
M E M O R A N D U M

DATE: June 30, 2010
TO: City Council Members
FROM: Russell Weeks
RE: Request to Rezone a Portion of 900 South Railroad Right of Way as Part of Agreement to Sell Land Parcel to Utah Paper Box Company
CC: Cindy Gust-Jenson, David Everitt, Frank Gray, Wilf Sommerkorn, DJ Baxter, Jennifer Bruno, Cheri Coffey, Joel Paterson, Janice Jardine, Nick Tarbet

This memorandum pertains to a petition filed by Mayor Ralph Becker to amend the *West Salt Lake Zoning Map* to change a portion of a railroad right of way near 900 South between 700 West and 800 West streets. The petition, PLNPCM2010-00071, would change the existing open-space zoning (OS) to light-manufacturing (M-1). The Administration is scheduled to brief the City Council at the Council's July 6 work session. The City Council also is scheduled to set an August 10 date for a public hearing on the petition.

OPTIONS

After the briefing, set a date for a public hearing as part of adopting the City Council consent agenda. (It should be noted that, as in all land-use petitions, the City Council ultimately has to either approve or deny the petition, so options are limited.)

KEY POINTS

- The petition involves changing the zoning of about 1.4 acres of the 900 South railroad right-of-way between 700 West and 800 West streets.
- The proposed rezoning is one of the final steps in expanding the Utah Paper Box Co.'s manufacturing presence in the area. The company's expansion already has replaced a tire recycling plant that was the focus of efforts by previous administrations and City Councils to move the plant away from residential neighborhoods surrounding it.
- The proposed rezoning would help the company build another structure on the north end of its property and reconfigure truck traffic serving the company away from residential areas.
- It also may speed the Redevelopment Agency of Salt Lake City's marketing of property it owns and currently leases to Utah Paper Box at 340 West 200 South.
- The parcel in the petition measures about 84 feet wide by 726 feet long. If the proposed amendment is adopted, a parcel roughly 65 feet wide by 726 feet long would continue to

be zoned as open space. The remaining open space would be preserved for an urban trail that would include a bicycle pathway.¹

- The parcel is part of a rail corridor that runs from 600 West to Redwood Road. The area zoned as open space stretches from about 700 West to a bend in the Jordan River at about 1000 West north of Jordan Park.

ISSUES/QUESTIONS FOR CONSIDERATION

- There are indications that Salt Lake City will receive the deed to the entire 900 South rail corridor soon. Council Members may wish to ask at the briefing if the City has received the deed from Union Pacific or when it can expect to receive the deed.
- The proposed zoning map amendment is based on recommendations, goals and policies adopted in the West Salt Lake Community Master Plan. The Future Land Use Map for the Master Plan designates the property in the petition as industrial. Although the property is zoned as open space, the Master Plan was never amended to reflect that zoning.²

BACKGROUND/DISCUSSION

In October 2007, then-Chief Administrative Officer Lyn Creswell presented an offer to sell property to Utah Paper Box Company in a letter to company Chief Executive Officer Paul Keyser based on four conditions:

- The sale of the property would be at appraised value.
- The sale would occur only when Union Pacific Railroad deeded the property to Salt Lake City.
- The sale would occur only if a tire recycling company next to a Utah Paper Box building at 959 South 800 West Street were relocated, and if Utah Paper Box moved its entire company operation to the 900 South location.
- The sale also would require Utah Paper Box to abandon an easement and convey to the City "any and all interest" it held in a private driveway the company used and that crossed the 900 South railroad right of way.³

The City could make the offer because earlier in 2007 Salt Lake City and Union Pacific Railroad reaffirmed a 2004 agreement that established a procedure in which the City would help straighten the Grant Tower curve in the Gateway area and install other railroad safety amenities. In return, Union Pacific would transfer rights of way to its 900 South and Folsom Avenue (Street) railroad lines to the City.⁴

In 2001, Union Pacific had resumed running freight trains along the 900 South rail corridor after several years of not using the corridor. The presence of freight trains operating in the corridor and the presence of Utah's largest tire recycling plant next to residential neighborhoods presented serious concerns to residents there.

Working with the City, Utah Paper Box bought the tire recycling plant property, allowing that company's owners to relocate the plant. Utah Paper Box then expanded its existing building onto the recycling plant property. In October 2008, the Redevelopment Agency of Salt Lake City Board of Directors adopted Resolution No. 649.01 that authorized the agency to acquire Utah Paper Box property

at 340 West 200 South. Under an agreement with the company, the agency leased the property back to Utah Paper Box while it built another structure at its site at 959 South 800 West.⁵

After continuing negotiations, the City expects to receive soon the deed to the Union Pacific rail corridor at 900 South. In anticipation of receiving the deed, Mayor Ralph Becker filed the petition before the City Council to change the zoning in the parcel described in the petition. The proposed zoning change plus the deed would allow Utah Paper Box Co. to expand its present structure to the north. The expansion would house company manufacturing operations currently located at 340 West 200 South, fulfilling the terms of the agreement presented by Mr. Creswell.

In addition, if the petition is approved, Utah Paper Box would use an entrance to its property on 700 West Street for trucks serving the company instead of on 800 West Street which borders residential areas.⁶

The petition received a favorable recommendation from the Salt Lake City Planning Commission and is supported by the Glendale and Poplar Grove Community Councils.

¹ Planning Commission Staff Report, May 26, 2010, Page 3.

² Ibid.

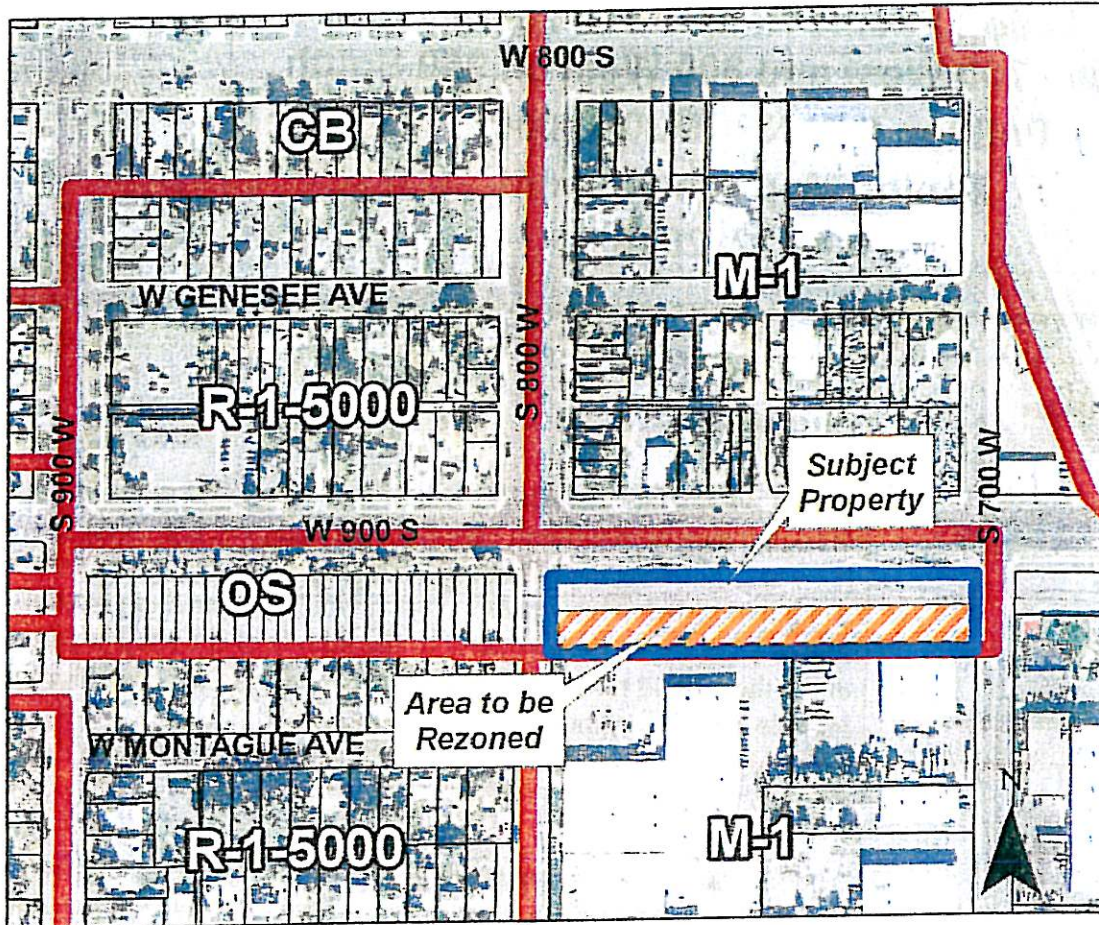
³ Letter from Lyn Creswell, October 31, 2007.

⁴ City Council Resolution No. 9 of 2007, February 13, 2007.

⁵ RDA staff memo, October 3, 2008.

⁶ Salt Lake City Planning Commission Minutes, May 26, 2010, Page 2, Paragraph 1.

Vicinity and Zoning Map



Union Pacific Parcel
1.385 acres



Union Pacific northwest parking lot
The proposed addition will be located on this parking lot.

SALT LAKE CITY CORPORATION

October 31, 2007

Mr. Paul Keyser
Utah Paper Box Company
340 West 200 South
Salt Lake City, Utah 84101

RE: Purchase of property along 900 South Rail Corridor

Dear Mr. Keyser:

As part of the discussions surrounding the relocation of the tire recycler and consolidation of the Utah Paper Box operations at the 900 South/800 West location, Utah Paper Box has indicated that they would need to purchase a portion of the right of way which will be deeded to Salt Lake City Corporation when Union Pacific Railroad abandons its 900 South line. Please consider this letter Salt Lake City Corporation's commitment to sell a portion of the rail road right-of-way located between 700 and 800 West as shown on the attached site plan to Utah Paper Box Company under the following conditions:

- The sale will be at appraised value.
- The sale will only occur at such time as Union Pacific Railroad deeds the property to Salt Lake City Corporation.
- The sale will only occur if the tire recycler is relocated and Utah Paper Box Company relocates its entire operation (except the storage facility on 600 West) to the 900 South/700 West location.
- Utah Paper Box abandons its easement across the 900 South properties and conveys to Salt Lake City by quitclaim deed any and all interest it holds in the private driveway it currently uses across the rail right-of-way.

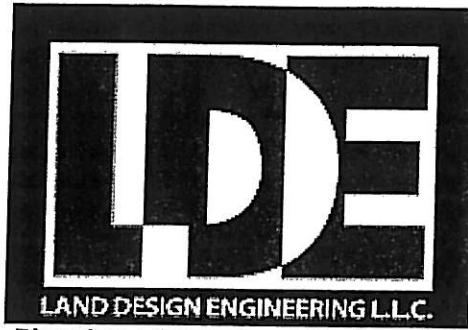
Salt Lake City Corporation would like to thank you for your efforts to address the tire recycling issue and for your investment in Salt Lake City. The jobs that Utah Paper Box Company provides are important to the health of Salt Lake City and the Glendale community.

If you have any questions concerning this letter, please call me at (801) 535-6391.

