MEMORANDUM

DATE:	October 14, 2010
SUBJECT:	Petition PLNPCM2010-00229- Salt Lake Clinic/Intermountain Health Services request to rezone properties at 333 South 900 East from Institutional I and Commercial Corridor CC to Urban Institutional UI and Moderate Density Multi-Family Residential RMF-35
STAFF REPORT BY:	Janice Jardine Land Use Policy Analyst
AFFECTED COUNCIL DISTRICTS:	If the ordinance is adopted the zoning text change will affect Council District 4
ADMINISTRATIVE DEPT: **AND CONTACT PERSON:**	Community and Economic Development Doug Dansie, Senior Planner
NOTICE REQUIREMENTS:	Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing

A complete Council staff report was not prepared for this proposed rezoning due to the need to expedite the process for action on this petition. Key elements relating to the proposal are summarized below. Please refer to the Administration's paperwork for additional details.

A. Two ordinances have been prepared for Council consideration that would rezone properties located at 333 South 900 East from Institutional I and Commercial Corridor CC to Urban Institutional UI and Moderate Density Multi-Family Residential RMF-35. The ordinances will become effective on the date of publication.
   1. A majority of the property will be zoned Urban Institutional to provide flexibility in the design of the project and address concerns expressed by the East Central Community Council and surrounding neighborhood, and
   2. A small portion of the property with frontage on 300 South (currently, a driveway and doctor parking) will be zoned Residential Multi-Family RMF-35 and redesigned in an effort to maintain the residential character along 300 South.

B. The proposed rezoning would facilitate demolition of existing buildings and reconstruction of the Salt Lake Clinic as a new state-of-the-art facility with a more urban type design. The Planning staff report notes:
   1. Surrounding land uses include single and multi-family residential, office and retail.
   2. The development represents an overall increase in scale from the existing clinic.
   3. Efforts have been made to ensure the proposed building is in scale with surrounding development along street frontages with open space to the rear adjacent to residential neighbors. Because of the slope of the site, the massing is one story shorter on the north side of the building than it is on the south (facing 400 South). The new building will be four stories.
   4. The proposed zoning accommodates a more urban form of clinic than the present building and responds to transit opportunities.
   5. Due to the existence of light rail transit within walking distance of this site, reorientation of the clinic to the corner of 400 South and 900 East will have a positive impact on surrounding properties by reorienting activity toward a major intersection.

6. The new development will locate the public retail portion of its facility (pharmacy) near the main entry to the building on this corner. (Some residents have expressed concern regarding the elimination of commercial uses on the corner of 400 South and 900 East.)

C. Representatives for Salt Lake Clinic and Intermountain Health Services and Planning staff met several times with the East Central Community Council members to address their concerns and redesign the project. The Community Council has expressed support of the rezoning and proposed new development as a result of those meetings. The Community Council representative did request that if there were changes made to the development proposal the applicant come back to the Community Council. (Please see letters from the Community Council to the Planning Commission at the end of this memorandum for details.)

D. The purpose of the Urban Institutional zoning district is regulate the development of larger public, semipublic and private institutional uses in an urban context. The uses regulated by this district are generally those having multiple buildings on a campus like site, located within a developed community.

E. The purpose of the Moderate Density Multi-Family Residential RMF-35 district is to provide an environment suitable for a variety of moderate density housing types, including multi-family dwellings.

F. The Planning staff report provides an analysis and findings for the Zoning Ordinance Standards for General Amendments and Zoning Map Changes. The standards were evaluated in the Planning staff report and considered by the Planning Commission. (Discussion and findings for the standards are found in the September 8, 2010 Planning staff report, pgs. 3-7.)

G. All applicable City Departments and Divisions were provided the proposed text change. Development proposals will be required to comply with City standards and regulations and demonstrate that there are adequate services to meet the needs of the project.

H. The public process included a presentation to the East Central Community Council on June 10, 2010 and written notification of the Planning Commission hearing sent to Community Council Chairs, surrounding property owners and the Planning Division electronic list serve. Notice was also posted on the City's website.

I. On September 8, 2010, the Planning Commission held a public hearing and voted to forward a positive recommendation to the City Council for the proposed rezoning. (Please see the Planning Commission minutes for details.) Issues discussed at the Planning Commission meeting included:
   1. Questions regarding the staff recommendation and conditions.
   2. The proposed development and design of the project.
   3. Whether the Planning Commission would review the project again once action on the rezoning is completed. (Planning staff indicated that the project would be processed as a permitted use and would not require additional action by the Planning Commission.)

MASTER PLAN AND POLICY CONSIDERATIONS:

A. The Planning staff report notes the following master plan analysis and provides excerpts from the Central Community Master Plan regarding institutional uses and transit-oriented development. (Please see the Planning staff report, pgs. 3-5 for details.)
   1. The Plan calls for the area to be Medium Density Transit-Oriented Development TOD (10-50 dwelling units per acre).
   2. The master plan designation is not directly reflective of the existing zoning on the ground, which is Institutional rather than TOD, but medical clinics are allowed in the City's adopted zoning district, therefore, the master plan is not inconsistent either.

3. This specific proposal is consistent with the master plan in that it reorients the Clinic towards light rail service, however, it does not contain a housing component often associated with TOD development.

- Additional citywide Master Plan and Policy considerations are provided below.

B. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.

C. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
   1. Is aesthetically pleasing;
   2. Contributes to a livable community environment;
   3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
   4. Forestalls negative impacts associated with inactivity.

D. The City Transportation Master Plan contains policy statements that include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions.

E. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. Policy concepts include:
   1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
   2. Ensure that land uses make a positive contribution to neighborhood improvement and stability.
   3. Ensure that building restoration and new construction enhance district character.
   4. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
   5. Treat building height, scale and character as significant features of a district's image.
   6. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.

CHRONOLOGY:

Please refer to the Administration's transmittal for a complete chronology of events relating to the proposed rezoning.

cc: David Everitt, Karen Hale, Bianca Shreeve, Holly Hilton, Ed Rutan, Lynn Pace, Paul Nielson, Frank Gray, Mary De La Mare-Schafer, Wilf Sommerkorn, Cheri Coffey, Joel Paterson, Nick Norris, Doug Dansie, Craig Spangenberg, Randy Isbell, Orion Goff, Les Koch, Larry Butcher, Jeff Niermeyer, Tom Ward, Brad Stewart, Tim Harpst, Kevin Young, John Naser, City Council Liaisons, Mayors Liaisons

File Location: Community Development Dept., Planning Division, Rezoning, Salt Lake Clinic/Intermountain Health Services, 333 South 900 East

East Central Community Council/Planning District

September 2, 2010

Doug Dansie, Salt Lake City Corporation &
Salt Lake City Planning Commission

Regarding: Planning Commission Public Hearing
PLNPCM2010-00229 Salt Lake Clinic
Request for a zoning map amendment
333/349/365 South 900 East
911/933/937/959/963 East 400 South

Attachment: A Master Plan for Salt Lake City Survey Block 42 (dated 1984)
Adopted by the City Council to be included with the master plan on Feb. 20, 1990
ECCC letter submitted for the PC briefing on August 25, 2010.

