 yr.
old sister in the Assistant
Living Area, we believe the
proposed new building will
provide the many amenities
needed for those who reside here.
It will enhance the surround-
ing community and for all
future residents.

"A house away from home"
We definitely approve the
new building!

Carolyn Bryant
Josephine Archer

We are both registered voters

Special Service not previously
available.

There is accented living
and long term care need
exactly that - assistance
and care to be able to sustain
their lives, they will have the
opportunity to be moved
from their currently occupied
studios into real apartments.

As, to paraphrase a
memorable presidential
speech - ask not what those
who disapprove say to prevent,
ask what they would say,
for, on my part, on pray for
anyone of their loved ones or
friends in circumstances might
desperately need some day.
Very truly yours
Eugene H. Hunter

Dear Mr. Thompson:
I am a registered voter and
a current resident at Christus
St Joseph Villa

As one of the many elderly
living here I am responding
to a critical necessity for the
proposed Special Care Unit in
the proposed new building.
Surely those who not only
are Alzheimer and dementia
patients but their suffering
families, relatives and friends
deserve a humanitarian
response from their community.
The Villa is trying to
expand its care by providing
for people in the early
stages of dementia - a new

Mr. Joe Traugott

Senior Planner

San Jose City Planning Division
451 So. 1st St., Suite 406
San Jose, Calif. 95111

Dear Mr. Traugott,

As a negotiated voter and a resident

at the senior apartment at Christie Blvd

Joseph Villa is willing to sign your

no vote for the building and expansion

project.

I have lived in San Jose City most of

my adult life and I vote regularly. I

had a large home with a beautiful yard on

the east bench of the city, just below

Fort Hill Boulevard, when I suffered a

stroke that took my strength and ability.

After a week of bed in the hospital, I was

told that I could no longer live alone or

drive a car. It was a traumatic

experience. I sold both home and car

to come to St. Joseph Villa for therapy.

For about a year I was in long-term

care receiving daily therapy. As I improved,

I moved to Riverside during and finally

to the senior apartment. Although I

still need to use a walker, I now have

the independence that I crave. I have

a few friends with me

big windows and a Kitchenette. I cook my own meals, do my own laundry and housework. Privacy means a lot to me.

I have found some very special friends among the residents, and I appreciate the kind and patient concern of the staff. I enjoy a quiet peaceful life knowing that, should I have another health crisis, someone will be here to call for immediate help.

There are other people out there (and maybe even you) who could suffer the same trauma that I experienced. I want them to receive the expert care that I have been given. Please vote for the building and expansion project

Respectfully,
Loren R. Blaine Ph.D.

C.C.

Ms. Mary De La Ware-Schaefer

Mr Hank Welch

Mrs. Jill Remington-Love

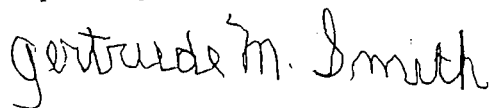
June 16th. 2008

I Gertrude Smith have lived in the CHRISTUS St. Joseph Senior apartments for 13 years and I am a voter.

I'm 95 years old and will be needing more assistance in the future. I look forward to the new Building and all it will have to offer. It is not going to be any taller then what we have at the current time. The new faculty will have so much to offer the seniors in need. I think all will be quit due to all the parking being on the inside of the building it will not interfere with the neighbors.

Please approve the proposed building project for Christus St. Joseph Villa.

Respectfully,

A handwritten signature in cursive script that reads "Gertrude M. Smith".

Gertrude Smith
451 Bishop Federal Lane
Salt Lake City, Utah 84115

Cc: Mr. Lex Traugher
Mr. Hank Welch
Ms. Mary De La Mare-Schaefer
Mrs. Jill Remington-Love

June 18, 2008

Mr. Lex Traughber
Senior Planner
Salt Lake City Planning Division
451 South State Street, Suite 406
Salt Lake City, Utah 84111

Dear Mr. Traughber,

I am writing to you today concerning the new building project proposed by CHRISTUS St. Joseph Villa. I am a registered voter and have been a resident of Salt Lake County for all of my life. I never miss an opportunity to vote in every election.

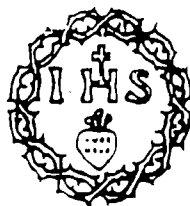
St. Joseph Villa is my home and I fully support the plans for the new building. I currently live on the Assisted Living floor and the space is not really adequate for all my needs. I would welcome the opportunity to be able to have a larger apartment in the new building and more open space for social activities and group gatherings.

Please support the efforts by CHRISTUS St. Joseph Villa to improve the environment and amenities for the seniors in Salt Lake.

Sincerely,

A handwritten signature in cursive script that reads "Ann Groves".

Ann Groves
CHRISTUS St. Joseph Villa
451 Bishop Federal Lane
Salt Lake City, Utah 84115



Sisters of Charity of the Incarnate Word

June 20, 2008

Mr. Lex Traughber
Senior Planner
Salt Lake City Planning Division
451 South State Street, Suite 406
Salt Lake City, Utah 84111

Dear Mr. Traughber:

I have been a Sister of Charity of the Incarnate Word for over 42 years. During my service as a Sister, our Congregation has always strived to serve those in need in many communities. In Salt Lake, that service is focused on the elderly and infirm. I, myself, have served at CHRISTUS St. Joseph Villa for more than nine years. I have a dear place in my heart for Salt Lake City and for the many people that I have had the privilege of serving.

In my time here, I have worked directly with seniors who are in need of care, and I can tell you that the need continues to grow. CHRISTUS St. Joseph Villa has developed a plan to address the growing needs that includes replacing our out-dated, three-story 1959 building with a new three-story building that will offer Assisted Living Apartments that will be more residential in nature and be a wonderful addition to the neighborhood. Seniors from the Assisted Living will be able to walk across the street to the Wells Ward (another three-story building) to attend worship services, or services in our own chapel. And, of course, we will be able to continue to serve those elderly residents of our community and their families, in an updated, home-like setting.

It is my hope that you will support the changes to the Master Plan necessary to make the CHRISTUS St. Joseph Villa project a reality. It will mean so much not only for our current residents, but also for those we serve in the future.

I thank you for your consideration. May God bless you in your service to our city.

Sincerely,

Sister Margaret C. Collins

Sister Margaret C. Collins
Sisters of Charity of the Incarnate Word

HS A Resident of the Villa Since EARLY
1999 —

I find a Wonderful home Here WITH
EVERYTHING I Need —

BROKEN ARM — Wonderful NURSING CARE

And Knowing Now that The Villa is
Highly Rated in The Best of UTAH.

I hope That The Planning Continues
for The Expected EXPANSION Here
I Give it My Blessing!!

Catherine Goodwin
APT. 4301

I Expect to be here until the Bell Rings
up yonder
And Want to See All of This before I go
I Will Be 93 soon
FUTURE RESIDENTS WILL APPRECIATE YOU

Catherine E. Goodwin

OSBAHS

451 Bishop Federal Lane, #4313

Salt Lake City, Utah 84115

(801) 493-8888

oldiebutgoodiecg1@msn.com

"All for the glory of God"



**CHRISTUS®
ST. JOSEPH VILLA**

*Mr. Les Traugott
Senior Planner
S.L.C. Planning Division*

Sir:

As a current resident of St. Joseph Villa Senior Apartments, I am dismayed to learn that the proposed expansion of the facility, which offers a continuum of care, is being opposed by local city residents.

St. Joseph Villa, a non-profit institution offers a full spectrum of services to elderly residents, from independent living to assisted living, to long term care. Special units are provided for mentally ill and for Alzheimer's and other types of dementia. St. Joseph Villa is fully accredited for Medicare and Medicaid.

The present facility has waiting lists in all departments, and one of

451 Bishop Federal Lane | Salt Lake City | UT 84115
Tel 801.487.7557 | Fax 801.487.1112 | www.stjosephvilla.com



CHRISTUS. ST. JOSEPH VILLA

the early buildings is not suitable for expansion.

The facility does not impact upon neighborhood parking, as it has its own parking lot for employees, residents and visitors.

The plans for expansion will have no adverse effect on the character of the neighborhood, as the proposed building will be no bigger than the L.D.S. ward church on the opposite corner of 5th East and Hollywood Ave, and attractive landscaping will be provided and maintained.

In each of the care units residents are given loving attention with emphasis on special needs: physical, emotional, mental and spiritual.

Without a new building, as many as 15 residents will have to



CHRISTUS.
ST. JOSEPH VILLA

be relocated, which could be very traumatic emotionally and financially to all concerned.

Your active consideration of the proposed expansion, and its completion will increase the dimension of elderly care provided in Salt Lake City.

Respectfully,
Leonore M. Bonacci

CC

(1) Ms. Mary DeLa Mare-Schaefer
Interim Director
S.L.C. Planning Division
451 So. State Street, Suite 406
S.L.C. Utah 84111

(2) Mr. Hank Delch
Mayor's Office Community Liaison
P.O. Box 145474
S.L.C. Utah 84114-5474

(3) Ms. Jill Remington-Love
S.L.C. Council
P.O. Box 145476
S.L.C. UT 84114-5476

451 Bishop Federal Lane | Salt Lake City | UT 84115
Tel 801.487.7557 | Fax 801.487.1112 | www.stjosephvilla.com

June 20, 2008

Mr. Lex Traughber
Senior Planner
Salt Lake City Planning Division
451 South State Street, Suite 406
Salt Lake City, Utah 84111

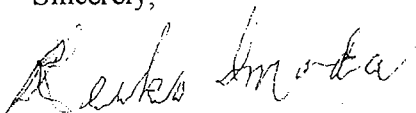
Dear Mr. Traughber,

I am writing to you today concerning the new building project proposed by CHRISTUS St. Joseph Villa. When my husband died he worried about where I would live, since I was not able to live by myself in my home in South Salt Lake. He left me two trusts to financially provide for myself; St. Joseph Villa has been my home for the past three years

I currently live on the Assisted Living floor and the space is not really adequate for all my needs. I would welcome the opportunity to be able to have a larger apartment in the new building and more open space for social activities and group gatherings. I am very happy here and fully support the plans for the new building.

Please support the efforts by CHRISTUS St. Joseph Villa to improve the environment and amenities for the seniors in Salt Lake.