Sincerely,



Lyn Creswell
Chief Administrative Officer



Planning ♦ Surveying ♦ Engineering
7414 South State Street suite 201, Midvale Ut. 84047
801-495-2541 office
801-495-2547 fax
ldesurvey.com

Beginning at a point that is South $00^{\circ}00'44''$ East, a distance of 125.08 feet and North $89^{\circ}56'42''$ East, a distance of 33.00 feet from the Northwest corner of lot 12, block 8, Five Acre Plat "B" Big Field Survey, said point also being South $00^{\circ}00'51''$ East 125.17 feet and South $89^{\circ}56'42''$ West 726.17 feet from the Northeast corner of block 8 Five Acre Plat "B" Big Field Survey, of Salt Lake County Utah; thence North $00^{\circ}00'44''$ West, a distance of 83.08' feet; thence North $89^{\circ}56'18''$ East along the south rail line of an abandoned rail road a distance of 726.17 feet to the easterly block line of described block; thence South $00^{\circ}00'51''$ East 83.17 feet; thence South $89^{\circ}56'42''$ West 726.17 feet to the Point of Beginning.

Containing 60,360 Sq. Ft. 1.385 Acres

Resolution 9 of 2007/interlocal agreement with Union Pacific Railroad Company relating to tracks reconfiguration through Grant Tower.

RESOLUTION NO. 9 OF 2007

**AUTHORIZING THE APPROVAL OF AGREEMENT
BETWEEN SALT LAKE CITY CORPORATION AND
UNION PACIFIC RAILROAD COMPANY REGARDING
RECONFIGURATION OF TRACKS THROUGH GRANT TOWER**

WHEREAS, under Agreement No. 2, Re: 900 South dated April 7, 2004, and amended on April 27, 2005 (the "2004 Agreement"), Union Pacific and City agreed on a process to enable the reconfiguration of Union Pacific's mainline tracks through the Grant Tower area in Salt Lake City, Salt Lake County, Utah, and related railroad improvements (the "West Side Railroad Realignment Project"), and to enable City's City Creek restoration and trails project ("City Creek Restoration") to proceed;

WHEREAS, City was unable, within the time limitations of the 2004 Agreement, to obtain the extent of federal and other funding sufficient to pay City's share of the cost of the West Side Railroad Realignment Project under the 2004 Agreement and, accordingly, in consideration of the terms and conditions of this Agreement, Union Pacific has agreed to increase its contribution and the parties have agreed to reinstate and amend the 2004 Agreement;

WHEREAS, City and Union Pacific have agreed to expand the scope of the West Side Railroad Realignment Project to include the closing of certain crossings, the upgrading of certain crossings in downtown Salt Lake City, and coordination of the West Side Railroad Realignment Project with the City Creek Restoration;

WHEREAS, the public benefits include faster clearing of city street crossings, reduced automobile and rail congestion through the metropolitan area, increased public safety and air quality, and the creation of a public park;

WHEREAS, the City and Union Pacific have entered into an agreement on the project scope and funding, and the respective construction, property exchange and other obligations of City and Union Pacific for the project and the City Creek Restoration;

WHEREAS, the agreement reaffirms the obligations of Union Pacific and City under the 2004 Agreement, including, without limitation, Union Pacific's obligation to transfer to City the 900 South Property (as defined in the 2004 Agreement), and the Folsom Street Line (as defined in the 2004 Agreement) railroad right of way, as such obligations are amended by this agreement; and

WHEREAS, the attached agreement has been prepared to accomplish these purposes;

THEREFORE, BE IT RESOLVED by the City Council of Salt Lake City, Utah, as follows:

1. It does hereby approve the execution and delivery of the following:

*AGREEMENT BETWEEN SALT LAKE CITY CORPORATION AND
UNION PACIFIC RAILROAD COMPANY REGARDING
RECONFIGURATION OF TRACKS THROUGH GRANT TOWER*

2. Ross C. Anderson, Mayor of Salt Lake City, Utah, or his designee, is hereby authorized to approve and execute said agreement on behalf of Salt Lake City Corporation, subject to such minor changes which do not materially affect the rights and obligations of the City there under and as shall be approved by the Mayor, his execution thereof to constitute conclusive evidence of such approval.

Passed by the City Council of Salt Lake City, Utah, this 13th day of February, 2007.

REDEVELOPMENT AGENCY
OF SALT LAKE CITY

ITEM#: 7.C.

RE: CONSIDERATION AND ADOPTION OF RESOLUTION NO. 649.01, "RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY AUTHORIZING THE ACQUISITION OF PROPERTY LOCATED AT 340 WEST 200 SOUTH, SALT LAKE CITY, UTAH."

PROJECT AREA: CBD Project Area

PREPARED BY: Valda Tarbet *Valda Tarbet*

FUNDING: CBD Land Acquisition - \$1,000,000
CBD Main Street Incentives - \$1,500,000
PIF Land Acquisition - \$1,000,000

EXECUTIVE SUMMARY: In September, 2007 the Board of Directors adopted Resolution No. 634.05 authorizing acquisition of the Utah Paper Box facility located at 340 West 200 South. At that time, the Agency was not able to complete the transaction. Circumstances have changed for Utah Paper Box and the Agency may have another opportunity to purchase the property. Passage of this resolution would reaffirm the Board's approval of the acquisition.

ALTERNATIVE:

- 1) Adopt the Resolution
- 2) Adopt the Resolution subject to different/additional terms
- 3) Do not adopt the Resolution

ANALYSIS AND ISSUES: Over the past year Utah Paper Box has facilitated the tire recycler's move from property located on 900 South/700 West. Utah Paper Box is now constructing a building to consolidate a portion of its business. The building should be ready for occupancy in February 2009. Utah Paper Box will need to continue to occupy the 300 West facilities for approximately five years. During the five years, Utah Paper Box will build another building on the 900 West/700 South to accommodate the 300 West portion of the operation.

Staff is requesting that the Board authorize the acquisition of the property under either option described in the attached Term Sheet. The Term Sheet also includes a five-year nominal lease back provision to permit Utah Paper Box to "wear out" its equipment at the 300 West location. Staff feels that this property is a key parcel in the redevelopment of the CBD Project Area. If purchased, the Agency would remarket the property for redevelopment that is consistent with the redevelopment plan and master plan for the area.

One potential use of this property, depending on the needs and timetable of Rocky Mountain Power, is to facilitate relocation of the 400 West substation to the interior of the block. While timing may preclude use of the Utah Paper Box property for a substation, it could provide better access in the long term to an interior substation site.

Staff will be prepared to answer questions concerning the proposed acquisition at the meeting.

BACKGROUND: The property is zoned D-2, which would permit a mixed-use development. Property use could include a multi-family development with first floor commercial or support commercial for downtown.

ATTACHMENTS. 1) Draft Resolution No. 649.01 with Term Sheet

RESOLUTION NO. 649.01

October 7, 2008

RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY AUTHORIZING THE ACQUISITION OF PROPERTY LOCATED AT 340 WEST 200 SOUTH, SALT LAKE CITY, UTAH

WHEREAS, the Redevelopment Agency of Salt Lake City (the "Agency") was created to transact the business and exercise the powers provided for in the Utah Community Development and Renewal Agencies Act; and

WHEREAS, the Board of Directors of the Agency and the Salt Lake City Council adopted the "C.B.D. Neighborhood Development Plan" on May 1, 1982; and

WHEREAS, the Agency desires to acquire property in order to redevelop it in accordance with the C.B.D. Neighborhood Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY, that the Board does hereby authorize the acquisition of the property located at 340 West 200 South, as shown on the attached map, in the CBD Project Area as described in the attached Term Sheet.

Passed by the Board of Directors of the Redevelopment Agency of Salt Lake City, this 7th day of October 2008.

Eric Jergensen, Chairperson

ATTEST:

D.J. Baxter, Executive Director

Transmitted to the Chief Administrative Officer on _____. The Chief Administrative Officer ___ does not request reconsideration _____ requests reconsideration at the next regular Agency meeting.

Ralph Becker
Chief Administrative Officer

ATTEST:

D.J. Baxter, Executive Director

Approved as to form: _____
Brian Roberts

TERM SHEET FOR THE PURCHASE AND LEASE OF THE
PROPERTY LOCATED AT 340 WEST 200 SOUTH IN THE CENTRAL
BUSINESS DISTRICT PROJECT AREA

The following terms will be incorporated into the legal documents for the purchase and lease of property located at 340 West 200 South ("Property") between the Redevelopment Agency of Salt Lake City ("Agency") and Utah Paper Box Company ("UPBC").

- I. **Purchase and Sale Agreement** – The Agency will purchase the Property under the following terms:
 - a. Purchase Price. Two purchase options are presented for consideration of UPBC for the acquisition of the Property located at 340 West 200 South, Parcel #15-01-129-024, and which contains approximately 2.01 acres. Regardless of the purchase option chosen, payment for the property may either be in cash (less a reserve for environmental cleanup) or annual payments equal to or less than the term of the lease. UPBC will have 60 days from execution of the Purchase and Sale Agreement to inform the Agency of whether they want to cash or annual payment option.
 - i. The Agency will pay the appraised value of \$2,430,000, inclusive of all costs for acquisition (except transactional costs) and demolition. The Agency will perform all demolition work on the Property.
 - ii. The Agency will pay the appraised value of \$2,630,000 plus an additional 10% premium if the operations of UPBC are relocated and expanded at the 959 South 800 West site to include all of UPBC operations except the warehousing currently located on 600 South Street within three years (inclusive of all costs for acquisition except transactional costs and demolition) and the tire recycling facility is relocated out of the Popular Grove/Glendale neighborhoods to a more suitable industrially zoned area. The Agency will perform all demolition work on the Property.
 - b. Environmental Condition and Remediation. Prior to the Agency acquiring the Property, UPBC will perform a Phase II environmental assessment (including asbestos assessment in sufficient detail for demolition) on the Property prepared by a company reasonably satisfactory to Agency and UPBC. The costs of this investigation will be equally shared by UPBC and Agency. Both parties shall be provided with copies of reports and data related to the environmental condition of the Property. The report should include an evaluation of remediation, if necessary, because of the current use of the Property and other historical uses. After the review of the Phase II report, Agency may withdraw its offer to purchase the Property without penalty. If Agency chooses to proceed with the

offer, UPBC will pay 100% of the costs associated with remediation for conditions caused by its use of the Property to bring the Property up to a commercial reuse standard. If other environmental conditions are discovered that were not caused by UPBC, UPBC and Agency will work together with the appropriate regulatory agencies to determine an appropriate method for remediation and distribution of costs. UPBC will also cooperate and participate with Agency to accomplish as much of the clean up as is reasonably feasible during the five year Lease Term.

c. Commissions. Agency and UPBC represent and warrant that they have not entered into any contracts with any brokers or finders, nor has Agency obligated itself to pay any real estate commissions or finders' fees on account of the execution of this Agreement or the close of the transaction contemplated.

d. Closing Costs. UPBC shall pay the cost of recording the deed conveying the Property to Agency or its assigns. Any escrow fees pertaining to the closing shall be paid equally by the Parties. General real property taxes shall be prorated as of the date of closing. Any escrow fees pertaining to an Escrow Deposit shall be paid by UPBC. The title insurance premium for the policies of title insurance required hereunder shall be paid by UPBC. Any cost for extended coverage shall be paid by the Agency. All other costs, including all other recording fees, any state documentary stamps, transfer taxes, greenbelt or rollback taxes, excise taxes and assessments for improvements completed prior to the date of closing, whether levied, due and payable, or not, shall be paid by UPBC.

2. Lease Terms.

- a. Premises. Redevelopment Agency will lease the building and Property to UPBC.
- b. Rent and other Obligations. UPBC will pay \$1.00 per year in rent, as well as all maintenance and insurance costs, any applicable taxes and any other costs associated with the operation, maintenance, and repair of the premises and buildings during the lease term.
- c. Term. The Lease will include a term of five (5) years or until such time as UPBC moves its primary business to another location, whichever is less. At its option, UPBC may extend the term of the lease for additional one year terms for a maximum of two extensions by providing a written request for such extension 180 days prior to the termination of the lease.
- d. Maintenance and Repair. UPBC, at its expense, will keep the building in good order, condition and repair. Agency will have no obligation to perform or pay for any maintenance, repairs, or alterations to the building or Property.