Dear Planning Commission,

Since the time of the Planning Commission briefing for this application, the neighborhood, the Joint Steering Committee and IHC have continued to meet in order to find potential solutions to the issues raised by the community. The ECCC appreciates IHC's demonstrated efforts and verbal commitments.

This letter represents a summary of these added discussions as of today:

The Goals of the ECCC have been to:

Shift this institutional use towards the transportation corridors of 900 East and 400 South

Protect and buffer all neighbors and the neighborhoods that surround this property.

Mitigate the impacts of this facility (visual, noise, light pollution, environmental concerns, safety, etc.)

Consider the master plans and more sustainable options for the growth of this area

1. **Access to the property**

How many entrance/exits are needed/required for this property?

Given the high volume of traffic to and from the clinic every day and with the added hours of operation and new use of an Insta-Care at this location, can more be done to locate this traffic away from the residential and small business properties?

Currently the Clinic has 2 substantial main entrances (and 2 smaller entrances to the site). The proposal as submitted increases this to 5.

Is it possible to utilize the 2 main entrances and create a circulation pattern on the property that accesses the lower levels without adding two ramps for the underground parking and utilizing the 300 South and eastern most ramp on 400 South as an access point.

As presently shown on the drawings, the 300 South access becomes a primary entrance/exit to the underground parking level (180 stalls). This puts all of this primary day to day traffic directly into the neighborhood residential streets for anywhere from 3 to 4 blocks before this traffic can reach another collector/arterial

The 4th South entrance/exit is now and would continue to be a serious safety hazard. Traffic on 4th South is often too dense to allow cars to pull out onto the street, especially during rush hour. Furthermore the all too frequent speeding car or motor cycle pose a risk to entering or exiting vehicles almost any time of the day or night.

If the eastern access on 400 South and 300 South could be eliminated, this would shift the traffic pattern to the City and State arterials away from the residential areas, eliminate the safety concerns currently posed on 400 South, and eliminate the impact to the small business/residential properties located on the corner of 900 East and 300 South.

Access to the lower tier of parking could be accomplished on property in several ways such as utilizing the depth of the north east buffer of green space. This would also eliminate the heightened security/safety measure needed in this area.

The neighborhood strongly applauds IHC's willingness to share parking with St. Paul's.

St. Paul's would be able to continue utilizing this parking by accessing the property from the 900 East entrance. Since this proposal adds Sunday hours, this opens significant parking versus the limited parking now available (approx. 30 stalls). By using the crosswalk at 900 East and 300 South, St. Paul's would be able to safely cross from the parking area to the church.

Transportation Master Plan:

2. The Council encourages the preservation and enhancement of living environments, particularly the Downtown.

3. The Council discourages through traffic on streets other than arterial streets in residential neighborhoods.

4. The Council will focus on ways to transport people to their desired destinations, not on moving motorized vehicles at the expense of neighborhoods.

Street Classifications:

900 East - City Arterial
400 South - State Arterial
1000 South above 900 East – Local Street
1000 Eastt – Local Street

2. As changes are made to this plan (during the City review process), we ask that IHC and the City keep the ECCC included via the ECCC Steering Committee and **allow for an additional ECCC briefing (with the general membership) if the changes are significant.**

3. The ECCC would also like to **request that the Planning Commission call out and specify the mitigations already shown on the plan as conditions of approval .**

   This is because in the past and on other applications, the ECCC has experienced that items shown on drawings, presented to the Commission or verbally agreed to in the various meetings are not binding unless specified by the Commission as part of the condition of approval.

Dissenting Comments:

"IHC should not build at this location but should build further downtown."
"IHC is disregarding the block plan by not doing more to tier the back of the building."
"The building looks to institutional to be near and adjoining a neighborhood. More could be done to lessen the stark design with little if any increased cost."
"I don't like the plaza on 900 East and 400 South. No one will utilize this space because it is too hot. The building should move further to the corner."
"We love the Bagel shop. Bring it back."

"1 - The Clinic has not openly and in good faith disclosed the consequences of the rezone with the ECCC, choosing instead to divert our attention by presenting architectural renderings for a proposed building, which represents a relatively low level of development in comparison to the possible uses of the property if the rezone is approved. For instance, when asked about the height of the building they responded that it would be about 45 feet, and neglected to say that the zoning would allow a building up to 75 feet without any community review, and up to 120 feet as a conditional use.

2 - The Clinic has presented the proposal as a "down zoning" of the property, which it is may be for a small part of the Clinic property, but this is equally misleading in that some of the property is clearly zoned residential, and this property would be up-zoned to a higher density and intensity of use.

3 - The proposal that IHC has discussed with the ECCC will most likely have a significant negative impact on the surrounding residences in terms of parking and traffic. Not only will a bigger building attract more vehicles and people but it also appears that the Clinic plans to significantly extend its hours of operation since they intend to operate an Insta-care type after hours clinic at this site. This has the potential for significant traffic late at night with attendant noise, parking, and traffic issues. And, as anyone knows if they tour the surrounding area, ECCC does not have a need for another medical facility. We have too many already.

4 - The Clinic is promising to mitigate some of the problems associated with its current operation through improved landscaping and reconfigured lighting. I believe that the problems they are agreeing to fix are conditions that violate the terms of a conditional use permit issued following an earlier request to expand their facility. Their disregard for the conditions previously imposed by the City is an indication of how well they will comply with the terms of their zoning in the future. If they are willing to meet their obligations, they would have fixed the lighting and landscaping issues long before now."