Sincerely,

A handwritten signature in cursive script, appearing to read "Reiko Imada".

Reiko Imada
CHRISTUS St. Joseph Villa
451 Bishop Federal Lane
Salt Lake City, Utah 84115

Traughber, Lex

From: Jacob E Lyons [jelyons@cfaith.com]
Sent: Friday, June 20, 2008 11:22 AM
To: Traughber, Lex; Welch, Henry
Subject: St. Joseph Villa

Dear sirs,

As a resident of Salt Lake City and living in the Heber Wells district, I ask you to approve the proposed expansion of St Joseph Villa. It will add beauty to our neighborhood and the work they are doing with the elderly is a mission of compassion. Please consider a favorable vote.

Thankyou, Jake &

Betty Lyons

360 coatsville av.

June 12, 2008

Dear City Representatives,

My name is Irma Sine and I am a registered voter and resident of the Salt Lake City as well as an associate of CHRISTUS St. Joseph Villa for the last 19 years. I am writing in the behalf of CHRISTUS St. Joseph Villa asking that you consider their proposal for a new three story building that will replace an older building on the campus. This new building will house residents that require Assisted Living and also residents who have special needs because of Alzheimer's disease. It will also give more social space which is greatly needed to allow residents to spend time in a homelike group environment instead of spending time in small confined areas or spending all their time alone in their rooms. It will have updated nurse call and emergency call systems bringing the building up to today's electronic capabilities. It will also allow our residents to feel like they are home and not institutionalized. I have heard that there is some concern about the size of the building, but it is my understanding that the new building will not be any taller than the LDS Church on the corner of 500 East and Hollywood Avenue, which is directly across from the proposed building site.

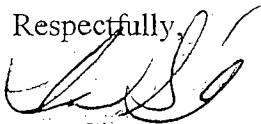
CHRISTUS St. Joseph Villa has been serving the elderly in the Salt Lake Valley for 61 years. They are a non-profit organization and they give so much to the residents that live here and also to the surrounding community. It is the CHRISTUS Mission to care for the poor and underserved elderly which is being done daily. Having the new updated facility with a more home like environment will allow the Villa to continue the services so needed by the elderly in the Salt Lake Valley. The need for this building is crucial to our elderly now and to the baby boomers that are coming up that will need care in the future.

I have a personal interest in this project, as well I have parents that are getting into their late 70's and have always talked about coming to CHRISTUS St. Joseph Villa when they are unable to maintain there home. I want to have the Villa there when my parents need care and services, which is what is in the plans of the new building being proposed for approval.

In my role as manager of the Independent Senior Apartments, I see medical and physical changes all the time in the residents that live independently. They do require more help than they can receive living alone in their own homes, and have no choice but to move to a more appropriate service area that can meet their needs. Without this new building, the possibilities will be limited for those residents that want to stay in Salt Lake City, near their families, friends and neighbors. Without this project, they may possibly have to move to other facilities, away from all there friends and what has been familiar to them for years.

This project is very necessary, not only for current residents, but the elderly people living in the Salt Lake area. I ask that you consider the proposal for this new building for CHRISTUS St. Joseph Villa.

Respectfully,



Irma Sine
1425 Navajo Street
Salt Lake City, Utah 84104
(801) 973-9708

CC: Mr. Lex Traugher
Mr. Hank Welch
Ms. Mary De La Mare-Schaefer
Mrs. Jill Remington-Love
Mr. Galen Ewer

451 Bishop Federal Lane
Apt 4304
SLC, UT. 84115

Dear Mr. Traugher,

Currently I am a resident of Christus St. Joseph Villa, and have been for the past 5 years. I am very happy to reside here and have voted at election time.

I understand the need for a new building, especially in the area of assisted living, and hope the planning board approve the proposed plans. Without this new building, it would be difficult to provide for the ever-growing needs of people who would love to live here.

Thank you for reading this letter, and I hope you approve the plans.

Sincerely,

Mrs. Anne La Russo

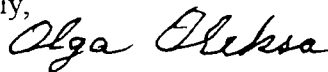
June 16th. 2008

Dear City Representatives,

My name is Olega Oleksa and I live a CHRISTUS St. Joseph Senior apartments and I am very happy here, I a glad that my daughter found this place for me that is an independent apartment. I moved here from Ohio to Salt Lake because I only have one daughter and 2 sons both attorneys, but do not live in Salt Lake City. I love living here because it is convenient for me my daughter takes me do dr. apts. I do not have any problem with transportation. I will be very happy if the new proposed bldg. is built because If I ever need the services of the Assisted Living or Special Care Unit I would love to move here so I am not a burden to my family. And know that I will be taken care of.

Please approve the proposed building project for Christus St. Joseph Villa.

Sincerely,

A handwritten signature in cursive script that reads "Olga Oleksa".

Olga Oleksa
451 Bishop Federal Lane
Salt Lake City, Utah 84115

Cc: Mr. Lex Traugher
Mr. Hank Welch
Ms. Mary De La Mare-Schaefer
Mrs. Jill Remington-Love
Mr. Galen Ewer

6-16-08

City Representative:

Christus St. Joseph Villa has been my home for seven years.

I am grateful for the care and environment provided. The grounds are beautifully maintained.

I am asking for the proposal recommended to be approved. It would certainly benefit the community.

Thank you.

Sincerely,

Barbara H. Nelson

cc: Mr. Lef Traugher, Sr. Planner
Mrs. Mary De La Mare-Schaefer, Int. Dir.
Mrs. Baha Welch, Mayor's off.
Mrs. Jill Remington Love, City Council
Mr. Galen Ewer

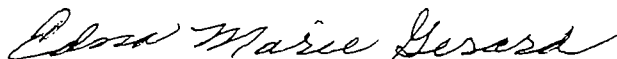
June 16th. 2008

Dear City Representatives,

My name Edna Marie Gerard and I am a registered voter, and live at CHRISTUS St. Joseph Villa Senior Apartments for the last 13 years. We need the new bldg. Because the old bldg. is not adequate to meet the needs of our residents here. There may come a time when I need the service of the new bldg which will have assisted living, and special care for Alzheimer's. and it will not be any taller than the ward that is on the corner of 500 East and Hollywood Ave.

Please approve the proposed building project for Christus St. Joseph Villa.

Sincerely,

A handwritten signature in cursive script that reads "Edna Marie Gerard".

Edna Marie Gerard
451 Bishop Federal Lane
Salt Lake City, Utah 84115

Cc: Mr. Lex Traugher
Mr. Hank Welch
Ms. Mary De La Mare-Schaefer
Mrs. Jill Remington-Love
Mr. Galen Ewer

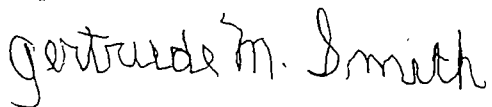
June 16th, 2008

I Gertrude Smith have lived in the CHRISTUS St. Joseph Senior apartments for 13 years and I am a voter.

I'm 95 years old and will be needing more assistance in the future. I look forward to the new Building and all it will have to offer. It is not going to be any taller then what we have at the current time. The new faculty will have so much to offer the seniors in need. I think all will be quit due to all the parking being on the inside of the building it will not interfere with the neighbors.

Please approve the proposed building project for Christus St. Joseph Villa.

Respectfully,

A handwritten signature in cursive script that reads "Gertrude M. Smith".

Gertrude Smith
451 Bishop Federal Lane
Salt Lake City, Utah 84115

Cc: Mr. Lex Traugher
Mr. Hank Welch
Ms. Mary De La Mare-Schaefer
Mrs. Jill Remington-Love

June 16, 2008

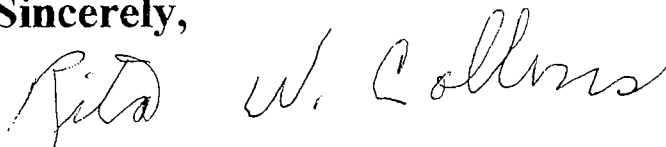
**Mrs. Rita W. Collins
451 Bishop Federal Lane #4113
Salt Lake City, Utah 84115-2264**

**Mr. Lex Traugher
Senior Planner
Salt Lake City Planning Division
451 South State Street, Suite 406
Salt Lake City, Utah 84111**

Dear Mr. Traugher;

I have been a resident at St. Joseph Villa for the past five years. When the planning office considers the Villa's request for permission to expand, I would like you to realize what an asset the Villa is to Salt Lake City. The Villa is always clean and comfortable unlike so many health care centers and senior housing facilities. My vision is extremely limited and I wouldn't be able to live independently without the existence of the Villa. With this expansion the Villa will be able to do an even better job of serving the community and its residents.

Sincerely,

A handwritten signature in cursive script that reads "Rita W. Collins". The signature is written in dark ink and is positioned below the word "Sincerely,".

Rita W. Collins

June 12, 2008

Mr. Lee Traugott
Senior Planner
Salt Lake City, Utah

Dear Mr. Traugott:

I and my wife, Esther, are concerned about the proposed building of the new modern medical facility. We live in a senior apartment at St. Joseph Villa. We think this is a very worthwhile project for the following reasons:

1. We have lived in the Salt Lake area all of my working life. We ~~have~~^{have} looked at three level care facilities in many states. St. Joseph is the best most affordable one we have found. We like living in Salt Lake.

2. We decided to live at St. Joseph because it provides three levels of care. We may need those levels some day. It is important to us to have the most modern care available.

3. This project would create local jobs

4. The building would be pleasing to look at

We urge you to help get this project approved.

Sincerely

cc: Mrs. Mary DeLa Mare-Schaffer

Mr. Hank Welch

Mrs. Gill Remington-Love

Mr. Lalon Ewer

Fred S. Bennett

451 Bishop Federal Ln.

#4207

Salt Lake City, Utah 84115

Traughber, Lex

From: Jim Maire [prplmesa@xmission.com]
Sent: Monday, June 16, 2008 6:36 PM
To: Traughber, Lex; Welch, Henry; Valdez, Joyce; Love, Jill
Subject: St. Joseph Villa

Dear Lex et al..

I have a number of concerns about the proposed expansion plans for Christus St Joseph Villa along 500 East between Westminster and Hollywood Avenues. As you can see above, I have included others on this email.