FRANK B. GRAY
DIRECTOR

SALT LAKE CITY CORPORATION

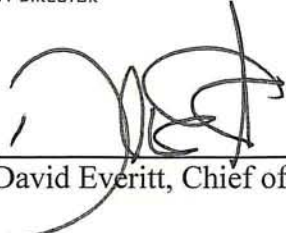
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

SCANNED TO: *Becker*
SCANNED BY: *Gray*
DATE: *6/9/2010 9:24a*

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

Date Received:



Date Sent to City Council:

06/09/10

TO: Salt Lake City Council
JT Martin, Chair

DATE: June 4, 2010

FROM: Frank Gray, Community & Economic
Development Department Director



RE: **Petition PLNPCM2010-00071:** Rezoning request for the southern portion of 900 South railroad right of way between 700 and 800 West

STAFF CONTACTS: Cheri Coffey, AICP at 801-535-6188 or cheri.coffey@slcgov.com

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

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: Petition PLNPCM2010-00071, by Mayor Becker, requests that the southern portion of the 900 South rail road right of way between 700 and 800 West be rezoned from Open Space (OS) to Light Manufacturing (M-1). The request includes changing the zoning on the 1.385 acres of property in order to facilitate the consolidation of the Utah Paper Box company facilities to the location addressed at approximately 750 South 700 West which abuts the subject property to the south.

Analysis: In October 2007, the City, under the direction of Lyn Creswell, former Chief Administrative Officer, agreed to work with the Utah Paper Box Company to consolidate its operations to 900 South and 800 West, which would afford the company to stay within the corporate limits of Salt lake City while allowing for the relocation of a tire recycling company from the area to a more appropriate industrial location. In order to accomplish this, the City



committed that when the property is transferred to the City by Union Pacific, the City would sell a portion of the rail road right-of-way located between 700 and 800 West at 900 South to the Utah Paper Box Company. The Utah Paper Box Company has invested in this site based on that commitment.

The agreement included the following conditions:

- The sale will be at appraised value;
- The sale will only occur at such time as Union Pacific Railroad deeds the property to Salt Lake City Corporation;
- The sale will only occur if the tire recycler is related and Utah Paper Box Company relocates its entire operation (except the storage facility on 600 West) to the 900 South / 700 West location;
- Utah Paper Box abandons its easement across the 900 South properties and conveys to Salt Lake City by quitclaim deed any and all interest it holds in the private driveway it currently uses across the rail right-of-way.

The relocation of the tire recycling operation was a high priority for the community and heavily supported by the immediate residential property owners.

The project was reviewed by the applicable City Departments and they had no objections to the proposed rezoning.

Master Plan Considerations: The property is within the West Salt Lake Community Master Plan (1995) and is shown on the City-wide Open Space master plan "Transvalley Corridor" as a trail connection between the eastern and western sections of the City. The Future Land Use Map of the West Salt Lake Community Master Plan identifies the subject property as industrial. Although the property is currently zoned as Open Space, the Master Plan was never amended to reflect the Open Space zoning.

The Master Plan includes goals and policies for Parks, Recreation and Open Space. Within this section of the Master Plan, there is a sub-section on Bicycle Paths and Urban Trails. The long-term goals for Bicycle Paths and Urban Trails are as follows:

1. Develop a continuous bikeway system for inter and intra-city travel;
2. Make bicycling safer in the city; and
3. Encourage the use of bicycles as an alternative form of transportation.

The north half of the Union Pacific property, that is not proposed for rezoning, will be preserved for an Urban Trail that will include a bicycle pathway. The length of the eventual Urban Trail that will be built on the railroad right-of-way is envisioned to extend from 1000 West to the Surplus Canal, along the 900 South corridor.

The current rail road right-of-way is zoned Open Space in anticipation that some type of trail corridor could be located on the property as identified in the Open Space Master Plan. The land use of the Utah Paper Box company operations is not allowed in the Open Space Zoning District. The Light Manufacturing M-1 zoning is consistent with the zoning of the property that the Utah Paper Box currently owns. Even with the conveyance of a portion of the rail road right of way to

the Utah Paper Box company, there is still adequate space on the remaining right of way to accommodate a public trail corridor.

PUBLIC PROCESS:

The property is within the boundaries of the Glendale Community Council and within 600 feet of the boundaries of the Poplar Grove Community Council. The Poplar Grove Community Council reviewed the request on April 28, 2010 and was supportive of the rezoning. The Glendale Community Council submitted a letter to the Planning Commission in support of the rezoning request on May 10, 2010.

The Planning Commission held a Public Hearing on May 26, 2010. The Planning Commission passed a motion to forward a favorable recommendation to the City Council.

RELEVANT ORDINANCES:

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

Table of Contents

1. Chronology

2. Ordinance

3. City Council Notice and Mailing List

a. Hearing Notice

b. Mailing List

4. Planning Commission

a. Public Hearing Notice and Postmark / Agenda

b. Newspaper Notice

c. Planning Commission Staff Report

d. Planning Commission minutes

5. Original Petition

Exhibit 1
Chronology

Chronology

February 12, 2010	Petition initiated
March 1, 2010	Petition assigned to Bill Peperone
March 31, 2010	Sent request to Glendale and Poplar Grove Community Council requesting their input on the project.
April 28, 2010	Poplar Grove Community Council reviewed request and recommended approval.
May 10, 2010	Glendale Community Council submitted letter in support of request.
April 30, 2010	Mailed notices for May 12, 2010 Planning Commission public hearing
April 30, 2010	Newspaper notice published for May 12, 2010 public hearing
April 30, 2010	Agenda posted on the Planning Division and Utah Public Meeting Notice websites
April 30, 2010	Posted public hearing notice on site
May 7, 2010	Staff report posted on web page
May 12, 2010	Planning Commission public hearing postponed due to lack of a quorum.
May 13, 2010	Mailed notices for May 26, 2010 Planning Commission public hearing
May 13, 2010	Agenda posted on the Planning Division and Utah Public Meeting Notice websites
May 14, 2010	Newspaper notice published for May 26, 2010 public hearing
May 14, 2010	Staff report posted on web page
May 14, 2010	Posted public hearing notice on site
May 24, 2010	Ordinance request sent to City Attorney
June 9, 2010	Planning Commission ratified minutes of May 26, 2010 meeting

Exhibit 2
Ordinance

SALT LAKE CITY ORDINANCE

No. _____ of 2010

(Amending the zoning map pertaining to property located
on 900 South between 700 and 800 West)

An ordinance amending the zoning map to re-zone a portion of property located at 900 South between 700 and 800 West from OS (Open Space) to M-1 (Light Manufacturing) pursuant to Petition No. PLNPCM2010-00071.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on May 26, 2010 on an application submitted by Mayor Ralph Becker (“Applicant”) to amend the City’s zoning map (Petition No. PLNPCM2010-00071) to re-zone a portion of property located on the south side of 900 South between 700 and 800 West (Tax ID No. 15-11-503-067) (the “Property”) from OS (Open Space) to M-1 (Light Manufacturing); and

WHEREAS, the Property, presently owned by the Union Pacific Railroad Company, is intended to be deeded to the City and subsequently subdivided to partition the OS-zoned portion from the portion proposed to be zoned M-1; and

WHEREAS, at its May 26, 2010 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said application; and

WHEREAS, after a hearing before the City Council, 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 the Zoning Map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that an approximately 1.385 acre portion of the Property located on the south side of 900 South between 700 and 800

West, and which is more particularly described on Exhibit "A" attached hereto, shall be and hereby is re-zoned from OS (Open Space) to M-1 (Light Manufacturing).

SECTION 2. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2010.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2010,
Published: _____.

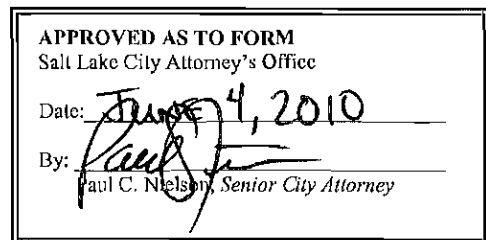
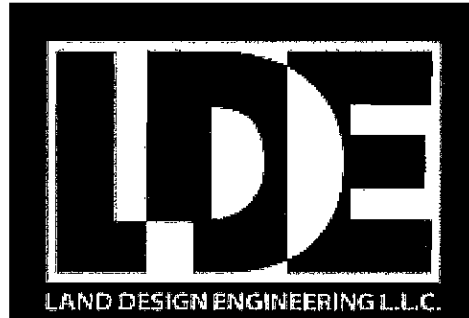


Exhibit A



Planning ♦ Surveying ♦ Engineering
7414 South State Street suite 201, Midvale Ut. 84047
801-495-2541 office
801-495-2547 fax
ldesurvey.com

Beginning at a point that is South $00^{\circ}00'44''$ East, a distance of 125.08 feet and North $89^{\circ}56'42''$ East, a distance of 33.00 feet from the Northwest corner of lot 12, block 8, Five Acre Plat "B" Big Field Survey, said point also being South $00^{\circ}00'51''$ East 125.17 feet and South $89^{\circ}56'42''$ West 726.17 feet from the Northeast corner of block 8 Five Acre Plat "B" Big Field Survey, of Salt Lake County Utah; thence North $00^{\circ}00'44''$ West, a distance of 83.08' feet; thence North $89^{\circ}56'18''$ East along the south rail line of an abandoned rail road a distance of 726.17 feet to the easterly block line of described block; thence South $00^{\circ}00'51''$ East 83.17 feet; thence South $89^{\circ}56'42''$ West 726.17 feet to the Point of Beginning.

Containing 60,360 Sq. Ft. 1.385 Acres

Exhibit 3
City Council Notice
and Mailing List

Exhibit 3a
City Council Hearing Notice

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition PLNPCM2010-00071 a request by Mayor Becker to rezone 1.385 acres of land that is currently zoned Open Space to Light Industrial (M-1). The subject property is within the Union Pacific railroad property on the south side of 900 South, between 700 and 800 West. This rezoning is for the south half of the property.

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

If you have any questions relating to this proposal or would like to review the file, please call Cheri Coffey at 535-6188 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at cheri.coffey@slcgov.com

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at (801) 535-7757; TDD (801) 535-6021.