Requested by the neighborhood/ Agreed to by IHC:

The following is a list of items suggested, considered by IHC, **and verbally agreed to by IHC**. Most **but not all** changes are now shown on the plans:

Buffer/screen the parking lot from the homes on 900 East (west side) by adding a berm, landscape and trees at the entrance (as now shown on the drawing)
Landscaping that matches the neighborhoods wide set back and feel (bushes, fence/walls)
Consider a meditation/healing garden in the green space on 900 East.
Sustainable development, LEED certification.
Make use of the transit site and reduce parking if possible
Buffer the Impact of mechanical structures on the roof
Off set island heat sync with added vegetation and trees on the surrounding buffer
Buffer the homes from the parking lot on 10th East, 300 South with a double canopy, sloped (with more width than required) landscape berm. Specify tree species that are drought tolerant but that have foliage/needles that add extra screening.

Move the smoking area away from all residential /small business areas. Provide encouragement to move any smoking near the urban core (versus near the residential areas).
Select low density, lower height "down facing" lighting as is now readily available and that fits with the neighborhood character (Example; the Legacy Highway.)
Provide some level of security in the back corner of the main parking lot and in the underground parking area
Salvage materials during demolition
Ongoing construction mitigation meetings with the community. *A website with a schedule of major construction and demolition events would be helpful.*
Future community input on signage and aesthetics of the building (since these have not been chosen). Consider elements that tie to the residential neighborhood rather simply the urban core.
If signs are lit they are downward facing lights that are on 400 South and 900 East only and have a design that reflects the historic nature of the area (historic districts), setting versus simply an urban core.
Pedestrian safety - Redo of the 400 South pedestrian walkway by bringing the sidewalk in toward the building away from the street edge.
Parking lot way finding and trees (to provide shade).
Compliance with the block and district master plans as much as possible.
Restore the loss of the higher density residential zone (RMF-45) to the neighborhood.
Elimination or mitigation of week end noise events: Saturday morning machine mowing and Saturday evening maintenance or janitorial process. If the new building requires this cleaning process (?) cannot new technology allow it to be done another time or with less noise?

In summary we would like to once again extend our appreciation to IHC for the spirit of good will and strong efforts to being a good neighbor. Thank you Joel and Stephen. We are making good progress. We look forward to our ongoing joint efforts as the project continues to evolve.

Best regards,

Esther Hunter
Co-Chair, East Central Community Council District
(Community Development/Land Use)

Gary Felt
Co-Chair, East Central Community Council District
(Business Development/Land Use)

east.central@live.com

cc East Central Board of Directors
Joel Macey, IHC
Stephen Dibble, IHC

IHC rezone

East Central Community Council & Planning District

September 7, 2010

Salt Lake City Planning Commission

Regarding: Planning Commission Public Hearing
PLNPCM2010-00229 Salt Lake Clinic
Request for a zoning map amendment
333/349/365 South 900 East
911/933/937/959/963 East 400 South

Dear Planning Commission,

This letter revises The East Central Community Council & Planning District position previously written to you on August 25 and September 2, 2010. The ECCC & PD :

1. **Is in support of IHC's request for a zoning map amendment from I to UI for all properties listed except 963 East 400 South and with the modifications as shown on the revised plans presented at the meeting tonight. We recognize that this zoning change will allow IHC to take advantage of this site in ways that will both benefit IHC /the community at large and yet cause less impact to the adjoining neighborhoods.**

   The revised plan:

   Incorporates Planning Staff recommendations

   Incorporates solutions to all neighborhood concerns (please see the attached table)

   Includes an internal circulation plan that allows 963 East 400 South to remain RMF-45 thereby **protecting parcels designated for residential use and eliminating safety concerns**

   Closes the 300 South entrance that would have routed traffic onto a local street and into the neighborhood.

2. Requests that if changes are made that deviate from this plan (during the City review process, preparation of construction documents, etc.), we ask that IHC and the City keep the ECCC included via the ECCC Steering Committee and **allow for an additional ECCC briefing (with the general membership) if the changes become significant.**

3. The ECCC would also like to request that the Planning Commission **call out and specify the mitigations already shown on the plan (listed on the attached chart) as conditions of approval.**

Dissenting Comments:

"IHC should not build at this location but should build further downtown."

"IHC is disregarding the block plan by not doing more to tier the back of the building."

"The building looks to institutional to be near and adjoining a neighborhood. More could be done to lessen the stark design with little if any increased cost."

"I don't like the plaza on 900 East and 400 South. No one will utilize this space because it is too hot. The building should move further to the corner."

"We love the Bagel shop. Bring it back."

"The Clinic has not openly and in good faith disclosed the consequences of the rezone with the ECCC, choosing instead to divert our attention by presenting architectural renderings for a proposed building, which represents a relatively low level of development in comparison to the possible uses of the property if the rezone is approved. For instance, when asked about the height of the building they responded that it would be about 45 feet, and neglected to say that the zoning would allow a building up to 75 feet without any community review, and up to 120 feet as a conditional use."

Thank You

The ECCC would like to take this opportunity to thank the Planning Commission and Doug Dansie, Salt Lake City Planning Staff, for all you do to shape and guide the development of our City and our specific community council area.

As you know, the ECCC most often finds itself on the precipice of community development applications/policy and so with that, before you.

We appreciate your "listening" and especially for encouraging early discussions between applicants and neighborhoods so evident this last year.

Also, we would like to thank IHC (Joel Macey and Stephen Price) for an unparallel effort in being a good corporate neighbor to the ECCC and its neighborhoods.

Your personal commitment and great attitude allowed a true partnership and for us to find creative solutions in a positive and proactive way.

We believe this approach reflects the best elements of the human spirit and what is possible even when there are conflicting views. You are a model.

Best regards,

Esther Hunter
Co-Chair, East Central Community Council & Planning District
(Community Development/Land Use)

Gary Felt
Co-Chair, East Central Community Council &Planning District
(Business Development/Land Use)

cc. Doug Dansie, Salt Lake City Corporation
East Central Board of Directors
Joel Macey, IHC
Stephen Dibble, IHC

East Central Community Council Planning District
IHC Mitigation Agreements

Neighborhood Topics/Concerns/Suggestions	IHC Response	Notes
300 South Entrance/Exit into the neighborhood	IHC agrees to close this entrance and landscape instead.	
400 South Eastern drive/ Safety concern, loss of building Zoned RMF-45	IHC agrees to reconsider eastern entrance and create an internal circulation plan to the second tier	
Amount of flat surface parking Use of transit	IHC designs an underground parking level by taking advantage of the slope of the Lot	
Environmental and sustainable development including suggestions such as green roof, solar, make use of the transit site, night sky, landscape plant material, etc.	IHC already plans for LEED certification and also is taking all suggestions into account (see plans). Several meetings were held to consider reduced parking due to the transit station. IHC will continue to shares parking with St. Paul's which expands with the new hours and InstaCare use. IHC supports the transit site with passes for employees	
Reflect design elements and building materials that honor the feel of the neighborhood	IHC is working to blend yet remain distinctive and in line with the business identity. Brick/color Building size/tiers Utilization of the slope of the property Set-backs, landscape/fencing are examples of the many details that are being considered.	
Screen the parking lot from the homes on the west side of 900 East	IHC added landscape buffer over and above the code requirements for this vantage point.	