My first area of concern is the expansion along 500 East and Hollywood Avenue. These plans are at odds with the Salt Lake City Central Community master plan.

One of the primary goals listed in the master plan is to preserve historic structures and residential neighborhoods. Most of the homes slated to be torn down for this expansion are prime examples of the historic architectural styles of the neighborhood. Although they have become somewhat dilapidated since Christus purchased them, a stucco façade is no substitute for the 1920s brick bungalows or Arts and Crafts cottages. Should we have to lose these homes, not only would rezoning the area to Institutional allow the building to have a height seven feet above the maximum height for the current Residential zoning, but the proposed exemption to the Institutional zoning's height restrictions would allow the new construction to tower over the adjacent LDS Wells Chapel as well as the nearby homes. I know St. Joseph's says they don't plan on building any higher than the Wells Chapel but they could at any time without any input from anyone if the zoning is approved the way they want it.

The large stucco structures built in 1994-95 were built on the site of many beautiful houses that they purchased and tore down. The villa didn't apply for a zoning change until all of the property they needed was purchased. The only people left to complain were those of us living on the north side along Westminster Avenue. Most of those living here at the time were in rental units and could have cared less about the new zoning, those of us that actually owed homes along the Villa's newly purchased property were few and when we went to the city council to contest the zoning change we were steamrolled under and told by everyone (city council and St. Joseph's) that it was a done deal. Those of us living along Westminster were told many lies and endured the construction mess, increase traffic, noise and light pollution. For the last 13

years I felt as if my next door neighbor was an 800 pound gorilla that I dare not say anything to for fear of what it will do next.

The position and design of the currently proposed expansion would dramatically affect the character of the neighborhood for the worse, making it appear commercial, not residential, in nature and as in the past plans would be changed and lies would be told to see that they get what they want.

My second area of concern is the demolition of part of the building on 500 East and Westminster Avenue to place a trash compactor with weekly service access. This proposal seems to go against the master plan and its goals for livable communities as well as pedestrian mobility and accessibility. I know Mr. Ewer doesn't share my opinion about its usage, but once again we would be stuck with the noise, smell and flies it generates along with the truck that tries to pull it out on a narrow residential street. A good example of changing plans is that when we were first made aware of the Villa's new plans we were told that the corner would be a park or maybe more parking. The small park would be great, the parking lot just means more traffic on our street.

A commercial trash compactor is not appropriate on a residential corner. Again, this would lend a commercial atmosphere to this neighborhood, something it is not currently and something we do not wish it to become. The residents along 500 East have a difficult time getting in and out of their properties, and adding a commercial driveway across from their homes will diminish the livability for them and others in the area. St Joseph Villa already has a problem with the upkeep of the property not directly visible from their main entrances. Trash and broken limbs line their property along the corners on 500 East and Westminster and Hollywood Avenues for the entire winter, only to be cleaned up when the snow melts and their grounds people start work. The height of the building on the corner of Westminster and 500 East is such that in the winter it casts a shadow across Westminster and ice forms in front of the stop sign and remains for most of the winter and neither the city nor St. Joseph's does anything to remedy this dangerous situation. Adding more trash to this equation increases the work we, as neighbors, already have to do to keep those corners looking presentable and the sidewalks clear for pedestrians.

A third area of concern for me has to do with the plans in general. Many of the homes on Westminster suffered structural damage when Christus St Joseph Villa expanded in the 1990s, mine being one of them. If these plans go forward, neighbors need an agreement from Christus that 1) adequate measures will be taken to ensure that structural damage does not occur to neighboring buildings and, 2) should damage occur, residents will be compensated at a rate to allow full repairs in a timely manner.

At the open house held by Christus St Joseph Villa for a few neighbors, some residents mentioned that they might not be as opposed to the structure if it were two stories, or less, and built of materials that would integrate with the community. The St Joseph CEO and architect dismissed these ideas as even being options, but perhaps it should be revisited now with the planning commission. The trash compactor and driveway were not part of the proposal at the time of the open house, and so no possible compromises from neighbors were presented.

I recognize that Christus St Joseph Villa provides a great service for its customers. I feel that the community has been very supportive of the St Joseph Villa and would like to continue to be supportive of its services. However, part of the value for the residents and clients of Christus St Joseph Villa comes from the fact that it is placed within a single-family, residential area. Not only does it do our neighborhood a disservice when Christus St Joseph Villa disregards the value of the residents and community, in the end it hurts the value of the St Joseph Villa institution as well. If the St Joseph Villa wishes to reap the benefits from being in a residential community, it must help preserve that community. The preservation of community and neighborhood character is strongly advocated in the Salt Lake City Central Community Master Plan and needs to be a central part of any expansion or alteration plans undertaken by Christus St Joseph Villa.

I believe I am the only one left on the south side of Westminster Avenue that was here when they began construction on the 1994-95 addition (I have lived here since 1978). I have tried to be a good neighbor and have not brought up a lot of complaints because I felt like I would be batting my head against the wall (I learned my lesson in 1993-94 when I protested their additions) but here comes another round and I don't plan on laying down for this one. I would be glad to talk to any of you about this and other issues with the Villa. I am close neighbors with Devin Howells and Holly Christmas (part of this letter may look familiar) and luckily we share a common goal. Please feel free to contact me as I would be glad to talk to anyone about my viewpoint and the situation with St. Joseph Villa.

Sincerely,

Jim Maire

prplmesa@xmission.com

801.971.4823

6/17/2008

Traughber, Lex

From: Devin [devin_howells@yahoo.com]
Sent: Friday, May 30, 2008 4:32 PM
To: Traughber, Lex
Cc: Welch, Henry; Love, Jill
Subject: St Joseph Villa Expansion Proposal

Lex,

I am writing to express my displeasure with the proposed expansion of St Joseph Villa and its deviation from the Salt Lake City Master plan.

The proposed project site expands the senior citizen complex to include the corner of 500 East and Hollywood Avenue. This expansion would add to the current large complex of 3 story buildings that were allowed to be erected in the past. The villa is surrounded on all sides by small bungalow type houses, the type of housing that gives SLC and the Liberty Wells community, history and character. One of the unique aspects of our community is that most homes are single family housing. Two of the 8 goals outlined in the Salt Lake City Master Plan; to "Preserve historic structures and residential neighborhoods" and "Prevent inappropriate growth in specific parts of the community" would be dismissed by this expansion. In addition, the Master Plan, under the Liberty Wells Section "Prohibits the expansion of the Community College onto surrounding residential properties". I would hope that this would apply to the St. Joseph Villa expansion. The Plan also states that institutional land uses should not be allowed to expand beyond their existing properties unless the neighborhood and community support the institutional use expansion." My close neighbors and my family are not in support of this expansion.

Thank you, Devin Howells

Mobile // 435.640.4595
devin.howells@gmail.com
devin_howells@yahoo.com

Traugher, Lex

From: holly christmas [holly.christmas@gmail.com]
Sent: Wednesday, May 28, 2008 1:56 PM
To: Traugher, Lex
Cc: Valdez, Joyce; Love, Jill; Welch, Henry
Subject: St Joseph Villa Expansion Proposal

Dear Lex,

I have a number of concerns about the proposed expansion plans for Christus St Joseph Villa along 500 East between Westminster and Hollywood Avenues. I am including Joyce Valdez and Hank Welch from the Mayor's office, as well as Jill Remington Love, our City Council representative, on this email.

My first area of concern is the expansion along 500 East and Hollywood Avenue. These plans are at odds with the Salt Lake City Central Community master plan.

One of the primary goals listed in the master plan is to preserve historic structures and residential neighborhoods. Most of the homes slated to be torn down for this expansion are prime examples of the historic architectural styles of the neighborhood. Although they have become somewhat dilapidated since Christus purchased them, a stucco façade is no substitute for the 1920s brick bungalows or Arts and Crafts cottages. Should we have to lose these homes, not only would rezoning the area to Institutional allow the building to have a height seven feet above the maximum height for the current Residential zoning, but the proposed exemption to the Institutional zoning's height restrictions would allow the new construction to tower over the adjacent LDS Wells Chapel as well as the nearby homes.

As I understand it, the large stucco structures built by Christus St Joseph Villa in the 1990s were only permitted because they were internal to the St Joseph Villa's expanded property and therefore would not affect the character of the neighborhood as greatly as they might have otherwise. The position and design of the currently proposed expansion would dramatically affect the character of the neighborhood for the worse, making it appear commercial, not residential, in nature.

My second area of concern is the demolition of part of the building on 500 East and Westminster Avenue to place a trash compactor with weekly service access. This proposal seems to go against the master plan and its goals for livable communities as well as pedestrian mobility and accessibility.

A commercial trash compactor is not appropriate on a residential corner. Again, this would lend a commercial atmosphere to this neighborhood, something it is not currently and something we do not wish it to become. The residents along 500 East have a difficult time getting in and out of their properties, and adding a commercial driveway across from their homes will diminish the livability for them and others in the area. St Joseph Villa already has a problem with the upkeep of the property not directly visible from their main entrances. Trash and broken limbs line their property along the corners on 500 East and Westminster and Hollywood Avenues for the entire winter, only to be cleaned up when the snow melts and their grounds people start work. Adding more trash to this equation increases the work we, as neighbors, already have to do to keep those corners looking presentable and the sidewalks clear for pedestrians.

A third area of concern for me has to do with the plans in general. Many of the homes on Westminster suffered structural damage when Christus St Joseph Villa expanded in the 1990s. If these plans go

forward, neighbors need an agreement from Christus that 1) adequate measures will be taken to ensure that structural damage does not occur to neighboring buildings and, 2) should damage occur, residents will be compensated at a rate to allow full repairs in a timely manner.

At the open house held by Christus St Joseph Villa for a few neighbors, some residents mentioned that they might not be as opposed to the structure if it were two stories, or less, and built of materials that would integrate with the community. The St Joseph CEO and architect dismissed these ideas as even being options, but perhaps it should be revisited now with the planning commission. The trash compactor and driveway were not part of the proposal at the time of the open house, and so no possible compromises from neighbors were presented.