Exhibit 3b
City Council Mailing List

[15-11-277-022-0000]
VIOLETTE, PETER R AKA CLARANCE W & ALANA C;
JT
1576 ELVADO DR WAY #6
SIMI VALLEY, CA 93065

[15-11-277-023-0000]
VIOLETTE, PETER R AKA CLARANCE W & ALANA C;
JT
1576 ELVADO DR WAY #6
SIMI VALLEY, CA 93065

#Error

[15-11-503-057-0000]
OREGON SHORTLINE RAILROAD
1700 FARNAM ST #10S-FL
OMAHA, NE 68102-2002

[15-11-503-058-0000]
OREGON SHORTLINE RAILROAD
1700 FARNAM ST #10S-FL
OMAHA, NE 68102-2002

[15-11-503-059-0000]
OREGON SHORTLINE RAILROAD
1700 FARNAM ST #10S-FL
OMAHA, NE 68102-2002

[15-11-503-060-0000]
OREGON SHORTLINE RAILROAD
1700 FARNAM ST #10S-FL
OMAHA, NE 68102-2002

[15-11-503-061-0000]
OREGON SHORTLINE RAILROAD
1700 FARNAM ST #10S-FL
OMAHA, NE 68102-2002

[15-11-503-062-0000]
OREGON SHORTLINE RAILROAD
1700 FARNAM ST #10S-FL
OMAHA, NE 68102-2002

[15-11-503-063-0000]
OREGON SHORTLINE RAILROAD
1700 FARNAM ST #10S-FL
OMAHA, NE 68102-2002

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OREGON SHORTLINE RAILROAD
1700 FARNAM ST #10S-FL
OMAHA, NE 68102-2002

[15-11-503-065-0000]
OREGON SHORTLINE RAILROAD
1700 FARNAM ST #10S-FL
OMAHA, NE 68102-2002

[15-11-503-066-0000]
OREGON SHORTLINE RAILROAD
1700 FARNAM ST #10S-FL
OMAHA, NE 68102-2002

[15-11-277-007-0000]
FEDERAL NATIONAL MORTGAGE ASSOCIATION
PO BOX 650043
DALLAS, TX 75265

[15-11-254-024-0000]
BUSKER, ANGELA P & BLAIR A; JT
2991 S WHITES WY
MAGNA, UT 84044-1537

[15-11-277-008-0000]
MCLAUGHLAN, GERALD J & DOLORES R; TRS
12458 S TITHING POINT DR
RIVERTON, UT 84065-7052

[15-11-277-009-0000]
MCLAUGHLAN, GERALD J & DOLORES R; TRS
12458 S TITHING POINT DR
RIVERTON, UT 84065-7052

[15-11-277-038-0000]
WATSON, RONALD B; TR ET AL
727 S 1000 W
SALT LAKE CITY, UT 84104-1435

[15-11-280-013-0000]
UTAH PAPERBOX COMPANY
340 W 200 S
SALT LAKE CITY, UT 84101-1210

[15-11-280-007-0000]
RIDD, LEON & LUCILLE G; TRS
3923 S 3030 E
SALT LAKE CITY, UT 84124-2014

[15-11-280-010-0000]
DILKS, ROBERT F & FENNELL, GEORGE A (TC)
930 S 700 W
SALT LAKE CITY, UT 84104-1501

[15-12-154-001-0000]
DK LTD
939 S 700 W
SALT LAKE CITY, UT 84104-1502

[15-11-277-005-0000]
HOPPER, MICHAEL J & HERMELINDA G; JT
865 S 800 W
SALT LAKE CITY, UT 84104-1447

[15-11-254-016-0000]
BLANDON, PATRICIO J
866 S 800 W
SALT LAKE CITY, UT 84104-1448

[15-11-277-006-0000]
NIGHTINGALE, PHILLIP & JESSICA R; JT
869 S 800 W
SALT LAKE CITY, UT 84104-1447

[15-11-254-025-0000]
GASCA, JUAN A M & VALDEZ, ANDRES J; JT
872 S 800 W
SALT LAKE CITY, UT 84104-1448

[15-11-279-001-0000]
ROSE PRINTING CO.
680 W 900 S
SALT LAKE CITY, UT 84104-1028

[15-11-278-014-0000]
ANDRUS, MAX H & ILENE J; JT
730 W 900 S
SALT LAKE CITY, UT 84104-1449

[15-11-278-008-0000]
ANDRUS, STEVE M & MAX H; JT
730 W 900 S
SALT LAKE CITY, UT 84104-1449

[15-11-278-013-0000]
GIPSON, MARK
730 W 900 S
SALT LAKE CITY, UT 84104-1449

[15-11-277-021-0000]
CHACON, JESUS & CHAVEZ, RAQUEL; JT
750 W 900 S
SALT LAKE CITY, UT 84104-1449

[15-11-277-020-0000]
CHACON, FRANCISCO & VEGA, ROSA M; JT
756 W 900 S
SALT LAKE CITY, UT 84104-1449

[15-11-254-023-0000]
SOLT, GORDON R & BARBARA L (TC)
816 W 900 S
SALT LAKE CITY, UT 84104-1451

[15-11-254-022-0000]
AMES, ADRIENNE M
822 W 900 S
SALT LAKE CITY, UT 84104-1451

[15-11-277-014-0000]
SATTERFIELD, F R & D CAROL; TRS
2251 E ALVA CIR
SALT LAKE CITY, UT 84109-2920

[15-11-278-018-0000]
SUMMUM OF SALT LAKE CITY
707 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-278-006-0000]
NAVA, TEODORO & ALATORRE, SOCORRO; JT
715 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-278-001-0000]
ATZET, JON E
733 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-278-002-0000]
VINTAGE VOLVO INC
733 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-278-003-0000]
VINTAGE VOLVO INC
733 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-278-004-0000]
VINTAGE VOLVO INC
733 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-278-005-0000]
VINTAGE VOLVO INC
733 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-278-016-0000]
VINTAGE VOLVO INC
733 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-277-016-0000]
GREEN, SUSAN & SHRIVER, LARRY; JT
751 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-277-015-0000]
BRAUN, MARVA
755 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-277-013-0000]
STONE, ROBERT W & ARLINE; JT
763 S GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-277-035-0000]
STONE, ROBERT W & ARLINE; JT
763 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-277-034-0000]
HUNT, LEON
767 W GENESEE AVE
SALT LAKE CITY, UT 84104-1460

[15-11-277-028-0000]
J & B PROPERTIES UTAH 2 LLC
729 S KILBY CT
SALT LAKE CITY, UT 84101-2613

[15-11-261-038-0000]
ZAVALA, CESAR R
807 W MONTAGUE AVE
SALT LAKE CITY, UT 84104-1535

[15-11-261-016-0000]
HERRERA, ARMANDO & ELVA M (JT)
813 W MONTAGUE AVE
SALT LAKE CITY, UT 84104-1535

[15-11-260-013-0000]
LOPEZ, JOSE T & MARIA-LETICIA H; JT
816 W MONTAGUE AVE
SALT LAKE CITY, UT 84104-1534

[15-11-261-015-0000]
HILL, JUDY A
819 W MONTAGUE AVE
SALT LAKE CITY, UT 84104-1535

[15-11-260-012-0000]
GUTIERREZ, MICHAEL
822 W MONTAGUE AVE
SALT LAKE CITY, UT 84104-1534

[15-11-260-011-0000]
PADILLA, IRMA
828 W MONTAGUE AVE
SALT LAKE CITY, UT 84104-1534

[15-11-278-012-0000]
ANDRUS, MAX H
3922 S PARKVIEW DR
SALT LAKE CITY, UT 84124-2324

[15-11-260-017-0000]
HARMON, BRADY & MAUDIE; TC
PO BOX 702428
SALT LAKE CITY, UT 84170-2428

[15-11-278-017-0000]
SALT LAKE CO
2001 S STATE ST #N4500
SALT LAKE CITY, UT 84190-0002

[15-11-260-018-0000]
HARMON, BRADY & MAUDIE; TC
PO BOX 702428
WEST VALLEY, UT 84170-2428

[15-11-260-019-0000]
HARMON, BRADY & MAUDIE; TC
PO BOX 702428
WEST VALLEY, UT 84170-2428

[15-11-280-013-0000]
UTAH PAPER BOX COMPANY
959 S 800 W
Salt Lake City, Utah 84104

[15-11-280-007-0000]
COMPOSITECH RUBBER WEST INC
948 S 700 W
Salt Lake City, Utah 84104

[15-12-154-001-0000]
CONNOR SPORT COURT INTERNATIONAL INC
939 S 700 W
Salt Lake City, Utah 84104

[15-11-254-024-0000]
Residents
810 W 900 S
Salt Lake City, Utah 84104-1451

[15-11-260-018-0000]
Residents
810 W MONTAGUE AVE
Salt Lake City, Utah 84104-1534

[15-11-260-018-0000]
Residents
814 W MONTAGUE AVE
Salt Lake City, Utah 84104-1534

[15-11-260-019-0000]
Residents
802 W MONTAGUE AVE
Salt Lake City, Utah 84104-1534

[15-11-277-007-0000]
Residents
871 S 800 W
Salt Lake City, Utah 84104-1443

[15-11-277-014-0000]
Residents
757 W GENESEE AVE
Salt Lake City, Utah 84104-1460

[15-11-277-022-0000]
Residents
746 W 900 S
Salt Lake City, Utah 84104-1449

[15-11-277-022-0000]
Residents
748 W 900 S
Salt Lake City, Utah 84104-1449

[15-11-277-023-0000]
Residents
746 W 900 S
Salt Lake City, Utah 84104-1449

[15-11-277-023-0000]
Residents
748 W 900 S
Salt Lake City, Utah 84104-1449

[15-11-277-028-0000]
Residents
766 W 900 S
Salt Lake City, Utah 84104-1449

[15-11-278-005-0000]
Residents
717 W GENESEE AVE
Salt Lake City, Utah 84104-1460

[15-11-277-038-0000]
Residents
857 S 800 W
Salt Lake City, Utah 84104-1447

[15-11-280-013-0000]
Residents
962 S 700 W
Salt Lake City, Utah 84104-1501

[15-11-280-013-0000]
Residents
995 S 800 W
Salt Lake City, Utah 84104-1506

CHERI COFFEY
625 E WILSON AVE
SLC UT 84105

DJ BAXTER
SALT LAKE CITY RDA
451 S STATE ST, #418
PO BOX 145518
SLC UT 84114-5518

MIKE HARMAN, CHAIR
POPLAR GROVE COMMUNITY COUNCIL
1044 W 300 S
SLC UT 84104

RANDY SORENSON, CHAIR
GLENDALE COMMUNITY COUNCIL
1184 S REDWOOD DRIVE
SLC UT 84104

Exhibit 4
Planning Commission

Exhibit 4a
Planning Commission Hearing
Notice and Postmark

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building at 451 South State Street
Wednesday, May 26, 2010 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 project updates and minor administrative matters. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, April 14 and April 28, 2010

Report of the Chair and Vice Chair

Report of the Director

Petitions 410-761 and 490-06-04 Time Extension for Bouck Village Planned Development (now known as Macland Subdivision Planned Development)—a request by Monte Yedlin for a time extension for the approval of the Bouck Village Planned Development and preliminary subdivision. The property is located at approximately 1566 West 500 North in a Single Family Residential (R-1/5,000) zoning district. The project was originally approved by the Planning Commission on May 10, 2006. This project is located in Council District 1, represented by Carlton Christensen. (Staff contact: Cheri Coffey at 801-535-6188 or cheri.coffey@slcgov.com)