September 7, 2010

Nigerian chief "Our people are a family in which some are dead, a few are here and many are coming."

East Central Community Council Planning District
IHC Mitigation Agreements

Neighborhood Topics/Concerns/Suggestions	IHC Response	Notes
Buffer the impact of mechanical systems on the roof and on property	IHC Relocated the mechanical system to the center of the roof With a short wall on the perimeter of the roof Buffering of trash route and bins Buffering of parking ramps	
Off-set urban heat island effect	Underground parking Trees in parking area Added landscape, open space and trees that double as buffers	
Salvage materials and plant material during demolition	Part of IHC's method of construction	
Honor past commitments to resolve neighborhood impacts on the edges of the parking lot next to residential properties (automobile lights into homes, parking lot lights illuminating into homes, etc.)	Double canopy of draught tolerant trees that offer extra foliage Sloped and landscaped berm Wall instead of fence on the East and North side of the property.	
Move the smoking area away from all residential /small business areas. Provide encouragement to move any smoking near the urban core (versus near the residential areas).	Considering a smoke free campus.	
Provide some level of security measures for the parking area Consider motion lighting.	IHC will have security staff on site during all operating hours including evening and weekends. The lower level parking will be gated after operating hours.	
Hold ongoing construction mitigation meetings with the community. A website with a	Joint meetings will serve a good purpose. IHC will continue meeting/communicating with	

East Central Community Council Planning District
IHC Mitigation Agreements

Neighborhood Topics/Concerns/Suggestions	IHC Response	Notes
schedule of major construction and demolition events would be helpful.	the ECCC Leadership/steering committee as appropriate and needed.	
Allow community input to signage, and building aesthetics If signs are lit they are downward facing lights that are on 400 South and 900 East only and have a design that reflects the historic nature of the area versus simply an urban core.	Agreed	
Consider pedestrian Safety on 400 South and parking lot way finding.	IHC designs a pedestrian oriented sidewalk that is inset from the curb on 400 South. Parking lot added pedestrian paths.	
Day to Day Concern: Consider the mitigation of week-end noise events: *(Saturday morning machine mowing and Saturday evening maintenance or janitorial process. If the new building requires this cleaning process (?) cannot new technology allow it to be done another time or with less noise? Affected Neighbor)*	IHC will clarify this item with the affected neighbor and seek a good resolution.	
Select low density, lower height "down facing" lighting as is now readily available and that fits with the neighborhood character (Example; the Legacy Highway).	IHC has agreed to utilize lower poles with cut off fixtures. The shorter poles will require more lights due to the minimum light levels recommended by IEA for adequate security.	

FRANK B. GRAY
DIRECTOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

RECEIVED
OCT 14 2010
Salt Lake City Mayor

CITY COUNCIL TRANSMITTAL

David Everitt, Chief of Staff

Date Received: 10/14/2010

Date Sent to City Council: 10/14/2010

TO: Salt Lake City Council
JT Martin, Chair

DATE: October 12, 2010

FROM: Frank Gray, Community & Economic Development Department Director

RE: Petition PLNPCM2010-00229: Salt Lake Clinic - A request by IHC Health Services, Inc. for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form.

STAFF CONTACTS: Doug Dansie, Senior Planner, at 535-6182 or doug.dansie@slcgov.com

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

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

***Issue Origin*:** Intermountain Health Services, represented by Stephen Dibble, is requesting the Salt Lake City Planning Commission recommend that the City Council approve a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional).

451 SOUTH STATE STREET, ROOM 404
P.O. BOX 145486, SALT LAKE CITY, UTAH 84114-5486
TELEPHONE: 801-535-6230 FAX: 801-535-6005
WWW.SLCGOV.COM/CED

The purpose of the rezone request is to facilitate the reconstruction of the Salt Lake Clinic in a new state-of-the-art facility with a more urban design.

***Analysis*:** The site is currently occupied by the existing Salt Lake Clinic and two retail pads. The site is presently zoned Institutional I, Residential Multi-Family RMF-45 and Commercial Corridor CC. The petitioner is proposing UI Urban Institutional. The intention is to rebuild a new state of the art Salt Lake Clinic and demolish the old one.

***Master Plan Considerations**:* The Central Community Master Plan is the current master plan for the area and updates all previous block and neighborhood plans. The Central Community Master Plan calls for the area to be Medium Density Transit Oriented Development TOD (10-50 dwelling units per acre). The master plan designation is not directly reflective of the existing zoning on the ground, which is Institutional rather than TOD, but Medical clinics are allowed in the City's adopted zoning district. Therefore, the master plan is not inconsistent. This specific proposal is consistent with the master plan in that it reorients the Clinic towards light rail. However, it does not contain a housing component often associated with TOD development. The proposed zoning map amendment is supported by general policy elements of the Central Community Master Plan as long as the resulting development is sensitive to specific design concerns. The final design of the buildings will not be reviewed by the Planning Commission and the Historic Landmark Commission because it is not proposed as a planned development and is not within an Historic District.

PUBLIC PROCESS:

The project was presented to the East Central City Community Council on June 10, 2010. The Community Council provided a letter stating their support of the project, with conditions.

The Planning Commission held a public hearing on September 8, 2010. The Planning Commission passed a motion to forward a positive recommendation to the City Council for the map change, with conditions 1-3 as listed on the staff report. Those conditions are:

1) Parcel 16-05-329-021 and 022 not be rezoned (remain RMF-45), and
2) Parcel 16-05-329-001 300 South frontage be zoned RMF-35 to a depth of 115.5 feet.
3) A drive not be constructed on parcels 16-05-329-021 and 022, which is located between two residential uses.

The vote was six in favor; zero opposed

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance and Maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five standards, which should be analyzed prior to rezoning property (Section 21A.50.050 A-E). The five standards are discussed in detail starting on page 3 of the Planning Commission Staff Report (see Attachment 5b).