I recognize that Christus St Joseph Villa provides a great service for its customers. I feel that the community has been very supportive of the St Joseph Villa and would like to continue to be supportive of its services. However, part of the value for the residents and clients of Christus St Joseph Villa comes from the fact that it is placed within a single-family, residential area. Not only does it do our neighborhood a disservice when Christus St Joseph Villa disregards the value of the residents and community, in the end it hurts the value of the St Joseph Villa institution as well. If the St Joseph Villa wishes to reap the benefits from being in a residential community, it must help preserve that community. The preservation of community and neighborhood character is strongly advocated in the Salt Lake City Central Community Master Plan and needs to be a central part of any expansion or alteration plans undertaken by Christus St Joseph Villa.

Sincerely,

Holly Christmas
456 E Westminster Ave
Salt Lake City, UT 84115

Traughber, Lex

From: Brent Schneider [Brent.Schneider@m.cc.utah.edu]
Sent: Wednesday, May 28, 2008 11:11 AM
To: Traughber, Lex
Subject: St. Joseph's Proposed expansion

Dear Mr. Traughber,

I am writing to express my concerns vis-à-vis the St. Joseph's Villa expansion. As a neighbor to the Villa on Hollywood Ave, I am concerned with the increased traffic and noise that the expansion will bring to our quiet neighborhood. I have lived there for 20 years and enjoy, as do my neighbors, the friendly individual families and homes that make up our area.

I am troubled that the St. Joseph folks have, I have been told, presented the notion that all of the nearby residents are fine with the proposed expansion. This could not be further from the truth. When an already large complex becomes even larger the associated noise and traffic often drive longtime residents away, frequently turning owner occupied homes into rental properties that inevitably negatively impact the current quiet family feel of the neighborhood. I would hate to see this happen in the neighborhood I have grown to love.

I also share many of the concerns brought up by one of my neighbors:

1. This structure has the look and feel of a modern apartment building rather than the historic look and feel of the adjacent structures.
2. Building materials such as stucco and standing seam metal roofing were not commonly used during development of the Liberty Wells area. More tree plantings, brick and three dimensional façade details would be necessary to accommodate the City Master Plan relative to the aesthetics of neighboring residences.
3. Allowing a height variance to the City Master Plan for this new structure would assist in visually damaging the quaint neighborhood in that such a massive structure would generate the feeling of a commercial zone expanding into what is now residential.

Additional concerns regarding the St. Josephs expansion regarding the proposed "new weekly service access" located at the corner of 500 East Westminster Ave.

1. Commercial/industrial equipment such as compactors do not conform to the Salt Lake City Master Plan in that they do not contribute to the surrounding residential neighborhood.
2. A trash compactor at this location would present the neighboring residences with problems resulting from trash contamination as well as hazards associated with medical equipment such as "sharps".
3. Hazards regarding vehicle and pedestrian traffic would result from trash and delivery service trucks backing onto 500 East and will result in more large truck traffic on several of the surrounding residential streets.

I encourage you to help the residents of this great community to preserve the quality of life that brought us here in the first place.

Sincerely,
Brent Schneider
601 E Hollywood Ave
Salt Lake City

Traughber, Lex

From: Curtis, Andrea
Sent: Tuesday, May 27, 2008 2:36 PM
To: Traughber, Lex
Cc: Paterson, Joel; CED Citizens Requests; City Council Liaisons; Mayors Liaisons; Hunter, Esther; De La Mare-Schaefer, Mary
Subject: FW: St Josephs Villa renovation/construction D5
Categories: Program/Policy

Lex,

Could you please provide some insight into this?

Thank you,

Andrea Curtis
801-535-7105

From: Goff, Orion
Sent: Tuesday, May 27, 2008 2:30 PM
To: Curtis, Andrea
Subject: FW: St Josephs Villa renovation/construction D5

We have no new permits here, thus no plans to review to ascertain these issues.

Planning will need to answer the balance of the questions. I see on the computer an application for a Conditional Use on April 7, 2008.

Orion Goff, CBO

*Building Official, Director, Building Services & Business Licensing
Salt Lake City Corporation
P.O. Box 145490
451 S. State Room 218
Salt Lake City, Utah 84114-5490
Office: 535-6681*

From: CED Citizens Requests
Sent: Tuesday, May 27, 2008 11:46 AM
To: Goff, Orion
Cc: City Council Liaisons; Mayors Liaisons; Hunter, Esther; CED Citizens Requests
Subject: RE: St Josephs Villa renovation/construction D5

Orion- Has this been addressed?

*Teri Hartman
Senior Secretary
Department of Community Development
Salt Lake City Corporation
P.O. Box 145486
SLC, UT 84114*

(801) 535-6230
(801) 535-6005 fax

From: CED Citizens Requests
Sent: Tuesday, May 20, 2008 10:41 AM
To: Goff, Orion
Cc: CED Citizens Requests; City Council Liaisons; Mayors Liaisons; Hunter, Esther
Subject: FW: St Josephs Villa renovation/construction D5

Orion,

Would you please address this? (I know there's a meeting next week, so if we have to delay until after that meeting, just let us know when we can expect a response.)

Thanks,

Andrea Curtis
801-535-7105

From: Tarbet, Nick
Sent: Tuesday, May 20, 2008 10:29 AM
To: CED Citizens Requests
Cc: City Council Liaisons; Mayors Liaisons
Subject: St Josephs Villa renovation/construction D5

Andrea/Teri-

A constituent called today to ask about construction at St Josephs Villa (451 East Bishop Federal Lane). She claimed that:

- The height of the building will be increased 40 feet during the reconstruction/renovation.
- A trash compactor will be placed in an area which was supposed to be designated "green-space".
- The neighbors were never notified of the change

Is there a permit for construction at this address, and does the zoning allow for the building to be increased 40 feet in height, and a trash compactor to be installed?

Finally, should the neighbors have been notified of the change, if so were notices sent out?

Thanks for the help.

Nick Tarbet
Constituent Liaison
(801) 535-7603
nick.tarbet@slcgov.com

To assure proper attention to your email, please choose 'Reply to All' or include 'City Council Liaisons' (CityCouncilLiaisons@slcgov.com) on the address line of this email.

5/28/2008

Traughber, Lex

From: Shawn Porter [sop1@utah.edu]
Sent: Tuesday, May 27, 2008 1:40 PM
To: Traughber, Lex
Subject: St. Josephs Villa Expansion

Hello Lex,

I have several concerns regarding the St. Josephs Villa Expansion.

This expansion does not conform to the Salt Lake City Master Plan in that the proposed expansion on 500 East Hollywood Ave. does not blend in with the surrounding structures in regard to proposed height, design and building materials.

1. This structure has the look and feel of a modern apartment building rather than the historic look and feel of the adjacent structures.
2. Building materials such as stucco and standing seam metal roofing were not commonly used during development of the Liberty Wells area. More tree plantings, brick and three dimensional façade details would be necessary to accommodate the City Master Plan relative to the aesthetics of neighboring residences.
3. Allowing a height variance to the City Master Plan for this new structure would assist in visually damaging the quaint neighborhood in that such a massive structure would generate the feeling of a commercial zone expanding into what is now residential.
4. Would abutting residences be compensated for any structural damage resulting from construction of this facility expansion or would the contractor be able to provide affective "isolation" practices protecting residences from structural damage if the project were approved?

Additional concerns regarding the St. Josephs expansion regarding the proposed "new weekly service access" located at the corner of 500 East Westminster Ave.

1. Commercial/industrial equipment such as compactors do not conform to the Salt Lake City Master Plan in that they do not contribute to the surrounding residential neighborhood.
2. A trash compactor at this location would present the neighboring residences with problems resulting from trash contamination as well as hazards associated with medical equipment such as "sharps".
3. Hazards regarding vehicle and pedestrian traffic would result from trash and delivery service trucks backing onto 500 East and will result in more large truck traffic on Westminster Ave.
4. Noise resulting from an industrial trash compactor and large truck traffic at this location would have a negative impact on the quality of life for persons living on Westminster Ave. as well as citizens residing on 500 East between Westminster and Hollywood Avenues.
5. Green space would be beneficial to the surrounding neighborhood if partial demolition of the building at 500 East Westminster Ave. is necessary.

These questions and concerns regarding this expansion are only a few of which I have discussed with neighbors residing on the streets of 500 East, Westminster, Ramona and Hollywood Avenues.

I fully understand the importance of services provided by St. Josephs Villa and how these services support the community, however these services should not come at a greater cost to those living in the surrounding neighborhood residences.

Thank you for your consideration,

Shawn Porter
456 E. Westminster Ave.
Salt Lake City
Utah 84115
801.414.1025

5/28/2008

Traughber, Lex

From: Wheelwright, Doug
Sent: Tuesday, January 15, 2008 10:56 AM
To: CD Citizens Requests
Cc: Hartman, Teresa; De La Mare-Schaefer, Mary; Curtis, Andrea; Shoop, Chris; Wheelwright, Doug; Shaw, George; Martin, Deborah; Traughber, Lex
Subject: FW: 451 E. Bishop Federal Ln. - Status of St. Joseph's Villa's development - D5
Categories: Program/Policy

Andrea: Please forward Lex's response to the Council Office as Planning's response.
Thanks. Doug W.

-----Original Message-----

From: Traughber, Lex
Sent: Tuesday, January 15, 2008 10:51 AM
To: Wheelwright, Doug
Subject: RE: 451 E. Bishop Federal Ln. - Status of St. Joseph's Villa's development - D5

Doug,

We are waiting on elevation drawings from the applicant. The project was submitted as a rezone and master plan amendment, and has morphed into a rezone, two master plan amendments (Central Community and a small area plan for the block), a text amendment (to allow assisted living facility in the I Zone), and a subdivision. In short, their submittal is incomplete at this time.

No meetings with the Community Council have been scheduled, nor any public hearings.

The concerns noted in Holly's email below are interesting given the fact that the developer has said that they have met with the Community Council on numerous occasions and there haven't been any concerns. I will be forwarding this email to the developer to let him know that there are indeed concerns.