Public Hearings

1. **PLNHLC2010-00181 Westmoreland Historic District.** A request by the Salt Lake City Council to amend the Salt Lake City Zoning Map and establish an H Historic Preservation Overlay District for the area known as Westmoreland Place. The property is generally located between 1500 and 1600 East and 1300 South and Browning Avenue. This request requires the Historic Landmark Commission and Planning Commission to forward a recommendation to the City Council. The property is zoned R-1-7000 and R-1-5000 (Single-Family Residential District) and is located in City Council District 5, represented by Jill Remington Love. (Staff contact: Janice Lew, 801-535-7625, janice.lew@slcgov.com).
2. **PLNPCM2010-00173: Conditional Use for Crematorium** – A request by Russon Brothers Mortuary for a conditional use to install a crematorium in an existing funeral home located at approximately 255 South 200 East. The property is zoned D-1 Central Business District in City Council District 4, represented by Luke Garrott (Staff contact: Ray Milliner at 801-535-7645 or ray.milliner@slcgov.com).
3. **PLNPCM2010-00132: Conditional Use for an Animal Cremation Service** – A request by Major Street Pet Services for a conditional use to install an animal cremation service in an existing building located at approximately 1727 South Major Street. The property is zoned CC Corridor Commercial in City Council District 5 represented by Jill Remington Love (Staff contact: Ray Milliner at 801-535-7645 or ray.milliner@slcgov.com).
4. **PLNPCM2010-00096 North Temple Boulevard and Vicinity Rezoning:** A request by the Salt Lake City Planning Commission regarding the adoption of the TSA Transit Station Area Zoning District and amending the official zoning map by rezoning certain properties along North Temple Boulevard and other properties in close proximity to the Airport Light Rail Line between approximately 300 West and 2400 West. The properties are located in Council District 1 represented by Carlton Christensen, District 2 represented by Van Turner and District 3 represented by Stan Penfold (Staff contact: Nick Norris at 801-535-6173 or nicknorris@slcgov.com).
5. **PLNPCM2009-00510 North Temple Boulevard Station Area Plans:** a request to the Planning Commission to reconsider the boundaries of the draft Cornell and 1950 West Station Area Plans. The Planning Commission will hold a public hearing to consider a clarification on the station area map within the Cornell and 1950 West Station Areas. A public draft of the plan can be viewed on the project website at www.northtempleboulevard.com. The properties are located in Council Districts 1 represented by Carlton Christensen and District 2 represented by Van Turner. (Staff: Niek Norris at 801.535.6173 or niek.norris@slcgov.com).
6. **PLNPCM2010-00071 900 South Railroad Rezoning:** A request by Mayor Becker to rezone 1.385 acres of land that is currently zoned Open Space to M-1 Light Industrial. The subject property is within the right of way of the Union Pacific Railroad property on the south side of 900 South, between 700 and 800 West. This rezoning is for the south half of the property. The subject property is in Council District 2 represented by Van Turner. (Staff – Cheri Coffey at 801.535.6188 or cheri.coffey@slcgov.com).
7. **PLNPCM2009-01347: Eastside Apartments:** A request by Peg Development LLC for a zoning map amendment to change the zoning at approximately 556 East 300 South (including 419 S 600 East) from RMF-35 (Residential Multi-Family) and RO (Residential Office) to RMU (Residential Mixed-Use). The purpose is to construct a multi-family apartment/senior living complex in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)

ISSUES ONLY HEARING

8. **PLNSUB2010-00044 Alder-Robinson Subdivision** - a request by Greg Robinson to amend the Amended Plat of the Areadia Heights Plat A Subdivision. The proposed subdivision is located at approximately 2857 East 2100 South in the FR-3 Foothills Residential zoning district in Council District 7 represented by Council Member Soren Simonsen. (Staff Contact: Wayne Mills at 801-535-7282 or wayne.mills@slcgov.com)

Visit the Planning 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. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com

MEETING GUIDELINES

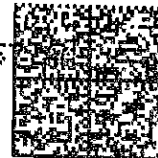
1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. 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
PO Box 145480
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. Repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other interested parties. 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. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

Salt Lake City Planning Commission
PO Box 145480
Salt Lake City UT 84111

STATENAIL SVCS 05/20/2010 03:5



UNITED STATES POSTAGE
02 1M \$ 00.44⁰
0004278608 MAY 14 2010
MAILED FROM ZIP CODE 84116

Cheri Coffey
PO BOX 145480
SLC UT 84114



Exhibit 4b
Newspaper Ad

PROOF OF PUBLICATION

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
PLANNING DIVISION, PO BOX 145480 SALT LAKE CITY UT 84114	9001394298	5/24/2010

ACCOUNT NAME	
PLANNING DIVISION,	
TELEPHONE	AD ORDER# / INVOICE NUMBER
8015356184	0000578138 /
SCHEDULE	
Start 05/20/2010	End 05/20/2010
CUST. REF. NO.	
PC 5/26/10 Hearing	
CAPTION	
SALT LAKE CITY ZONING AMENDMENTS On Wed	
SIZE	
59 Lines	2.00 COLUMN
TIMES	RATE
4	
MISC. CHARGES	AD CHARGES
TOTAL COST	
203.24	

SALT LAKE CITY ZONING AMENDMENTS.

On Wednesday, May 26, 2010, the Salt Lake City Planning Commission will hold a public hearing to consider making a recommendation to the City Council regarding the following petitions:

PLNPCM2010-00071 - 900 South Railroad Rezoning - A request by Mayor Becker to rezone 1.385 acres of land that is currently zoned Open Space to M-1 Light Industrial. The subject property is within the right of way of the Union Pacific Railroad property on the south side of 900 South, between 700 and 800 West. This rezoning is for the south half of the property.

PLNPCM2009-00346 - Zoning Map Amendment - A request by Mayor Becker to amend the Salt Lake City Zoning Map for properties south of OC Tanner between approximately 2000 South and 2100 South and between State Street and Main Street. The proposed Zoning Map amendment would change the current zoning from Business Park (BP) to Residential Mixed Use RMU-45 and Commercial Corridor (CC) to Residential Mixed Use (RMU).

PLNPCM2010-00096 - North Temple Boulevard and Vicinity Rezoning - A request by the Salt Lake City Planning Commission regarding the adoption of the TSA Transit Station Area Zoning District and amending the official zoning map by rezoning certain properties along North Temple Boulevard and other properties in close proximity to the Airport Light Rail Line between approximately 300 West and 2400 West. The properties are located in Council District 1 represented by Carlton Christensen, District 2 represented by Van Turner and District 3 represented by Stan Pasfold.

PLNPCM2009-00510 - North Temple Boulevard Station Area Plans - A request for the Planning Commission to reconsider the boundaries of the draft Cornell and 1950 West Station Area Plans. The Planning Commission will hold a public hearing to consider a clarification on the station area map within the Cornell and 1950 West Station Areas. A public draft of the plan can be viewed on the project website at www.northtempleboulevard.com.

PLNPCM2009-01347: Eastside Apartments: A request by Peg Development LLC for a zoning map amendment to change the zoning at approximately 556 East 300 South (including 419 S 600 East) from RMF-35 (Residential Multi-Family) and RO (Residential Office) to RMU (Residential Mixed-Use). The purpose is to construct a multi-family apartment/senior living complex.

The public hearing will begin at 5:45 p.m. in Room 326 of the City & County Building, 451 South State Street, Salt Lake City, Utah. For more information, please contact the Staff Contact. For special ADA accommodations, which may include alternative formats, interpreters and other auxiliary aids, please contact or call TDD 801-535-6220.

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY CORPORATION LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **SALT LAKE CITY ZONING AMENDMENTS On Wed** 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. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY.

PUBLISHED ON Start 05/20/2010 End 05/20/2010

SIGNATURE *Kinda L. Stone*

VIRGINIA CRAFT
Notary Public, State of Utah
Commission # 581469
My Commission Expires
January 12, 2014

DATE 5/24/2010

Virginia Craft

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
PLEASE PAY FROM BILLING STATEMENT

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
PLANNING DIVISION, 451 SOUTH STATE STREET, ROOM 4 SALT LAKE CITY UT 84111	9001394298	5/5/2010

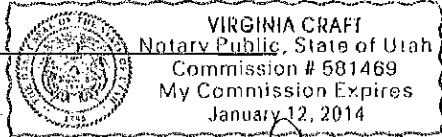
ACCOUNT NAME	
PLANNING DIVISION,	
TELEPHONE	AD ORDER# / INVOICE NUMBER
8015356184	0000572846 /
SCHEDULE	
Start 05/04/2010	End 05/04/2010
CUST. REF. NO.	
PC 5/12/10	
CAPTION	
SALT LAKE CITY ZONING AMENDMENTS On Wed	
SIZE	
59 Lines	2.00 COLUMN
TIMES	RATE
4	
MISC. CHARGES	AD CHARGES
TOTAL COST	
203.24	

SALT LAKE CITY ZONING AMENDMENTS
On Wednesday, May 12, 2010, the Salt Lake City Planning Commission will hold a public hearing to consider making a recommendation to the City Council regarding the following petitions:
PINPCM2010-00071 - 900 South Railroad Rezoning - A request by Mayor Becker to rezone 1.385 acres of land that is currently zoned Open Space to M-1 Light Industrial. The subject property is within the right of way of the Union Pacific Railroad property on the south side of 900 South, between 700 and 800 West. This rezoning is for the south half of the property. The subject property is in Council District 2 represented by Van Turner. (Staff contact: Bill Peperone at 801-535-7214 or bill.peperone@slcgov.com)
PINPCM2009-00346 - Zoning Map Amendment - A request by Mayor Becker to amend the Salt Lake City Zoning Map for properties south of OC Tanner between approximately 2001 South and 2100 South and between State Street and Mul Street. The proposed Zoning Map amendment would change the current zoning from Business Park (BP) to Residential Mixed Use RMU-45 and Commercial Corridor (CC) to Residential Mixed Use (RMU) in Council District 5 represented by Council Member Jill Remington Love (Staff contact: Roy Millner at 801-535-7645 or roy.millner@slcgov.com)
PINPCM2010-00096 - North Temple Boulevard and Vicinity Rezoning - A request by the Salt Lake City Planning Commission regarding the adoption of the TSA Transit Station Area Zoning District and amending the official zoning map by rezoning certain properties along North Temple Boulevard and other properties in close proximity to the Airport Light Rail Line between approximately 300 West and 2400 West. The properties are located in Council District 1 represented by Carlton Christensen, District 2 represented by Van Turner and District 3 represented by Stan Penfold. (Staff contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com)
PINPCM2009-00510 - North Temple Boulevard Station Area Plans - A request to the Planning Commission to reconsider the boundaries of the draft Cornell and 1950 West Station Area Plans. The Planning Commission will hold a public hearing, consider a clarification on the station area map within the Cornell and 1950 West Station Areas. A public draft of the plan can be viewed on the project website www.northtempleboulevard.com. The properties are located in Council Districts 1 represented by Carlton Christensen and District 2 represented by Van Turner. (Staff: Nick Norris 801-535-6173 or nick.norris@slcgov.com)
The public hearing will begin at 5:45 p.m. in Room 326, the City & County Building, 451 South State Street, Salt Lake City, Utah. For more information, please contact the SM Contact. For special ADA accommodations, which may include alternative formats, interpreters and other auxiliary or please contact or call TDD 801-535-6220.
572846 U:AXI

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY CORPORATION LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **SALT LAKE CITY ZONING AMENDMENTS On Wed** 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. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY.

PUBLISHED ON Start 05/04/2010 End 05/04/2010

SIGNATURE *Standa F. Stone* 

DATE 5/5/2010 *Virginia Craft*

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
PLEASE PAY FROM BILLING STATEMENT

Exhibit 4c
Planning Commission Staff Report
May 26, 2010

PLANNING COMMISSION STAFF REPORT

**Union Pacific Railroad Rezoning
Between 700 West and 800 West on 900 South
Petition # PLNPCM2010-00071
Zoning Map Amendment
May 12, 2010**



Planning and Zoning Division
Department of Community and
Economic Development

Applicant:

Mayor Ralph Becker

Staff:

Bill Peperone

bill.peperone@slcgov.com

(801) 535-7214

Current Zone:

Open Space (OS)

Master Plan Designation:

West Salt Lake Comm. Master
Plan - Industrial

Council District

2 - Van Turner

Community Council

Glendale & Poplar Grove

Review Standards

21A.50.050

Notification

- Notice mailed on April 30, 2010
- Published in Deseret News April 30, 2010
- Posted on City & State Websites April 30, 2010

Attachments

- A. Petition Initiation
- B. Photograph of Site
- C. Public Comment
- D. Department Comments

Request

Mayor Becker has initiated a petition to rezone 1.385 acres of land located on the south side of 900 South between 700 West and 800 West from Open Space (OS) to Light Manufacturing (M-1) zoning. This request is to rezone only the south half of the subject parcel, which would extend from the north property line of Utah Paper Box property to the middle of the subject parcel. This will allow the City to retain sufficient land for a future trail corridor that may include a streetcar line.