TABLE OF CONTENTS

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
Petition No. PLNPCM2009-01048

April 23, 2010	Petition submitted to City for consideration and processing.
May 17, 2010	Petition assigned to Doug Dansie, Senior Planner, for staff analysis and processing.
May 17, 2010	Routed petition for review to applicable Departments and Divisions of Salt Lake City.
June 6, 2010	Reviewed by East Central Neighborhood Council.
August 27, 2010	Mailed public hearing notice for the September 8, 2010 Planning Commission meeting.
August 27, 2010	Published public hearing notice for the September 8, 2010 Planning Commission meeting in the Salt Lake Tribune.
August 27, 2010	Published Planning Commission Staff Report.
September 8, 2010	Planning Commission conducted public hearing and voted 6-0 to recommend forwarding a positive recommendation to the City Council.
October 13, 2010	Planning Commission ratified meeting minutes for September 8, 2010.

2. PROPOSED ORDINANCE

MEMORANDUM

To:	Doug Dansie, Principal Planner
From:	Paul C. Nielson, Senior City Attorney
Date:	October 12, 2010
Re:	S.L. Clinic Rezoning

This document contains attorney-client privileged information and is, therefore, a "protected record", exempt from the disclosure requirements of the Government Records Access and Management Act (Utah Code § 63-2-101, et seq.). This document should not be disclosed to anyone other than its intended recipients without an Order of a court of competent jurisdiction or under the advice of the Office of the City Attorney.

Doug:

Provided herewith are two versions of a draft ordinance rezoning property owned by IHC Health Services pursuant to an application to rezone said property for the Salt Lake Clinic. Two versions are provided because two of the conditions recommended by the Planning Commission are not actual conditions, and the third condition pertains to property that is not being rezoned, and would, therefore, be inappropriate.

Version 2 (identified by the filepath: HB_ATTY-#14835-v2-Ordinance_amending_zoning_map_SL_Clinic.DOC) splits the rezoning action into two parts, comprised of the bulk of the property being rezoned to UI (Urban Institutional) and the portion of parcel no. 16-05-329-001 that is proposed to have its front 115.5 feet rezoned from I (Institutional) to RMF-35. The Planning Commission recommended that the partial rezone of parcel no. 16-05-329-001 be a condition of approving the rezoning of the larger area, but that proposed action is properly characterized as an additional rezoning instead of a condition of approving the remainder.

Version 2 also eliminates inclusion of 959 and 963 East 400 South (parcel nos. 16-05-329-021 and 022) in that ordinance as the Planning Commission did not recommend rezoning of those parcels. Accordingly, the condition that would have prohibited a driveway across those parcels (which would have been a condition subsequent) cannot remain as the proposed rezoning does not affect those parcels and I would be concerned about imposing conditions on property that is outside of (although adjacent to) the area subject to the proposed rezoning.

Please do not hesitate to call or email me or stop by my office if you wish to discuss this matter further.

Also, please forward this memorandum with your transmittal so those down the line will understand why there are two draft versions.

Thank you,

Paul

SALT LAKE CITY ORDINANCE
No. _____ of 2010

(Amending the zoning map pertaining to property located at approximately 333, 349, and 365 South 900 East and 911, 933, 937, 959, and 963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional))

An ordinance amending the zoning map to re-zone property located at approximately 333, 349, and 365 South 900 East and 911, 933, 937, 959, and 963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional) pursuant to Petition No. PLNPCM2010-00229.

WHEREAS, the Salt Lake City Planning Commission ("Planning Commission") held a public hearing on September 8, 2010 on an application submitted by Intermountain Health Services ("Applicant") to amend the City's zoning map (Petition No. PLNPCM2010-00229) to re-zone property located at approximately 333, 349, and 365 South 900 East and 911, 933, 937, 959, and 963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional); and

WHEREAS, at its September 8, 2010 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council ("City Council") on said application, with certain conditions; and

WHEREAS, after a public hearing on this matter the City Council has determined that the following ordinance is in the City's best interests.

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

SECTION 1. 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 the property located at approximately 333, 349, and 365 South 900 East and 911, 933, 937, 959, and 963 East 400 South (Tax ID. Nos. 16-05-329-001, 16-05-329-002, 16-05-329-004, 16-05-329-005, 16-05-329-006, 16-05-329-007, 16-05-329-015, 16-05-329-016, 16-05-329-017, 16-05-329-018, 16-05-329-021, 16-05-329-022, 16-05-329-027, 16-05-329-029, 16-05-328-001, 16-05-328-002, 16-05-328-003, 16-05-328-004, 16-05-328-009), and which is more particularly described on Exhibit "A" attached hereto, shall be and hereby is re-zoned from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional), subject to the conditions set forth in section 2 below.

SECTION 2. Conditions. This rezoning is conditioned upon compliance with the following conditions:

1. The parcels identified by Tax ID Nos. 16-05-329-021 and 16-05-329-022 shall not be re-zoned and shall remain zoned as RMF-45;
2. The parcel identified by Tax ID No. 16-05-329-001shall be zoned RMF-35 to a depth of 115.5 feet from its 300 South frontage; and
3. A drive shall not be constructed on the parcels identified by Tax ID Nos. 16-05-329-021 and 16-05-329-022 adjacent to the neighboring residential uses.

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

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

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: October 12, 2010
By: _____
Paul C. Nielson, *Senior City Attorney*

HB_ATTY-#14835-v1-Ordinance_amending_zoning_map_SL_Clinic.DOC

SALT LAKE CITY ORDINANCE
No. _____ of 2010

(Amending the zoning map pertaining to property located at approximately 333, 349, and 365 South 900 East and 911, 933, and 937 East 400 South from I (Institutional) and CC (Commercial Corridor) to UI (Urban Institutional) and RMF-35 (Residential Multi-Family)

An ordinance amending the zoning map to re-zone property located at approximately 333, 349, and 365 South 900 East and 911, 933, and 937 East 400 South from I (Institutional) and CC (Commercial Corridor) to UI (Urban Institutional) and RMF-35 (Residential Multi-Family) pursuant to Petition No. PLNPCM2010-00229.

WHEREAS, the Salt Lake City Planning Commission ("Planning Commission") held a public hearing on September 8, 2010 on an application submitted by Intermountain Health Services ("Applicant") to amend the City's zoning map (Petition No. PLNPCM2010-00229) to re-zone property located at approximately 333, 349, and 365 South 900 East and 911, 933, and 937 East 400 South from I (Institutional)and CC (Commercial Corridor) to UI (Urban Institutional) and RMF-35 (Residential Multi-Family); and

WHEREAS, at its September 8, 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 public hearing on this matter the City Council has determined that adopting this ordinance is in the City's best interests.