Lex

-----Original Message-----

From: Wheelwright, Doug
Sent: Tuesday, January 15, 2008 8:43 AM
To: Traughber, Lex
Cc: Wheelwright, Doug; Shaw, George; Paterson, Joel; Martin, Deborah; Coffey, Cheri
Subject: FW: 451 E. Bishop Federal Ln. - Status of St. Joseph's Villa's development - D5
Importance: High

Lex: Andrea is asking us to respond only to her questions. The questions and comments contained in the initiating e-mail from Holly Christmas were generated from the Liberty Wells Community Council meeting, and provide some issues to be covered in your future staff report. Please prepare a brief response on the project scope and status, and forward to me. If you have questions, please see me. Thanks. Doug W.

-----Original Message-----

From: CD Citizens Requests
Sent: Monday, January 14, 2008 5:12 PM
To: Wheelwright, Doug
Cc: Shaw, George; De La Mare-Schaefer, Mary; Shoop, Chris; CD Citizens Requests; Hale, Karen; Gust-Jenson, Cindy; City Council Liaisons; Valdez, Josie
Subject: FW: 451 E. Bishop Federal Ln. - Status of St. Joseph's Villa's development - D5

Doug,

I know we've talked about this development off and on over the past couple years. Could you please let us know where we're at with plans? Has anything been formalized yet, and if so, who is assigned to the project? If not, what is the latest information?

Thanks,

Andrea Curtis
801-535-7105

-----Original Message-----

From: Valdez, Joyce
Sent: Monday, January 14, 2008 4:43 PM
To: CD Citizens Requests
Cc: Hale, Karen; Gust-Jenson, Cindy; City Council Liaisons
Subject: 451 E. Bishop Federal Ln. - Status of St. Joseph's Villa's development - D5

CD Citizens requests,

At the Liberty Wells Community Council meeting there was some discussion about plans to expand St. Joseph's Villa at 451 East Bishop Federal Ln. (1940 South). The below constituent would like to provide some input on the development. Have any plans been submitted to the city yet?

Joyce P. Valdez
Community Liaison
SLC Mayor's Office
535-7238

-----Original Message-----

From: holly christmas [mailto:holly.christmas@gmail.com]
Sent: Friday, January 11, 2008 5:05 PM
To: Valdez, Joyce
Subject: Re: Community Council Meeting

Hello Joyce,

Glad to hear your email is up and working. I was dreading the thought of you having to read this long email on a blackberry.

St Joseph's Villa is planning to tear down 7 homes that they have purchased on the corner of Hollywood and 500 East. In their place they will be building a 45,000 square foot facility and moving the 18 residents of their 1959 Building (I am not sure if this refers to the year it was built or its location on 500 East - the building is on the corner of 500 East and Westminster) to the new building along with approximately 35 additional people.

The new building is planned to be 3 stories tall. While this fits in with their addition from the 90s, it does not really fit in with other architecture from the neighborhood, so that is something a number of people seemed concerned about.

They say at this time they are not planning on putting a parking lot in on Westminster Ave, although it is something they have considered in the past and the building in that location (the 1959 building) on their model was not even glued down so you could easily see the parking stalls underneath it by picking it up.

Here are some of the major concerns expressed at the meeting. Their development person wrote down people's concerns and thoughts for their reference (I think) as well.

1. How far will the building be from the sidewalk and properties?

This question seemed to be answered well by code, but their neighbor-to-be (once his current neighbors' houses are torn down) seemed worried.

Another reason people are worried about this is that the building they added in the 1990s does not seem to meet the regulations of how far a building should be from neighbors who fall in a different zone. The architects indicated that the zoning would have been the same in that time period and so why were the ordinances not followed? We would need to actually measure to make sure that this is in fact the case, however.

2. What would be the increase in population and traffic?

They say that it will increase the population by 35 people, or 10%.

Even though these are people who would not be driving to and from the center, what about visitors? Also, what if they decide to expand more drive-in services in the then empty 1959 building?

3. Parking.

This issue seems to have two factions. The people who live across the street on 500 East are worried that they will have to wait even longer to get out of their driveways and Ramona Ave and feel there needs to be another entrance or something. The people who live on Westminster and Hollywood do not want parking access from their streets as this will increase the traffic and noise.

One of the problems mentioned with their current parking is that 500 East is high-centered. This means that cars have to slow down quite a bit to get in and out of the driveway. It also means that, as people leave at night, their headlights shine right into the windows of the houses on 500 East.

They are also talking about tearing down part of the 1959 building once the move is complete and replacing that with a parking lot (at the 500 East side). Green space was also mentioned as a possibility, but the CEO didn't look like it was really on his mind (my opinion only).

The architect said that even with the 10% increase in residents, the current parking is enough by city standards. But what if they add some drive-in services?

4. Water Table

This area is known as the Waterloo because of its many underground aquifers. With the expansion in 1995, some residents reported that the de-watering of the building site caused their houses to shift and crack. Additionally, they have to continually de-water their property with French drains (passive) and pump the water to 2100 South because 500 East and 400 East have no storm drains.

How would a general drying of the area (as the facilities manager says would happen) affect local mature trees that possibly (we do not know this) rely on the aquifers in part for their health? Can we find out?

----- Future Meetings

In February, residents who fall within 600ft (?) of the new facility (so likely not people on Westminster) are supposed receive letters about the plans. The Sugarhouse and Liberty Wells Community Councils are also supposed to be invited to an open house at the City and County Building.

----- Some additional ideas

Many members expressed that they would be less opposed to a one story building than a three-story one. What about a two-story building that might fit in better with the community and be less of an increase in traffic and population?

The nature of 500 East being high-centered is a problem all along 500 East. As there are no storm drains, 500 East along Westminster and the St Joseph's Villa is a mosquito breeding ground and you cannot stop there without being bitten in the summer. Maybe raising the kerbs on 500 East so that water could flow to 2100 S would help with the headlights in neighbors' windows problem and the mosquito issue? It may also help smooth the traffic flow coming in and out of the Villa.

That is what I have for now. If I think of anything else I will let you know.

Thanks,

holly

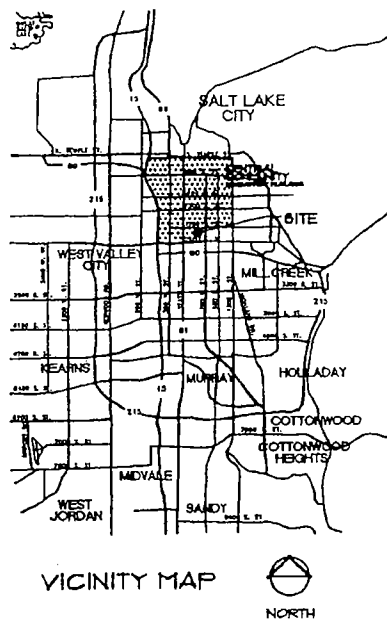
On Jan 11, 2008 4:02 PM, Valdez, Joyce <Joyce.Valdez@slcgov.com> wrote:

> Holly,
> I am up and running now. Can you share with me what happened last
> evening?
>
>
> -----Original Message-----
> From: holly christmas [mailto:holly.christmas@gmail.com]
> Sent: Thursday, January 10, 2008 8:57 AM
> To: Valdez, Joyce
> Subject: Community Council Meeting
>
> Hello Joyce,
>
> It was a pleasure to meet and talk to you last night at the Liberty
> Wells Community Council meeting. It is so nice to know that the
> Mayor's office is interested in the ideas and concerns within the
> community.
>
> Since we talked I have learned some additional details about some
> plans for our neighborhood that could greatly affect the traffic,
> walk-ability and safety of our area and would like to talk with you
> briefly today if you have time. I know you are still getting settled
> in, but could you give me a call at 897.9627?
>
> Thank you,
>
> holly christmas
>
>
> --
> Injustice anywhere is a threat to justice everywhere. - Martin Luther
> King, Jr
>

--
Injustice anywhere is a threat to justice everywhere. - Martin Luther King, Jr

Exhibit E –
Small Area Plan

BLOCKS 4 & 5
EAST WATERLOO SUBDIVISION
MASTER PLAN



Salt Lake City Planning Commission 1992

BLOCKS 4 & 5
EAST WATERLOO SUBDIVISION
ST. JOSEPH VILLA
MASTER PLAN

Mayor

Deedee Corradini

City Council

Ronald J. Whitehead
Paul Hutchison
Nancy K. Pace
Alan G. Hardman
Tom Godfrey
Roselyn N. Kirk
Don C. Hale

Planning Commission

Lynn Beckstead
Ralph Becker
Cindy Cromer
Richard J. Howa
Diana Kirk
Jim McRea
Ralph Neilson
Kimball Young

Approved by the Planning Commission
September 3, 1992

Adopted by the City Council
November 3, 1992

BLOCKS 4 & 5 MASTER PLAN EAST WATERLOO SUBDIVISION

Contents

Block Master Plan

Introduction

Existing Policy

Central Community Development Plan - 1974 Intent	2
Central Community Development Plan - 1974 Reality	3
Salt Lake City Housing Policy - 1990	4
Comprehensive Housing Affordability Strategy - 1991	4

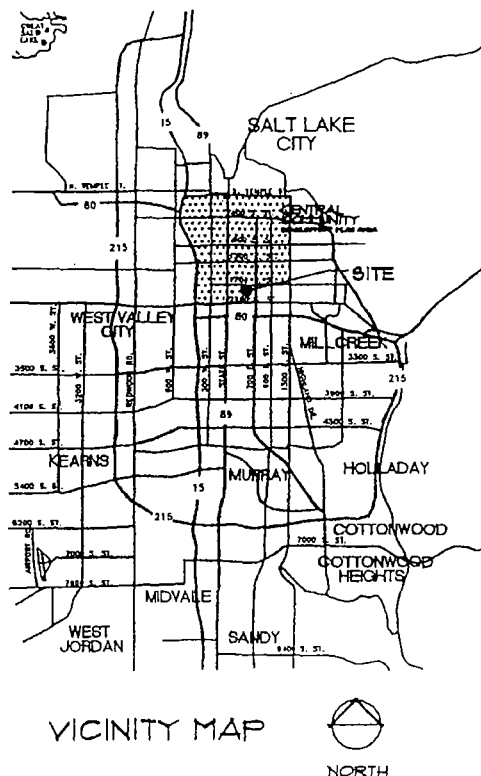
Development Plan

Present Character	5
Future Character	5
Development Plan - Map	6
Use of Land	7
Neighborhood Context	7
Access	7
Signage	8
Landscape Open Space	8
Conclusion	8
Master Plan Implementation	8

**A MASTER PLAN FOR SALT LAKE CITY
EAST WATERLOO SUBDIVISION - BLOCKS 4 & 5
RAMONA AVENUE, 400 EAST - 500 EAST**

INTRODUCTION:

It is the intent of the Master Plan for Salt Lake City East Waterloo Subdivision Blocks 4 & 5 to refine and strengthen the direction of the Central Community Development Plan - 1974 (CCDP) for these blocks. This plan presents a desirable future character for blocks 4 & 5 of the East Waterloo subdivision and addresses the issues of land use, land use transitions, traffic circulation, and design amenity. Therefore, this Master Plan should be considered a supplement to, and companion document for the CCDP. This Master Plan addresses developments proposed by St. Joseph Villa for Blocks 4 & 5 and evaluates them within the context of both the Central Community Development Plan, the Salt Lake City Housing Policy - 1990 and the Salt Lake City Comprehensive Housing Affordability Strategy (CHAS) - 1991.