Options

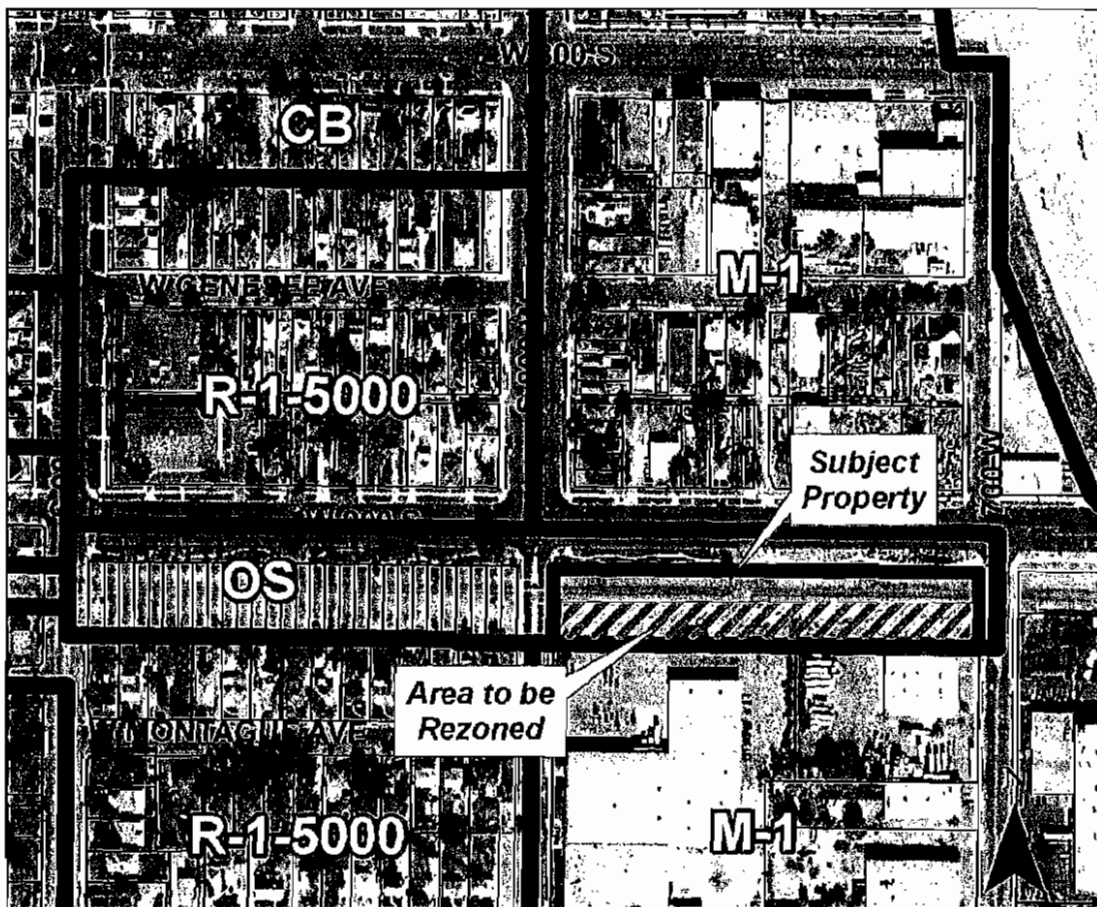
The following options are available to the Planning Commission:

- Forward findings of approval for the proposed zoning map amendment to the City Council as proposed in this staff report.
- Modify the proposed rezoning and forward a recommendation of approval to the City Council.
- Forward findings of denial for the proposed zoning map amendment to the City Council.

Recommendation

Staff recommends that the Planning Commission review the proposed zoning map amendment for the area between 700 West and 800 West on 900 South, take public comment, and forward a positive recommendation to the City Council.

Vicinity and Zoning Map



Union Pacific Parcel
1.385 acres

Project Information

This is a request to rezone the south half of a parcel of land located between 700 West and 800 West along the south side of 900 South. The property is currently owned by the Union Pacific Railroad Company, but will soon be deeded to the City. The area to be rezoned includes 1.386 acres. The Parcel is currently zoned Open Space and the proposed zone is Light Industrial.

This property will come back before the Planning Commission at a future date for action as a surplus property.

Background Information

The building that is now occupied by Utah Paper Box (962 S. 700 W.) was previously used by a tire recycling company. Utah Paper Box, having fewer impacts on the neighborhood than tire recycling, has generally been viewed by the surrounding residents as a positive change.

In October 2007, the City, under the direction of Lyn Creswell, Chief Administrative Officer at the time, agreed to work with the Utah Paper Box Company to consolidate its operations to 800 West and 900 South, which would allow the company to stay within the corporate limits of Salt Lake City while allowing for the relocation of a tire recycling company from the area to a more appropriate industrial location. In order to facilitate this, the City committed to sell a portion of the Union Pacific property located between 700 and 800 West at 900 South to the Utah Paper Box Company, once the City obtains the property from Union Pacific.

Consequently, Mayor Becker initiated a rezoning petition and a petition for surplus property and subdivision. Only the rezoning request is being heard by the Planning Commission at this time.

Issue Analysis

The proposed zoning map amendment is based upon recommendations, goals and policies adopted in the West Salt Lake Community Master Plan (the Master Plan). The Future Land Use Map of the Master Plan designates the subject property as Industrial. Although the property is currently zoned as Open Space, the Master Plan was never amended to reflect the Open Space zoning.

The Master Plan includes goals and policies for Parks, Recreation and Open Space. Within this section of the Master Plan, there is a sub-section on Bicycle Paths and Urban Trails. The long-term goals for Bicycle Paths and Urban Trails are as follows:

1. Develop a continuous bikeway system for inter- and intra-city travel;
2. Make bicycling safer in the city; and
3. Encourage the use of bicycles as an alternative form of transportation.

The north half of the Union Pacific property, that is not proposed for rezoning, will be preserved for an Urban Trail that will include a bicycle pathway. The length of the eventual Urban Trail that will be built

on Union Pacific property is envisioned to extend from 100 West to the Surplus Canal, along the 900 South corridor.

Public Participation

Community Council / Public Open House

Because the subject property is within the Glendale Community Council, but is also close to the border of the Poplar Grove Community Council, both Community Councils were sent notice of this proposed rezoning and sale of surplus property on March 31, 2010. The only action that is being requested by the Planning Commission, at this time, is rezoning of the south half of the subject parcel. This property will come back before the Planning Commission as a property surplus request.

The Glendale Community Council did not consider this application in the April meeting. However, they did provide verbal comments to the Planning Division. The concerns of the Glendale Community Council were regarding truck access to 800 West and potential emissions from the expanded building. Generally, however, the Glendale Community Council is pleased to have Utah Paper Box on the property in place of the previous use located at this site.

The Poplar Grove Community Council heard this request on April 28, 2010, in their regularly scheduled community meeting. In this meeting, the Community Council voted unanimously to support the zone change request. Written comments from the Poplar Grove Community Council are attached to this staff report as Attachment "C". The Community Council has requested that the money raised from the sale of the property be used "to further the planning and implementation of the *Rails to Trails* master plan and the West Salt Lake Master Plan."

STANDARDS FOR GENERAL AMENDMENTS

A decision to amend the text of the Zoning Ordinance or the Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors found in the Zoning Ordinance under Section 21A.50.50.13 for Zoning Amendments:

In making a decision to amend the zoning map, the city council should consider the following:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;

Analysis: The proposed map amendment is consistent with the West Salt Lake Community Master Plan because the property proposed for rezoning from Open Space to M-1 Light Industrial is designated as "Industrial" on the Master Plan's Land Use Map. Additionally, reserving half of the subject property for a future Urban Trail fulfills stated goals within the West Salt Lake Community Master Plan for Bicycles, Paths and Urban Trails.

Additionally, the Salt Lake City Open Space Plan Map 11(Transvalley Corridor, Urban Section) illustrates the Union Pacific property as part of a larger, overall trail system. One of the stated goals for Map 11, within the Open Space plan is to “acquire railroad corridor when it is abandoned.”

Finding: Staff finds that the proposed amendment to the Zoning Map is consistent with the purposes goals, objectives and policies of the various adopted planning documents.

2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;

Analysis: The Statement of Intent for the Manufacturing Zoning Districts, which includes the M-1 Industrial Zone, reads as follows:

The manufacturing districts are intended to provide appropriate locations for manufacturing, fabrication, processing, packaging, distribution, storage, shipping and other transportation activities contributing to the economic base of the city; to enhance employment opportunities; to encourage the efficient use of land. . .

The Utah Paper Box Company has been an employer in Salt Lake City for over 20 years. By allowing the Company to expand onto the rezoned property, the Company will be able to consolidate its operation and remain in Salt Lake City as a manufacturer and employer. UPB has built a strong reputation in the local community because of providing jobs that include high wages and full-benefits. They have also been responsive to the local community regarding potential impacts of their business on surrounding residents. Manufacturing and assembly processes at Utah Paper Box take place within an enclosed building.

Finding: Staff finds that the proposed change to the Zoning Map is consistent with the purpose statement of Manufacturing Districts Zone, which includes the M-1 Light Manufacturing Zone.

3. The extent to which a proposed map amendment will affect adjacent properties;

Analysis: Currently, Utah Paper Box has a vehicular access point off of 800 West, in close proximity to residential housing that is located off of Montague Ave. This access point services a small parking lot on the north side of the existing building. The proposed zone change will facilitate expansion of the Utah Paper Box building to the north. The proposed expansion will extend over this parking lot. In the future, all access to the site will be from 700 West, which is more industrial, by use, than 800 West. Due to the location of the building expansion and fencing, the building addition will reduce the vehicular impact of Utah Paper Box to the residential housing closest to the subject property.

Finding: The proposed change will have a minimal effect on adjacent properties.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and

Finding: There is no overlay zoning district that applies to the subject property.

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

Analysis: The proposed rezone area is fronted by 900 South on the north, 800 West on the west and 700 West on the east. Because this is an expansion of an existing industrial use, it is not anticipated that this zone change will result in an increased impact to local school, parks or recreational facilities. Generally, the existing public utilities are adequate to service the proposed addition. However, storm-water facilities and culinary water may have to be upgraded by Utah Paper Box Company (see Attachment "D" for department comments). The existing streets have sufficient capacity to absorb additional impacts from the proposed building addition.

Finding: The proposed rezone area has sufficient public facilities and services, or public facilities will be upgraded as needed by Utah Paper Box, to provide for the proposed building addition.