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 the following:

a) that the property located at approximately 333, 349, and 365 South 900 East and 911, 933, and 937 East 400 South (Tax ID. Nos. 16-05-329-001, 16-05-329-002, 16-05-329-004, 16-05-329-005, 16-05-329-006, 16-05-329-007, 16-05-329-015, 16-05-329-016, 16-05-329-017, 16-05-329-018, 16-05-329-027, 16-05-329-029, 16-05-328-001, 16-05-328-002, 16-05-328-003, 16-05-328-004, and 16-05-328-009), and which is more particularly described on Exhibit "A" attached hereto, shall be and hereby is re-zoned from I (Institutional) and CC (Commercial Corridor) to UI (Urban Institutional); and

b) That the front 115.5 feet of the parcel identified by Tax ID No. 16-05-329-001 shall be rezoned from I (Institutional) to RMF-35 (Residential Multi-Family) from its 300 South frontage.

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: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: January 13, 2010
By: _____
Paul C. Nielson, *Senior City Attorney*

HB_ATTY-#14835-v2-Ordinance_amending_zoning_map_SL_Clinic.DOC

Attachment A

Legal Description for UI

A part of Block 42, Plat "B", Salt Lake City Survey, located within the West Half of Section 5, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake City, Salt Lake County, Utah:
Beginning at the Southwest Corner of said Block 42 located 70.78 feet North 89°57'56" East along the Monument Line; and 65.87 feet North 0°01'05" West from the Salt Lake City Monument at the intersection of 900 East Street and 400 South Street; and running thence North 0°00’50” East 544.81 feet along the East Line of 900 East Street; thence South 89°58’43” East 177.47 feet; thence South 0°00'53" West 49.52 feet to the lot line common to Lots 4 and 5 of said Block 42; thence South 89°58'43" East 12.63 feet along said common lot line; thence South 0°00'53" West 82.55 feet to an existing Boundary Line Wall Agreement recorded June 4, 1998 as Entry No. 6985475, in Book 7999, at Page 395; thence South 89°58'43" East 140.07 feet along said Boundary Line Wall Agreement to the lot line common to Lots 4 and 7 of said Block 42; thence North 0°00'55" East 82.55 feet along said common lot line to the lot corner common to Lots 4, 5, 6 and 7 of said Block 42; thence South 89°58'43" East 165.09 feet along the lot line common to Lots 6 and 7 of said Block 42; thence South 0°00'57" West 90.80 feet; thence South 89°58'43" East 16.51 feet; thence South 0°00'58" West 239.39 feet to the lot line common to Lots 1 and 8 of said Block 42; thence North 89°58'42" West 181.58 feet along said common lot line to the lot corner common to Lots 1, 2, 3 and 8 of said Block 42; thence South 0°00'55" West 165.10 feet along the lot line common to Lots 1 and 2 of said Block 42 to the North Line of said 400 South Street; thence along said North Line the following nine courses: North 89°58'41" West 38.96 feet; North 54°58'41" West 18.95 feet; South 89°22'22" West 45.38 feet; North 0°37'35" West 2.25 feet; South 89°22'23" West 12.50 feet; South 0°37'35" East 2.25 feet; South 89°22'21" West 3.05 feet; South 53°51'08" West 17.25 feet; and North 89°58'41" West 200.82 feet to the point of beginning.
Contains 218392 sq. ft. or 5.014 acres

Legal Description for RMF-35

A part of Block 42, Plat "B", Salt Lake City Survey, located within the West Half of Section 5, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake City, Salt Lake County, Utah:
Beginning at the Southwest Corner of said Parcel B located 201.08 feet North 89°57'56" East along the Monument Line and 610.55 feet North from the Salt Lake City Monument at the intersection of 900 East Street and 400 South Street, Point also being 544.81 feet North 0°00’50” East along the East Line of 900 East Street and 130.19 feet South 89°58’43” East from the Southwest Corner of said Block 42; and running thence North 0°00’52” East 115.57 feet to the South Line of 300 South Street; thence South 89°58’44” East 47.28 feet along said South Line; thence South 0°00'53" West 115.57 feet; thence North 89°58’44” West 47.28 feet to the point of beginning.
Contains 5464sq. ft. or 0.125 acres

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding Petition No. PLNPCM2010-00229: A request by IHC Health Services, Inc. for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional).

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

Date:
Time: 7:00 p.m.
Place: Room 315 (City Council Chambers)*
Salt Lake City and County Building
451 S. State Street
Salt Lake City, UT

*Please enter building from east side.

If you have any questions relating to this proposal or would like to review the petition on file, please call Doug Dansie, Senior Planner, at 535-6182 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at doug.dansie@slcgov.com.

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

4. MAILING LABELS

Angela Hasenberg c/o
Salt Lake City Planning Division
451 S State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114-5480