The Central Community Development Plan - 1974 strives to protect and enhance existing residential neighborhoods and encourage rehabilitation. The community faces strong pressures for conversion of residential land uses to other activities. The plan seeks to stabilize and protect residential use and opportunities in the Central Community area, while allowing some limited, appropriate, and compatible office and commercial uses. In interpreting the Plan it should be remembered that it emphasizes the following principles:

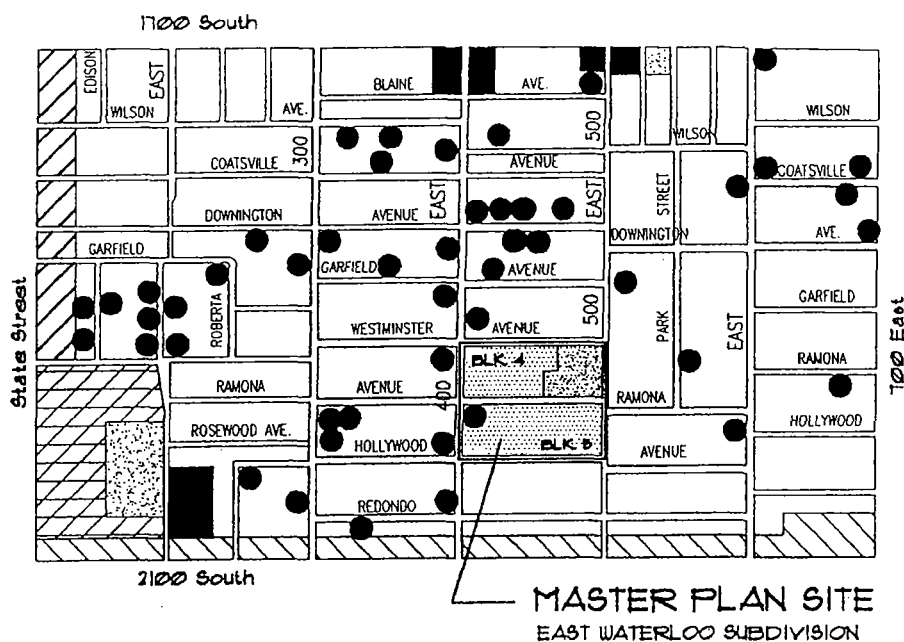
1. The need to revitalize and stabilize inner-city neighborhoods.
2. Greater recognition of mixed use areas and their relative permanence.
3. Action programs for housing.
4. Neighborhood revitalization as a remedy for obsolescence and decline.



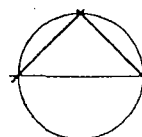
CENTRAL COMMUNITY DEVELOPMENT PLAN - 1974 REALITY:

The CCDP indicates the area immediately surrounding Blocks 4 & 5 of the East Waterloo Subdivision as being of "Low Density" (5.5 dwelling units per gross acre). A recent survey indicated that this might not be the case as there is an average structure density of 35 units per block or 8.75 residences per gross acre (1 dwelling unit / residence). This area is zoned R-2 which allows for 2 dwelling units / residence. The actual density could be much higher putting the immediate area into a low-medium density category. This survey also revealed that in a 17 block area immediately surrounding Blocks 4 & 5 there were 23 residences that contained 4 or more dwelling units. This plan also does not recognize existing land uses in the immediate area other than low density residential. There are pockets of existing high density housing and special use housing that are not addressed in the CCDP. None the less, it is the direction of the Development Plan to "Stabilize" these older family neighborhoods which need protection and revitalization.

EXISTING WELLS NEIGHBORHOOD ZONING



- R-2 2 Family Dwellings
- R-6 Multiple Family / High Density / Intermediate Care Facilities
- B-3 Limited Business & Neighborhood Shopping
- C-1 Limited Commercial
- C-3 General Business Activity
- C-3A General Business Activity (15' Set Back)
- Multiple Family Dwellings in R-2 Zone



NORTH

SALT LAKE CITY HOUSING POLICY - 1990

This policy serves as a plan to address citywide housing issues. Salt Lake City is continuing to lose population and a priority of the policy is to arrest this decline by increasing the appeal of housing for persons from every economic station. It is a goal of **Salt Lake City** to provide available and affordable housing of sufficient variety to meet the needs of people who want to live in the city. This loss of population erodes the tax base and depletes the neighborhoods of people needed to sustain commercial governmental, and social services. It is a goal of this policy to attract and retain enough families and individuals to stabilize the population and repopulate neighborhoods. This policy also recognizes that action steps need to be taken which strengthen and promotes the quality of life in the neighborhoods.

COMPREHENSIVE HOUSING AFFORD STRATEGY (CHAS) - 1991

CHAS had its beginnings in the Housing Conference held in January of 1989 and its resultant Salt Lake City Housing Policy discussed above. It is a five year strategy for City efforts to provide housing to segments of the population that would otherwise not have it. This strategy has determined that the most urgent priorities should be with the homeless. The direction for other types of housing, such as the elderly, will have to be met by private needs. This strategy recognizes a need for special housing needs for the disabled, AIDS patients, respite care and continuum care for the elderly. **CHAS** proposes that the city adopt local zoning ordinances which support development of housing between own home and nursing home.

The Master Plan for Blocks 4 & 5 of the East Waterloo Subdivision was developed within the framework of the **Central Community Development Plan - 1974**, **The Salt Lake City Housing Policy**, & the **Comprehensive Housing Affordability Strategy**. The Master Plan seeks to further define the principles of the Development Plan using the SLC Housing Policy and CHAS as a guideline.

A MASTER PLAN FOR BLOCKS 4 & 5 OF THE EAST WATERLOO SUBDIVISION

PRESENT CHARACTER:

Blocks 4 & 5 are basically residential. 1 & 2 family residences presently exist along Westminster and Hollywood Avenues, higher density housing exists along 400 East, with a Special Needs residential (Nursing Home) located along 500 East. St. Joseph Villa is a principal land use of these blocks. The major streets adjoining these blocks are 500 East and 400 East each important to the movement of traffic in Salt Lake City. The character of these blocks is inconsistent. Single story "bungalow" type housing comprises a majority of the site perimeter. The nursing home (3 story masonry) and some 2 story apartments make up the remainder of these blocks.

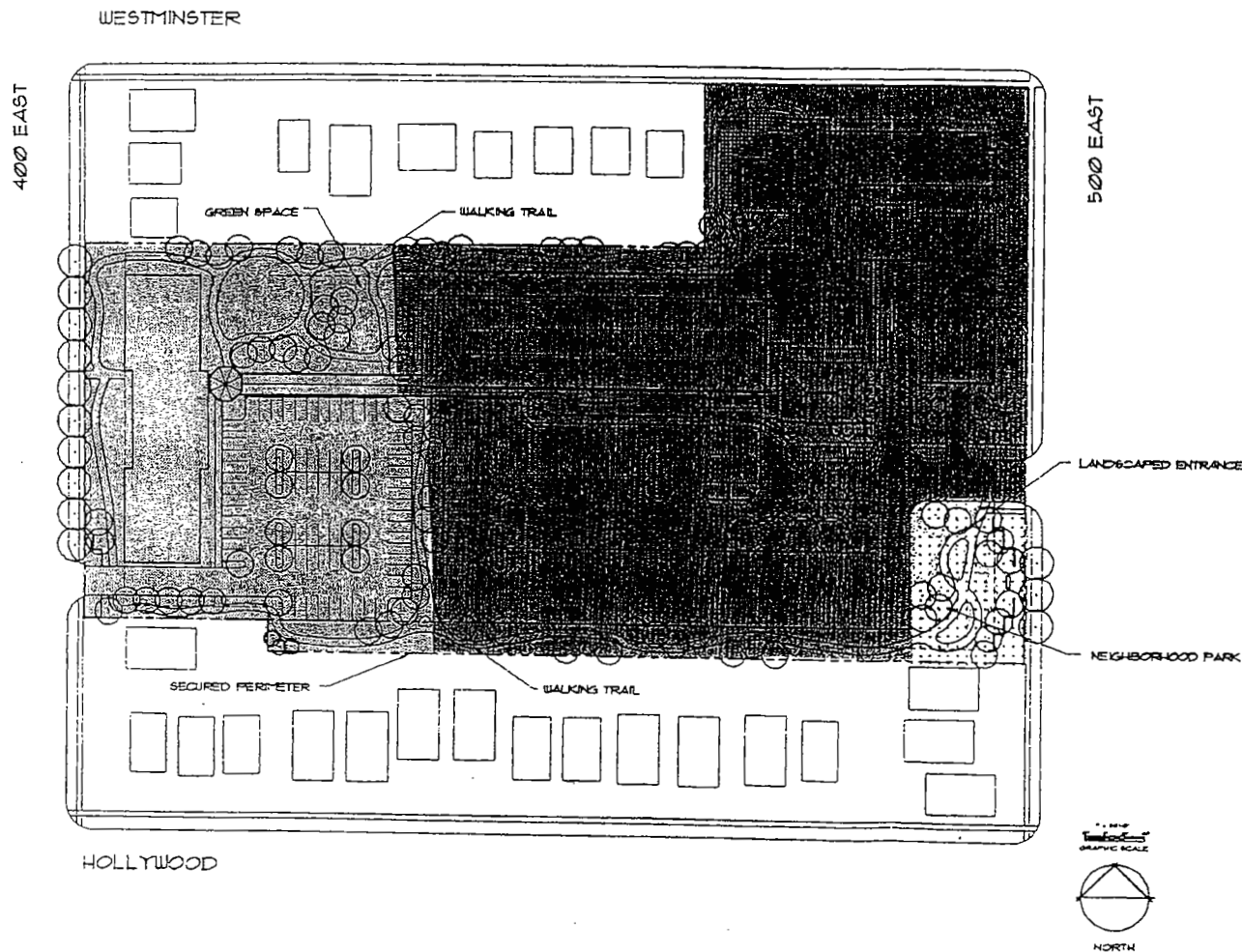
FUTURE CHARACTER:

This Master Plan recognizes the need for the additional special use residential needs of the community as identified in the **SLC Housing Policy** and the **CHAS** by allowing St. Joseph Villa to meet these objectives. It provides a framework for development consistent with the intent of the **Central Community Development Plan**.