Attachment A
Petition Initiation



Petition Initiation Request

Planning Division
Community & Economic Development Department

To: Mayor Becker

From: Wilf Sommerkorn, Planning Director *WS*

Date: February 16, 2010

CC: Frank Gray, Community and Economic Development Director; Mary De La Mare-Schaefer, Community & Economic Development Department Deputy Director; Pat Comarell, Assistant Planning Director; Cheri Coffey, Planning Manager; file

Re: Initiate Petition to relating to the consolidation of the Utah Paper Box Company to approximately 800 West and 900 South

This memo is to request that you initiate petitions relating to the consolidation of the Utah Paper Box operations at approximately 900 South and 800 West. In October of 2007, the City, under the direction of Lyn Creswell, Chief Administrative Officer at the time, agreed to work with the Utah Paper Box Company to consolidate its operations to 900 South and 800 West which would afford the company to stay within the corporate limits of Salt Lake City while allowing for the relocation of a tire recycling company from the area to a more appropriate industrial location. In order to do this, the City committed to sell a portion of the rail road right-of-way located between 700 and 800 West at 900 South to the Utah Paper Box Company as per the attached letter.

With the Commitment of the Union Pacific Railroad Company to transfer ownership of the railroad property along 900 South to Salt Lake City in the near future, the Planning Division would like to begin the various approval processes relating to this property. The processes include the following:

- Amending the West Salt Lake Zoning Map to identify a portion of the former railroad property which is currently zoned Open Space (OS) as Light Industrial (M-1). This

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is consistent with the West Salt Lake Community Master Plan's future land use map which identifies the property as industrial.

- Processing a subdivision to incorporate a portion of the railroad land to the Utah Paperbox Company; and
- Proposing to declare and sell the portion of property as surplus property

As part of the process, the Planning Division will follow the City adoption processes including citizen input and public hearings with the Planning Commission and City Council where applicable.

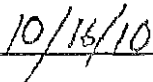
If you have any questions, please contact me.

Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.



Ralph Becker, Mayor

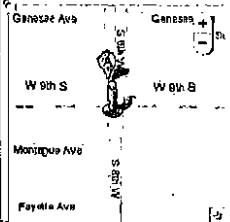


Date

Attachment B
Photograph of the site



© 2003 Google



Union Pacific Property
800 West Street, looking east



Utah Paper Box Company
Access off of 800 East



Union Pacific northwest parking lot
The proposed addition will be located on this parking lot.

Attachment C
Public Comments



Poplar Grove Community Council

April 30, 2010

To Whom It May Concern,

I am writing in regards to a request by Utah Paper Box Company to purchase property that may be declared surplus in the railroad right of way that Salt Lake City will be acquiring from Union Pacific. This issue was discussed at the April 28, 2010 meeting of the Poplar Grove Community Council as well as the issue of rezoning this property to M-1 to enable them to utilize this property to enhance their operation. The Community Council passed a resolution of support for the sale of this property to Utah Paper Box Company, and to support the rezone from Open Space to M-1. The motion also calls on the City to consider using the funds from the sale of this property to further the planning and implementation of the *Rails to Trails* master plan and the West Salt Lake Master Plan which both call for this former rail line to become a linear park.

If you need further information, please feel free to contact me.

Sincerely,

Mike Harman
Council Chair

Glendale Community Council

Randy Sorensen	Jay Ingleby
Chairman	First-Vice Chair
Ross Andra	Marlene Little
Second-Vice Chair	Secretary

May 10, 2010

To: Salt Lake City Planning Commission

This letter represents the Glendale Community Council's response regarding the approval of Petition PLNPCM2010-00071

Our Council Board took a tour of the Utah Paper Box facility May 5th 2010 and were very pleased with what we saw.

1. The facility was a Great addition to our community. This business will not be a nuisance to the neighborhood like the Tire Processing Plant that was there previously.
2. Facility: Building is very modern and attractive to the area. The Facility incorporates Solar Energy generating power to run their equipment and other features to make their business clean and efficient. Future additions such as parking and landscaping and Additional buildings will further enhance this business and the Neighborhood.
3. Noise and Traffic: Manufacturing noise will be confined within The walls of the facility. Truck and car traffic will enter from 700 West away from the residential neighborhood. This will eliminate traffic problems.
4. We were assured by Mr. Mike Salazar that they want to be a good neighbor and will be cooperative if any problems arise
5. Benefit to Salt Lake City: This company paid \$150,000 in taxes to North Salt Lake City last year—that money will now be paid to Salt Lake City.

In our opinion we would like to ask you to approve this Petition tonight So that there is no further delay to Utah Paper Box Company so they can Proceed with their business plans and improve the area and our community.

We urge you to pass this petition tonight. Thank You.
Glendale Community Council

Attachment D
Department Comments

Address: 959 South 800 West
Project Name: Utah Paper Box
Contact: Alex Protasevich 801 671-5686
Date Reviewed: January 5, 2010
Zone: M-1

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Project Description: 62,000 s/f addition for manufacturing paper boxes.

Ken Brown/Zoning:

Will need to get the property line issues worked out to determine the site layout. Discussed upgrading the entire site to meet park strip, front yard/corner side yard, and parking lot landscaping. Plans need to be modified to comply. Need to update the parking calculations.

Barry Walsh/Transportation:

Coordinate with RDA/RR right of way parcel to north. Building addition and parking lot with new access off 700 West at 920 South. 700 West is a dedicated truck route. New driveway access on 700 West with impact to existing (former Rixing median) to be removed or limited to right in, right out only south bound travel. Provide parking calculations of new use to document parking provisions to comply with ADA requirement and 5% required bike parking stalls. Remove dead driveways on 800 West.

Ted Itchon/Fire:

Fire hydrants within 400' of all exterior walls. Building requires fire sprinkler. This is interconnected to remote station. Printing ink, Hazmat info.

Brad Stewart/Public Utilities:

(Combining lots). See previous notes. Need drainage plans. May need to update industrial waste discharge permit. Need to upsize water main if 6" or smaller. Going for LEED certified. Want to capture rain water for irrigation, will need water right from State. Need civil site plans (P.E. stamped), and interior plumbing plans. Will need to properly abandon un-needed water & sewer connections.

Randy Drummond/Engineering:

At the time of application for approval, an inventory of the condition of the existing street and/or access-way improvements will occur. The condition of said improvements will be determined, and any sub-standard improvements (curb, gutter, sidewalk, drive approach, etc.) will be required to be either repaired or replaced as a condition of approval of the project. Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. (For deteriorated street improvements or new drive approaches only). Site plan required.

5012211

985 South 800 West

Contact Person Alan Frisby

Project Description "Utah Paperbox"-Demo existing, build new commercial structure.

Project Notes 2/21/2008

Ken Brown Zoning

4 parcels have been combined into one. Will demo 3 buildings and a new addition will be added. Expansion or intensification greater than 50% will require the site to be brought up to current landscaping requirements. Parking calculations for each of the uses prior to April 12, 1995 will need to be submitted and compared to the parking requirements for this proposal to determine percentage of intensification. The square footage of each structure prior to April 12, 1995 will need to be submitted and compared to the square footages for this proposal to determine percentage of intensification. If greater than 50% intensification, a landscape buffer will be required where this property abuts the residential zoning district. New parking lots to be landscaped per 21A.48 and be set back 15' from any front property line. Gave Alan Frisby a copy of the M-1 zoning requirements.

Brad Stewart Public Utilities

May need to upsize 6" water main in 800 W. from 900 S. to 12". Discussed several options for fire connections. 7 fps max. Velocity at peak fire flow. Need demo permits, abandon un-needed services. Need civil site plans showing utilities and drainage. Detention required, BMP's, and SWPPP's. Need interior plumbing plans.

Randy Drummond Engineering

(4 parcels becoming one). At time of site plan submittal, inventory inspection will be made of all existing street improvements on both 700 W. & 800 W. streets. Any sub-standard street improvements (curb, gutter, sidewalk, drive approaches), or asphalt must be replaced as a condition of plan approval & OP issuance. Permit for public way work must be obtained for all street improvements, repair, and/or replacement.

Barry Walsh Transportation

Combined 4 parcels into one & recorded. Revise driveways on 800 W. (remove 4 & install 1 new). Need new parking calculations for all (4) lots with ADA, and 2%. Truck access off 700 West. Parking lot landscaping.

Exhibit 4d
Planning Commission Minutes
May 26, 2010

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, May 26, 2010

Present for the Planning Commission meeting were Chair Babs De Lay: and Commissioners Tim Chambless, Angela Dean, Michael Fife, Susie McHugh, Matthew Wirthlin, Mary Woodhead, and Kathleen Hill. Frank Algarin and Michael Gallegos, Commissioners were excused.

A field trip was held prior to the meeting. Planning Commissioners present were: Tim Chambless, Angela Dean, Michael Fife, and Matthew Wirthlin. Staff members present were: Joel Paterson, Wayne Mills and Ray Milliner.

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:45 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Wilford Sommerkorn, Planning Director, Joel Paterson Programs Manager; Janice Lew, Senior Planner, Ray Milliner, Principle Planner, Nick Norris, Programs Manager, Doug Dansie, Senior Planner, and Wayne Mills, Senior Planner; and Angela Hasenberg, Senior Secretary.

PLNPCM2010-00071 900 South Railroad Rezoning: A request by Mayor Becker to rezone 1.385 acres of land that is currently zoned Open Space to M-1 Light Industrial. The subject property is within the right of way of the Union Pacific Railroad property on the south side of 900 South, between 700 and 800 West. This rezoning is for the south half of the property.

Chairperson De Lay recognized Joel Paterson as staff representative.

Mr. Paterson stated that this was a petition that was initiated by Mayor Becker to rezone property along the railroad corridor along 900 S. between 700 and 800 W. The property was currently zoned open space and the request was to rezone the southern portion of that. The request was to change the zoning to M-1 manufacturing.

The purpose of the request was to change the zoning to allow some expansion of the Utah Paper Box facility that was located at that site and consolidate their uses. Utah Paper Box's move to this location allowed for a relocation of a tire recycling facility that was formerly located at this site.

Mr. Paterson stated that the master plan for this area and the West Salt Lake master plan future plans showed this site as industrial; therefore, the M-1 zoning was consistent and will not require an amendment to the master plan. The master plan also discussed the need to create a bikeway through the community, improve bicycle safety and further the use of bicycles as alternative

forms of transportation. The zoning change would allow that to occur on the property on the 900 S right of way and the northern side of the railroad tracks, that property will remain open space.

This proposal was considered by two community councils, the Glendale Community Council submitted a letter of general support of the proposal, and they raised concerns regarding truck traffic on 800 W. and potential emissions from this facility. Based on the zoning change, Utah Paper Box has proposed an addition to the building which would eliminate the truck traffic from 800 W. and change the parking to 700 W., which a more industrial street and be a more appropriate location.

The Poplar Grove Community Council considered this issue in April and forwarded a letter of support as well.

Staff is recommending that the Planning Commission forward a favorable recommendation to the City Council to rezone this area.

Questions from the Commission:

Commissioner Woodhead asked a questions regarding the request from the Poplar Grove Community Council that the proceeds of the sale go to the “Rails to Trails” campaign, she noted that although it isn’t within the jurisdiction of the Planning Commission to make that decision, she inquired as to the status of the trail that was planned along the old railroad route.

Mr. Paterson responded that the property is currently owned by the railroad, the ownership will be transferred to the City, and the City will sell it to Utah Paper Box. Because the sale is coming through the city, a future action will come through the Commission for a surplus property action.

The potential for the trail is still a proposal the City is considering and an idea they would like to pursue.

Commissioner Chambless asked about the time frame, how far in the future will this project come into fruition?

Mr. Paterson stated that with this proposal, it is anticipated that ownership will transfer from the railroad to the City within a few months and that the City will anticipate transferring the property shortly after that.