1016 E 300 S LLC
1016 E 300 S
SALT LAKE CITY, UT 84102-2513
84102-2513

4 PLEX
277 S 1000 E
Salt Lake City, UT 84102
84102

908DAU LLC
126 E BRAEWICK RD
SALT LAKE CITY, UT 84103-2201
84103-2201

9TH EAST PROPERTIES LLC
322 S 900 E
Salt Lake City, UT 84102
84102

ABRAMS, SAASHA S & STAMPER, SEAN M; JT
342 S STRONGS CT
SALT LAKE CITY, UT 84102-2303
84102-2303

ACOUSTIC MUSIC STUDIOS
845 E 400 S
Salt Lake City, UT 84102
84102

ADAMS, SUANN P; TR
325 N FEDERAL HEIGHTS CIR
SALT LAKE CITY, UT 84103-4440
84103-4440

AI SLC 500 SOUTH PROPCO, LLC
PO BOX 17227
SALT LAKE CITY, UT 84117-0227
84117-0227

AIAZZI, MIRIAM
3961 S 565 E
MURRAY, UT 84107
84107

ALL AGES HEALTH CENTER
850 E 300 S #4
Salt Lake City, UT 84102
84102

ALMOND DENTAL
850 E 300 S #7
Salt Lake City, UT 84102
84102

ALMOND INVESTMENTS LLC
10852 S PINE SHADOW RD
SOUTH JORDAN, UT 84095-3951
84095-3951

AMANO, GARY & SMILEY; JT
1523 E 1260 N
LOGAN, UT 84341-2846
84341-2846

AMD ARCHITECTURE LC
311 S 900 E #103
Salt Lake City, UT 84102
84102

ANDERSON, KURT S & KIMBERLY; JT
8247 S 535 E
SANDY, UT 84070
84070

ANDERSON, LEE & MARTA D; JT
922 E EAST PL
SALT LAKE CITY, UT 84102
84102

ANNIVERSARY INN
460 S 1000 E
Salt Lake City, UT 84102
84102

APARTMENT HOUSE
425 S 900 E
Salt Lake City, UT 84102
84102

ARCENEAUX, CHARLES D & MAUREEN G; JT
1032 E 400 S #408B
SALT LAKE CITY, UT 84102
84102

ARNOLD, RICHARD R & DEANNA M; JT
4268 S EL CAMINO ST
TAYLORSVILLE, UT 84119-5547
84119-5547

ARTHUR, TARA N & BRANDON J; JT
4508 15TH STREET NW
WASHINGTON, DC 20011
20011

ASSOCIATION OF UNIT OWNERS OF INCLINE TERRACE CONDOMINIUM
1032 E 400 S #105-B
SALT LAKE CITY, UT 84102
84102

ASTIN, MARY A & ODETTE, MICHELLE; JT
2046 E VILLAGE POINT WY
SANDY, UT 84093-2500
84093-2500

ATZET, SARAH & IAN; JT
1032 E 400 S #101B
SALT LAKE CITY, UT 84102-3122
84102-3122

AYRE INVESTMENTS, LC
201 S MAIN ST #1100
SALT LAKE CITY, UT 84111-0477
84111-0477

BANDLEY, MICHALE J
1945 W SINGING WOOD CT
WEST JORDAN, UT 84084-2323
84084-2323

BARBER, BRIAN K
4037 SEQUOYAH AVE
KNOXVILLE, TN 37919-8352
37919-8352

BEMIS, BROCK R & LESLIE H; JT
420 S FLETCHER CT
SALT LAKE CITY, UT 84102-3022
84102-3022

BENCH, STEVEN R
432 S FLETCHER CT
SALT LAKE CITY, UT 84102-3022
84102-3022

BENEDICK, MARGIE S
910 SAFSTROM DR
IDAHO FALLS, ID 83401
83401

BINGHAM, SKYLERE
415 S FLETCHER CT
SALT LAKE CITY, UT 84102-3022
84102-3022

BLACK HAUS HOLDINGS LLC
2052 E CORRIE ANN CIR
SANDY, UT 84093-6928
84093-6928

BLAIR HOUSE APARTMENT
947 E 400 S
Salt Lake City, UT 84102
84102

BLISS, RYAN
570 E 400 S
CENTERVILLE, UT 84014-2413
84014-2413

BLOCK, LINDA
1032 E 400 S #105B
SALT LAKE CITY, UT 84102-3186
84102-3186

BMA GROUP LLC
938 E 300 S
Salt Lake City, UT 84102
84102

BNY YOUKSTETTER INVESTMENTS LC; ET AL
PO BOX 2973
MCCALL, ID 83638
83638

BOARD OF EDUCATION OF SALT LAKE CITY
440 E 100 S
SALT LAKE CITY, UT 84111-1898
84111-1898

BODILY, CHRISTOPHER M & HOLLY H; JT
8896 S EASTHILLS DR
SANDY, UT 84093-1813
84093-1813

BOMA LC
7206 SW 146TH STREET CIR
MIAMI, FL 33158-1600
33158-1600

BOREGINO, MARY E
929 E EAST PL
SALT LAKE CITY, UT 84102
84102

BORGENICHT LOUIS MD
850 E 300 S #5
Salt Lake City, UT 84102
84102

BORK, SHELLENE V
PO BOX 981921
PARK CITY, UT 84098
84098

BOWNCO
940 E 400 S #B
Salt Lake City, UT 84102
84102

BOYER, GEORGE F, JR & MARY W
246 S 1000 E
SALT LAKE CITY, UT 84102-2404
84102-2404

BREWSTER, HOYT W JR & JUDITH T; TRS
2838 S DEVEREAUX WY
SALT LAKE CITY, UT 84109-1806
84109-1806

BURTON, BURTON & BURTON PROPERTIES, LLC
1017 E HOLLYWOOD AVE
SALT LAKE CITY, UT 84105-3404
84105-3404

BURWELL, MICHAEL R & D'ANNE P; TC
1121 HOBART STREET
MENLO PARK, CA 94025
94025

BUSCH, NICOLE L
3626 S 7550 W
MAGNA, UT 84044-2493
84044-2493

CALES, RANDY
426 S 1000 E #304
SALT LAKE CITY, UT 84102-1474
84102-1474

CALHOUN, CHARLES
923 E 500 S #A
SALT LAKE CITY, UT 84102-3035
84102-3035

CAMPBELL, KENNETH G & CAMILLE S; JT
425 S 1000 E #208C
SALT LAKE CITY, UT 84102
84102

CANNON, BRYON D & DOMINIQUE; TRS
1885 E 900 S
SALT LAKE CITY, UT 84108-1363
84108-1363

CAO, THOMAS DANH AKA DANH & JENNIE; JT
1018 E LINDEN AVE
SALT LAKE CITY, UT 84102
84102

CARLSTON, ELEANOR H; TR
426 S 1000 E #808
SALT LAKE CITY, UT 84102-3087
84102-3087

CASH MONEY ENTERTAINMENT
425 S 900 E #1
Salt Lake City, UT 84102
84102

CAUGHLIN, GERALD M
525 N LONGFORD LN
WICHITA, KS 67206-1815
67206-1815

CEDAR CLIFF APARTMENTS
250 S 900 E
Salt Lake City, UT 84102
84102

CHARLES, BRENDON S & HARBER WHITNEY L; JT
439 S FLETCHER CT
SALT LAKE CITY, UT 84102-3022
84102-3022