The small scale residential character of the perimeter of blocks 4 & 5 along Westminster Avenue and Hollywood Avenue must be maintained. The interface of these blocks with the surrounding neighborhoods should not be imposed by larger scaled more institutional special use housing needs. These needs should be accomplished by internalizing and directing this type of development towards Ramona Avenue. The impact of this more intense development should be mitigated by: (1) interfacing the edges along 400 East and 500 East and abutting properties with a landscaped buffer; and (2) limiting building heights. (See attached graphic illustration of block face elevations).







WESTMINSTER AVENUE Looking SOUTH



East Waterloo Subdivision Blocks 4 and 5

Development Plan

-  Low Density Residential
-  High Density Residential - Elderly
-  Specialized Residential Life Care Facilities
-  Open Space

USE OF LAND:

The primary use of land on blocks 4 & 5 should be for residential activities. The character of the single and 2 family residential units along Westminster and Hollywood Avenues should be maintained, and any new construction along these streets should be compatible with the fabric of the surrounding neighborhoods. More intense residential activity should be located along 400 & 500 East, with more intensive special use residential development along with commercial uses that support this development being internalized along Ramona Avenue.

NEIGHBORHOOD CONTEXT:

All future development should achieve a coherent, unified character and attractive streetscape. The impact of special use residential needs on the neighborhood should be mitigated through the use of landscaped buffers and setbacks. Development along the interface with the surrounding neighborhoods, should be consistent, acknowledging existing forms, materials and composition. More intense development should acknowledge the residential character of the neighborhood and employ design principles to minimize the impact to the area.

The maximum height allowed along the periphery of these blocks should be 3 stories with a maximum of 4 stories being allowed internally along Ramona Avenue. The intensity of the development around the perimeter of these blocks should remain 1 & 2 family along Westminster & Hollywood Avenues with higher density development allowed along 400 & 500 East. Special use residential and accompanying support development should occur along Ramona Avenue. New buildings should express the desired residential character of the block in facade design, roof forms and choice of building materials. New development should acknowledge scale, form, and facade composition in order to reinforce the neighborhood character.

ACCESS:

A high level of pedestrian safety, access and amenity must be maintained. Well maintained sidewalks, appropriately sited driveways, and well landscaped streetscapes will encourage the desired pedestrian amenity.

The capacity of 500 East (A major arterial) and 400 East (A minor arterial) to move traffic must be maintained. These streets should provide principle access to the block. Westminster and Hollywood Avenues should provide local access to properties. Through traffic on Ramona Avenue should be eliminated by closure of the street, freeing up additional space to provide landscaped buffers between adjacent 1 & 2 family residential and special use residential developments. Primary access to this special use residential development should be maintained by private driveways primarily accessed off of 500 East. Parking lots should be sited behind main buildings and designed as an integral part of site design.

SIGNAGE:

All signs should be compatible with the overall residential character sought for this block. Careful attention should be given in terms of size, color, illumination to minimize the impact on the neighborhood while conveying the desired message.

LANDSCAPE OPEN SPACE:

Onsite landscaping and screening walls are required to enhance the residential setting for the block. Landscaping and buffer treatments should be utilized to soften the transition from special use residential to low density residential uses with-in the neighborhood fabric.

CONCLUSION:

Blocks 4 & 5 of the East Waterloo subdivision should continue as a viable residential environment. Special use residential uses are appropriate provided they blend with the residential fabric of the neighborhood. The **Master Plan** amendment to accomodate special use residential at this location is consistent with city policy of providing housing opportunities for all segments of the population. Site planning, building scale and design, and transitioning treatments are all important elements of land use compatibility for these blocks.

MASTER PLAN IMPLEMENTATION:

The more intense specialized residential and life care facility supported in this block master plan should be permitted through a conditional use process. This process would allow specific site design issues to be addressed and resolved to best protect the surrounding neighborhood from development impacts.

5. PLANNING COMMISSION
C. Agenda & Minutes
September 10, 2008

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 315 of the City & County Building at 451 South State Street
Wednesday, September 10, 2008 at 5:45 p.m.**

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126.
Work Session—the Planning Commission may discuss the Accela project tracking program, project updates and other minor administrative matters. This portion of the meeting is open to the public for observation

APPROVAL OF MINUTES FROM WEDNESDAY, August 13, 2008.

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

1. **Petitions 410-06-29 & 490-07-09, Request for Time Extension: Capitol View Conditional Use/Planned Development and Subdivision**—a request by Jeremy Jones for a twelve month time extension for the approvals granted for the Capitol View project. The Planning Commission approved the project on October 10, 2007. Section 21A.54.120 of the Zoning Ordinance limits the validity of approval for conditional uses to 12 months, unless a longer time period is requested and granted by the Planning Commission. The subject property is located at approximately 690 North West Capitol Street in City Council District three represented by Eric Jergensen (Staff Contact: Lex Traughber at 535-6184 or lex.traughber@slcgov.com).

PUBLIC HEARING

2. **Petition 400-07-35, Christus St. Joseph Villa Master Plan Amendments**—a request by Christus Health Utah represented by Galen Ewer, CEO/Administrator for Christus St. Joseph Villa, proposes to change the land use designation in the Future Land Use Map of the Central Community Master Plan for seven parcels located adjacent to the Christus St. Joseph Villa campus at 451 East Bishop Federal Lane. The addresses of the seven parcels according to County records are 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue. The applicant proposes to change the land use designation on these parcels from "Low Density Residential" to "Institutional" in order to facilitate redevelopment and expansion of the Christus St. Joseph Villa campus. The applicant also proposes to amend the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan that was adopted in 1992 to address the future expansion needs of Christus St. Joseph Villa. The subject properties are located in City Council District 5 represented by Jill Remington Love (Staff contact: Lex Traughber at 535-6184 or lex.traughber@slcgov.com).
3. **Petitions 400-07-15 and 400-07-16 Parleys Way Wal-Mart Rezoning and Master Plan Amendment**—a request by CLC Associates, Inc. on behalf of Wal-Mart for a zoning map amendment and a master plan amendment to the East Bench Master Plan located at approximately 2705 East Parleys Way. The parcel is currently zoned Community Business (CB) and the site is developed with a noncomplying use (supercenter) in a nonconforming structure. CLC Associates, Inc. is requesting that the property be rezoned to Community Shopping (CS) to allow for the construction of a new supercenter. The property is located in City Council District Seven represented by Council Member Søren Simonsen (Staff contact: Nick Britton at 801-535-6107 or nick.britton@slcgov.com).
4. **Petition 410-08-50 (PLNPCM2008-00196) Piper Down Private Club Conditional Use Expansion at approximately 1492 South State Street**—a request for approval to expand the existing private club structure and the rear outdoor dining. The private club was previously approved conditional use in the CC zoning District). The site is located in Council District five Jill Remington-Love (Staff contact: Marilynn Lewis at 535-6049 or marilynn.lewis@slcgov.com).
5. **Petition 400-07-14, Declaration of Surplus Property and Alley Vacation**—a request by Vera Novak to vacate a portion of the alley abutting her property at approximately 2553 South Dearborn Street, and declare it as surplus property. The property is located in the R-1/7,000 – Single-family Residential Zoning District, and in Council District Seven, represented by Søren Simonsen (Staff contact: Katia Pace at 535-6354 or katia.pace@slcgov.com).
6. **Petition 410-08-39 Autozone Planned Development**—a request by The Boyer Co., represented by Nate Swain, to construct a new 6,000 square foot commercial building on a pad site located at approximately 1199 East 3300 South, at the south entrance of the Brickyard Plaza, in a Community Business (CB) district. The property is located in City Council District Seven, represented by Søren Simonsen (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
7. **Petition 490-08-23 Ehrich's Subdivision of Block 23 Amendment**—a request by Ed and Joy Hashimoto, represented by Jason Nichols (Parsons, Behle, & Latimer law firm), for a subdivision amendment to reconfigure existing residential Lots 19, 20, and 21, Block 23, located at approximately 305 and 315 South 1200 East. The property is located in the R-2 (residential) district. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
8. **Petition 400-08-18, a legislative action initiated by the Salt Lake City Council**—a request by the City Council for the preparation of an ordinance that would restrict the distance between businesses in Salt Lake City that provide "payday-loan check cashing services," and consider expanding the ordinance to cover the ratio of businesses to the number of people served, and where those businesses should be allowed (Staff contact: Everett Joyce 535-7930 or everett.joyce@slcgov.com).

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

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

Mr. Paterson noted that they needed a member of the Commission to replace Commissioner Forbis at meetings regarding the University of Utah's Project Universe development.

Chair Wirthlin volunteered to cover the September 11, 2008 meeting and noted that the Commission would further discuss a permanent Commission member that could attend those meetings. Commissioner De Lay volunteered to be the alternate member.

Mr. Paterson noted that Wilf Sommerkorn has been appointed as the new Planning Director.

PUBLIC HEARING

Commissioner Scott recused herself from the meeting at 7:57 p.m.