Questions to the Applicant: [7:37:55 PM](#)

DJ Baxter spoke stating that this came about because of the railroad reconfiguration process with Grant Tower. Utah Paper Box had considered several different sites, some in Salt Lake City and some in North Salt Lake. An important element to this issue is room for growth; Utah Paper Box is a successful locally owned business that has employed many Salt Lake residents.

Another positive element is that Utah Paper Box was able to move the tire recycling facility.

Commissioner Chambless asked based on the idea of a win/win situation of safe growth coupled with helping the tax base, what is the time frame to get the issues resolved and move forward?

Mr. Baxter replied that Utah Paper Box was ready to move forward then, and were ready to order the steel for construction. He noted that Utah Paper Box had also fulfilled part of their obligation by removing the tire recycling plant and expanding there.

Mike Salazar , Utah Paper Box, spoke *in support* of the petition. He stated that he was there to answer any questions from the public or the Commission regarding the matter.

Commission Chambless addressed Mr. Salazar and asked when the project would be finished.

Mr. Salazar responded that they were ready to submit plans immediately, as soon as June 2, 2010. He also noted that the building would be LEED certified and that it would be completed within 11 months.

Mr. Salazar stated that additionally, Utah Paper Box hoped that the public right of way would not be located adjacently to their property.

Chairperson De Lay asked if this would be the only LEED certified building on the west side.

Mr. Salazar responded that it would be.

Public Hearing [7:46:07 PM](#)

Jay Ingleby, 1148 Redwood Dr., *spoke in support* of the petition and stated that he believed that the business would be a great addition to the neighborhood. He noted that he toured the facility and found it to be noise free and a huge improvement over the tire recycling plant. He stated that the business as a whole will enhance the neighborhood.

Randy Sorensen, representing the Glendale Community council, 1184 Redwood Drive., *spoke in support* of the petition. He stated his support of the petition as asked that the Commission expedite their approval.

Motion: [7:51:29 PM](#)

Commissioner Hill made a motion regarding Petition PLNPCM2010-00071 900 South Railroad Rezoning :The Planning Commission transmits a favorable recommendation to the City Council to rezone of 1.385 acres of land that is currently zoned open space, be rezoned to M-1 light industrial.

Commissioner McHugh seconded the motion.

Vote: Commissioner Woodhead, Chambless, Dean, Fife, Hill, McHugh and Wirthlin all voted aye, the motion passed unanimously.

Exhibit 5
Original Petition



Petition Initiation Request

Planning Division
Community & Economic Development Department

To: Mayor Becker

From: Wilf Sommerkorn, Planning Director *WS*

Date: February 16, 2010

CC: Frank Gray, Community and Economic Development Director; Mary De La Mare-Schaefer, Community & Economic Development Department Deputy Director; Pat Comarell, Assistant Planning Director; Cheri Coffey, Planning Manager; file

Re: Initiate Petition to relating to the consolidation of the Utah Paper Box Company to approximately 800 West and 900 South

This memo is to request that you initiate petitions relating to the consolidation of the Utah Paper Box operations at approximation 900 South and 800 West. In October of 2007, the City, under the direction of Lyn Creswell, Chief Administrative Officer at the time, agreed to work with the Utah Paper Box Company to consolidate its operations to 900 South and 800 West which would afford the company to stay within the corporate limits of Salt Lake City while allowing for the relocation of a tire recycling company from the area to a more appropriate industrial location. In order to do this, the City committed to sell a portion of the rail road right-of-way located between 700 and 800 West at 900 South to the Utah Paper Box Company as per the attached letter.

With the Commitment of the Union Pacific Railroad Company to transfer ownership of the railroad property along 900 South to Salt Lake City in the near future, the Planning Division would like to begin the various approval processes relating to this property. The processes include the following:

- Amending the West Salt Lake Zoning Map to identify a portion of the former railroad property which is currently zoned Open Space (OS) as Light Industrial (M-1). This

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• Page 1

FEB 12 2010

Salt Lake City Mayor

SCANNED TO: *Mayor*
SCANNED BY: *Jan*
DATE: *2/12/2010*

is consistent with the West Salt Lake Community Master Plan's future land use map which identifies the property as industrial.

- Processing a subdivision to incorporate a portion of the railroad land to the Utah Paperbox Company; and
- Proposing to declare and sell the portion of property as surplus property

As part of the process, the Planning Division will follow the City adoption processes including citizen input and public hearings with the Planning Commission and City Council where applicable.

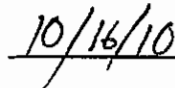
If you have any questions, please contact me.

Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.



Ralph Becker, Mayor



Date

October 31, 2007

Mr. Paul Keyser
Utah Paper Box Company
340 West 200 South
Salt Lake City, Utah 84101

RE: Purchase of property along 900 South Rail Corridor

Dear Mr. Keyser:

As part of the discussions surrounding the relocation of the tire recycler and consolidation of the Utah Paper Box operations at the 900 South/800 West location, Utah Paper Box has indicated that they would need to purchase a portion of the right of way which will be deeded to Salt Lake City Corporation when Union Pacific Railroad abandons its 900 South line. Please consider this letter Salt Lake City Corporation's commitment to sell a portion of the rail road right-of-way located between 700 and 800 West as shown on the attached site plan to Utah Paper Box Company under the following conditions:

- The sale will be at appraised value.
- The sale will only occur at such time as Union Pacific Railroad deeds the property to Salt Lake City Corporation.
- The sale will only occur if the tire recycler is relocated and Utah Paper Box Company relocates its entire operation (except the storage facility on 600 West) to the 900 South/700 West location.
- Utah Paper Box abandons its easement across the 900 South properties and conveys to Salt Lake City by quitclaim deed any and all interest it holds in the private driveway it currently uses across the rail right-of-way.

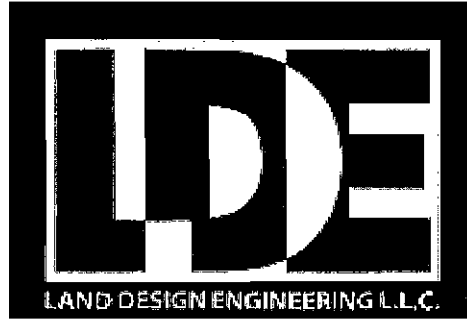
Salt Lake City Corporation would like to thank you for your efforts to address the tire recycling issue and for your investment in Salt Lake City. The jobs that Utah Paper Box Company provides are important to the health of Salt Lake City and the Glendale community.

If you have any questions concerning this letter, please call me at (801) 535-6391.

Sincerely,



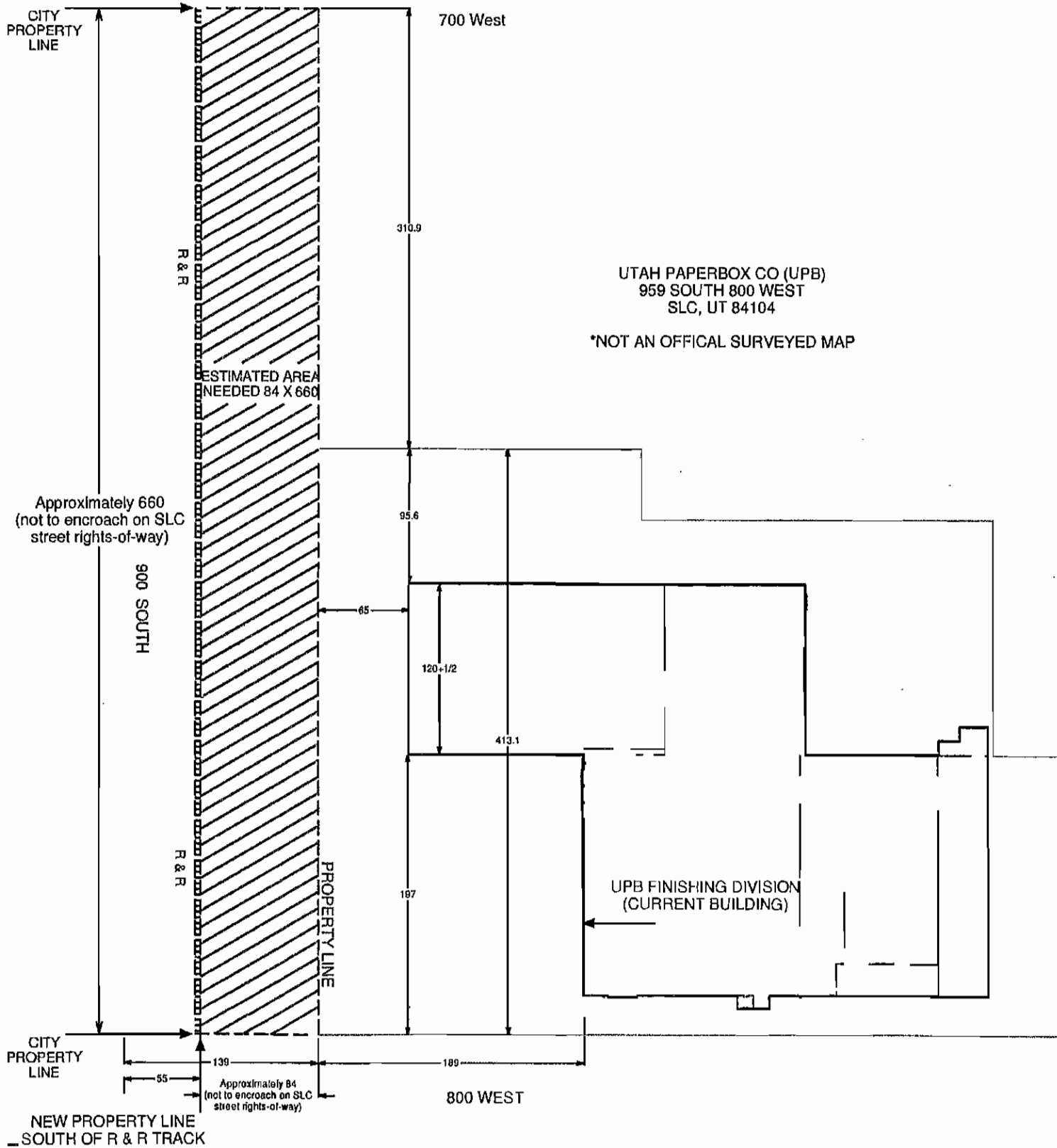
Lyn Creswell
Chief Administrative Officer



Planning ♦ Surveying ♦ Engineering
7414 South State Street suite 201, Midvale Ut. 84047
801-495-2541 office
801-495-2547 fax
ldesurvey.com

Beginning at a point that is South $00^{\circ}00'44''$ East, a distance of 125.08 feet and North $89^{\circ}56'42''$ East, a distance of 33.00 feet from the Northwest corner of lot 12, block 8, Five Acre Plat "B" Big Field Survey, said point also being South $00^{\circ}00'51''$ East 125.17 feet and South $89^{\circ}56'42''$ West 726.17 feet from the Northeast corner of block 8 Five Acre Plat "B" Big Field Survey, of Salt Lake County Utah; thence North $00^{\circ}00'44''$ West, a distance of 83.08' feet; thence North $89^{\circ}56'18''$ East along the south rail line of an abandoned rail road a distance of 726.17 feet to the easterly block line of described block; thence South $00^{\circ}00'51''$ East 83.17 feet; thence South $89^{\circ}56'42''$ West 726.17 feet to the Point of Beginning.

Containing 60,360 Sq. Ft. 1.385 Acres



Remarks:

Petition No: **PLNPCM2010-00071**

By: **Salt Lake City Planning Division**

Consolidation of the Utah Paper Box Company

Date Filed: February 16, 2010

Address: **Approximately 800 West & 900 South**