5:57:37 PM **Petition 400-07-35, Christus St. Joseph Villa Master Plan Amendments**—a request by Christus Health Utah represented by Galen Ewer, CEO/Administrator for Christus St. Joseph Villa, proposes to change the land use designation in the Future Land Use Map of the Central Community Master Plan for seven parcels located adjacent to the Christus St. Joseph Villa campus at 451 East Bishop Federal Lane. The addresses of the seven parcels according to County records are 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue. The applicant proposes to change the land use designation on these parcels from "Low Density Residential" to "Institutional" in order to facilitate redevelopment and expansion of the Christus St. Joseph Villa campus. The applicant also proposes to amend the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan that was adopted in 1992 to address the future expansion needs of Christus St. Joseph Villa. The subject properties are located in City Council District 5 represented by Jill Remington Love. [Staff Report](#) [Public Comment](#)

Chair Wirthlin recognized Lex Traughber as the staff representative.

6:41:34 PM Public Hearing

The following people spoke or submitted hearing cards in *opposition* to the proposed petition: **Bogart McAvoy**, **Holly Christmas** (456 East Westminster Ave), **Jodi Gardbertg** (452 East Westminster Ave), **Steven Johnson** (526 Ramona Avenue), **Miriam Hall** (470 Garfield Avenue), **Jeff Bair** (1957 South 400 East), **Rita Colling** (451 Bishop Federal Lane), and **Catherine Vaz McVey** (452 Hollywood Avenue).

The following people spoke or submitted hearing cards in *support* of the proposed petition: **Debbe Lee Schuster** (1917 South 500 East), **Sister Michele Crester** (451 Bishop Federal Lane), **John Bucher** (451 Bishop Federal Lane), **Drew Petersen** (693 South 17th Avenue), **Greg Bateman** (1004 West 4050 South), **John R. Bucher** (451 Bishop Federal Lane), and **Galen Ewer** (451 Bishop Federal Lane).

7:41:23 PM ~~Commissioner De Lay made a motion regarding Petition 400-07-35, the master plan amendments for Christus St. Joseph Villa properties located at 1952, 1962, and 1966 South 500 East and 455, 459, 465, and 475 East Hollywood Avenue. Based on the discussion, testimony, analysis, and findings presented to the Commission. The Commission forwards a recommendation of denial to the City Council with respect to the proposed amendments to the Central Community Master Plan and the Blocks 4 and 5—East Waterloo Subdivision Area Master Plan.~~

Vice Chair Woodhead seconded the motion.

Commissioners De Lay, McDonough, and Vice Chair Woodhead voted, "Yes". Commissioners Forbis, McHugh, Chambless, and Algarin voted, "No". The motion was denied.

7:43:06 PM Commissioner Forbis made a motion regarding Petition 400-07-35, the master plan amendments for properties located at 1952, 1962, and 1966 South 500 East and 455, 459, 465, and 475 East Hollywood Avenue, based on the discussion, analysis, testimony, and findings in the staff report, the Planning Commission forwards a recommendation of approval to the City Council with respect to the proposed amendments to the Central Community Master Plan and the Blocks 4 and 5—East Waterloo subdivision Small Area Master Plan.

Seconded by Commissioner McHugh.

Commissioners De Lay, Forbis, Mc Hugh, Chambless, and Algarin voted, "Yes". Commissioner McDonough and Vice Chair Woodhead voted, "No". The motion passed.

Chair Wirthlin announced a small break at 7:44 p.m.

Chair Wirthlin reconvened the meeting at 7:58 p.m.

7:58:11 PM Clarification of Petition 400-07-35 motion. Chair Wirthlin noted that the Commission needed to clarify the conditions of approval for the motion that was carried.

8:00:13 PM Commissioner De Lay made a motion to re-open the petition to clarify the motion that was passed. Commissioner McDonough seconded the motion. All in favor voted, "Aye", the motion passed unanimously.

8:00:47 PM Commissioner Forbis made a motion of clarification regarding Petition 400-07-35, master plan amendments for properties located at 1952, 1962, and 1966 South 500 East and 455, 459, 465, and 475 East Hollywood Avenue, based on discussion, analysis of the Planning Commission, testimony, and a profound disagreement with some of the findings in the staff report, that the Planning Commission forwards a recommendation of approval to the City Council, with respect to the proposed amendments to Central Community master plan and the Blocks 4 & 5—East Waterloo Subdivision Small Area Master Plan.

Commissioner McHugh seconded the motion.

Discussion of the motion:

Commissioner Forbis noted that he felt that language was used loosely by staff to interpret their findings. He noted that he did not find that this request necessarily incongruous with the surrounding neighborhoods, as far as an amendment to the master plan.

Mr. Nielson noted that Commissioners had a lot of issues that factored into this motion and encouraged the Commissioners to articulate as many as possible.

Vice Chair Woodhead noted that her basis for the disagreement with the motion was the expansion of the Institutional (I) use, and Institutional building onto a neighborhood street that still has fairly existing consistent fabric, in an area where there is some tendency for encroachment, but that street still exists as pretty much entirely residential, with an old church on the corner. She noted that she felt that this expansion would significantly damage the fabric of that street, and there were other solutions available to solve Saint Joseph's expansion problems.

Commissioners De Lay, Forbis, McHugh, Chambless, and Algarin voted, "Aye". Vice Chair Woodhead and Commissioner McDonough voted, "No". The motion passed.

Commissioner Scott returned to the meeting at 8:03 p.m.

Commissioner De Lay recused herself from the remainder of the meeting at 8:03 p.m.

6. ORIGINAL PETITION



Master Plan Amendment

also see Zoning Amendment 400-07-34

OFFICE USE ONLY	
Petition No.	400-07-35
Receipt No.	Amount: 784.85
Date Received:	10-24-07
Reviewed By:	
Project Planner:	VEX Rec 12.6.07

SALT LAKE CITY PLANNING

Date: OCTOBER 24, 2007

Name of Applicant: CHRISTUS ST. JOSEPH VILLA Phone: 801. 487-7557

Address of Applicant: 451 BISHOP FEDERAL LN., SALT LAKE CITY, UT 84115

E-mail Address of Applicant: galen.EWER@CHRISTUSHEALTH.ORG Cell/Fax: 801. 487-1112

Applicant's Interest in Subject Property: GALEN EWER, CEO and ADMINISTRATOR GEN.

Name of Property Owner: CHRISTUS HEALTH UTAH Phone: 801. 487-7557

Address of Subject Property: SEE ATTACHED, 7 ADDRESSES

General description of the proposed Master Plan Amendment: SEE ATTACHED

Please include with the application:

Use back or additional sheets, if necessary

1. A statement declaring the purpose for the amendment and the exact language. Include proposed boundaries, master plan area, and /or zoning district changes.
2. Declare why the present Master Plan required amending.
3. A copy of the Sidwell Map or Maps.
4. Depending upon the request, the names and addresses of all property owners within four-hundred fifty (450) feet of the subject amendment area (exclusive of streets and alleys) may need to be provided. 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. A signed statement that the petitioner has met with and explained the proposal to the appropriate Community Council(s).
6. Related materials or data supporting the application as may be determined by the Zoning Administrator.
7. Filing fee of 750.00 plus \$100.00 per acre in excess of one acre, 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:

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

Signature of Property Owner
Or authorized agent

Galen Ewer, CEO
Title of agent

Also a request for zoning amendment
Petition 400-07-34

Petition No. 400-07-35

By Christus Health Utah

Master Plan Amendment

Date Filed 10/24/2007

Address 451 Bishop Federal Lane

**COMMUNITY AND ECONOMIC DEVELOPMENT
COUNCIL SUBMITTAL CHECKLIST**

Petition No: 400-07-35, Christus Health Utah requests amendments to the Central Community Master Plan and the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan in order to facilitate redevelopment and expansion of the Christus St. Joseph Villa campus.

Date:

Supervisor Approval:

Cheri Coffey

Division Director Approval:

Contact Person: Lex Traugher

Phone No. 535-6184

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

Contact Person

Galen Ewer

Completed Check List attached:

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

Public Process:

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

Applicable Land Use Regulations:

Master Plan Amendment:

State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to the noticing requirements.

The Salt Lake City Zoning Ordinance does not specifically address nor provide criteria for the evaluation of proposed master plan amendments, therefore an analysis of relevant City adopted master plans and the policies contained therein are used to evaluate proposed master plan changes.

Approvals / Input from Other Departments / Divisions

<u>Division</u>	<u>Contact Person</u>
<input type="checkbox"/> Airport:	
<input type="checkbox"/> Attorney:	
<input type="checkbox"/> Business Licensing:	
<input type="checkbox"/> Engineering:	
<input type="checkbox"/> Fire:	
<input type="checkbox"/> HAND:	
<input type="checkbox"/> Management Services:	
<input type="checkbox"/> Mayor:	
<input type="checkbox"/> Parks:	
<input type="checkbox"/> Permits / Zoning:	
<input type="checkbox"/> Police:	
<input type="checkbox"/> Property Management:	
<input type="checkbox"/> Public Services:	
<input type="checkbox"/> Public Utilities:	
<input type="checkbox"/> Transportation:	
<input type="checkbox"/> Zoning Enforcement:	

PETITION CHECKLIST

Date	Planner Initials	Supervisor Initials	Director Initials	Action Required
2007 12/31	DM	/		Petition Delivered to Planning
12/6/07	PAT	/		Petition Assigned to <u>LEX TRAUGHER</u>
9.10.08	PAT	/		Planning Staff or Planning Commission Action Date
10.30.08	PAT	CC		Transmittal Cover Letter Followed Template (margins, headings, returns etc)
9.12.08	PAT	CC		Table of Contents
9.12.08	PAT	CC		Chronology
				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
9.12.08	PAT	CC		Council Hearing Notice Include Purpose of Request Include zones affected (where applicable) Include address of property (where applicable) Include TDD Language
9.12.08	PAT	CC		Mailing List of Petition and Labels, (include appropriate Community Councils, applicant and project planner) (include photocopy of labels)
9.12.08	PAT	CC		Planning Commission Notice Mailing Postmark Date Verification (on agenda) ✓ Newspaper Notice for Rezoning and Master Plan Amendments (proof of publication or actual publication)
9.12.08	PAT	CC		Planning Commission Staff Report
10.7.08	PAT	CC		Planning Commission Minutes and Agenda
9.12.08	PAT	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

TRANSMITTED

NOV 07 2008

TO MAYOR'S OFFICE