CHASE, DOLORES; TR
1235 E 200 S #402
SALT LAKE CITY, UT 84102-1964
84102-1964

CHRISTENSEN, KAY H
925 E EAST PL
SALT LAKE CITY, UT 84102
84102

CHRISTIE, PETER R
318 S 1000 E
SALT LAKE CITY, UT 84102-2411
84102-2411

CITY VIEW APARTMENTS LLC
1012 E BARBARA PL #A
SALT LAKE CITY, UT 84102-3164
84102-3164

CITY VIEW APARTMENTS, L.L.C.
1025 E BARBARA PL
Salt Lake City, UT 84102
84102

CLARK, ELISHA A & BARLOWM WHITTNEY; JT
300 ROGERS RD #R101
ATHENS, GA 30605-1615
30605-1615

CLARK, JOHN W & PENA, JUAN E; JT
8400 DE LONGPRE AVE #305
WEST HOLLYWOOD, CA 90069-
90069-

CONONELOS, TERRI J
212 CHERYL LN #11
PHOENIX, OR 97535-9783
97535-9783

COOK, CRAIG S
3645 E CASCADE WY
SALT LAKE CITY, UT 84109-2306
84109-2306

COON, DENNIS K
425 S 1000 E #309C
SALT LAKE CITY, UT 84102
84102

COSTUME JEWELRY INC
470 S 900 E
Salt Lake City, UT 84102
84102

COUCOU BINOU LLC; ET AL
1277 E 400 S
SALT LAKE CITY, UT 84102-3496
84102-3496

CRAIG, STUART
426 S 1000 E #404
SALT LAKE CITY, UT 84102-3097
84102-3097

CRIMSON COURT APARTMENTS
1035 E 300 S
Salt Lake City, UT 84102
84102

CRIMSON COURT, LLC
2115 E MARWOOD CIR
HOLLADAY, UT 84124
84124

CROMER, CYNTHIA C; TR
816 E 100 S
SALT LAKE CITY, UT 84102-4109
84102-4109

CRUZ, JOHN F
426 S 1000 E #405
SALT LAKE CITY, UT 84102-3097
84102-3097

CUNDIFF, JEANNE
426 S 1000 E #506
SALT LAKE CITY, UT 84102-3085
84102-3085

CURTIS, MARSHA & RUGER, BRENDA; JT
387 E WESTMINSTER AVE
SALT LAKE CITY, UT 84115-2227
84115-2227

D & B LLC
444 E 200 S
SALT LAKE CITY, UT 84111-2103
84111-2103

D & J SONNTAG INVESTMENT COMPANY LP, THE
2402 E 900 S
SALT LAKE CITY, UT 84108-1441
84108-1441

DAILAMI, JEREMY & OLSEN, JASON T; JT
426 S 1000 E #603
SALT LAKE CITY, UT 84102-3038
84102-3038

DAVIES, ANGELA & BRANDON; JT
1032 E 400 S #207B
SALT LAKE CITY, UT 84102-3113
84102-3113

DAVIS, DAN J & LANA T; JT
1215 E ELEVENTH AVE
SALT LAKE CITY, UT 84103
84103

DAVIS, HARDIN K & OLSON, SANDRA L; JT
857 E 400 S
SALT LAKE CITY, UT 84102-2928
84102-2928

DAVIS, HARDIN K & OLSON, SANDRA L; JT
1538 E LOGAN AVE
SALT LAKE CITY, UT 84105-2808
84105-2808

DAWN PROPERTIES, LLC
573 E SEVENTH AVE
SALT LAKE CITY, UT 84103-3051
84103-3051

DEBRY, DAN J & JUDITH T; JT
6585 S ANNE MARIE DR
COTTONWOOD HTS, UT 84121
84121

DEIBER, KEVIN & BEUTLER, JARED; JT
1037 E LINDEN AVE
SALT LAKE CITY, UT 84102
84102

DENHALTER, SCOT
426 S 1000 E #301
SALT LAKE CITY, UT 84102-1474
84102-1474

DEPPE, PAMELA S; ET AL
7227 S 2740 E
COTTONWOOD HTS, UT 84121-4124
84121-4124

DERRICK, BRADLEY R & BECKY (JT)
1036 E 300 S
SALT LAKE CITY, UT 84102-2513
84102-2513

DNA VENTURES LLC
707 E WALNUT BROOK DR
MURRAY, UT 84107
84107

DUERIG, LINDA K
350 S 900 E
SALT LAKE CITY, UT 84102-2311
84102-2311

DUQUETTE, AMY S
931 E 500 S
SALT LAKE CITY, UT 84102-3017
84102-3017

EDWARDS, J DUKE & TERESA ANN (JT)
1971 E TERRACE DR
SANDY, UT 84093-6940
84093-6940

EICHBAUER, JILL A
939 E 500 S #B
SALT LAKE CITY, UT 84102
84102

ELLSWORTH, JANE E & PURCELL, ROBERT A; JT
2520 COLUMBIA
COSTA MESA, CA 92626
92626

EPPERSON, GABRIEL M
256 S IOWA ST
SALT LAKE CITY, UT 84102-2433
84102-2433

ERICKSON, CAMILLE & TIMOTHY M; JT
243 S IOWA ST
SALT LAKE CITY, UT 84102-2407
84102-2407

ERICKSON, J LARRY
PO BOX 57486
MURRAY, UT 84157-0486
84157-0486

ESPLIN, ANDREA C; ET AL
425 S 1000 E #414C
SALT LAKE CITY, UT 84102
84102

ETHINGTON, NANCY K
426 S 1000 E #305
SALT LAKE CITY, UT 84102-1474
84102-1474

ETT, ROBERT J
426 S 1000 E #503
SALT LAKE CITY, UT 84102-3097
84102-3097

EVANOFF, PETE F & ARLENE; JT
426 S 1000 E #408
SALT LAKE CITY, UT 84102-3097
84102-3097

EVANS, REYNOLD
2595 E GLENNA DR
HOLLADAY, UT 84124
84124

EYRE, HARMON J
426 S 1000 E #804
SALT LAKE CITY, UT 84102-3087
84102-3087

FAIRVIEW CARE CENTER EAST
455 S 900 E
Salt Lake City, UT 84102
84102

FARHAD-MOTAMED, GOLNAZ
2264 S FOOTHILL DR #E306
SALT LAKE CITY, UT 84109
84109

FARNEY, JENNIFER
2541 E MAYWOOD DR
SALT LAKE CITY, UT 84109-1657
84109-1657

FEATHERSTONE, WRAY M
958 E 400 S
SALT LAKE CITY, UT 84102-3075
84102-3075

FERRARI, ROBERT G & AUDREY B; TRS
13630 EDMANDS DR
RENO, NV 89511-
89511-

FERRELL, ALEX
PO BOX 13519
ARLINGTON, TX 76094
76094

FERRELL, ALEX
334 S 900 E
SALT LAKE CITY, UT 84102-2311
84102-2311

FERRONE, MARTINE & JOHN; JT
3025 E BANBURY RD
COTTONWOOD HTS, UT 84121-5247
84121-5247

FETZER, WILL C & LANIE D; JT
841 E 500 S
SALT LAKE CITY, UT 84102-2907
84102-2907

FOOTE, LARRY J
406 E 300 S #100
SALT LAKE CITY, UT 84111
84111

FORD, JAMES & BYBEE, ARIEL; JT
426 S 1000 E #PH1
SALT LAKE CITY, UT 84102
84102

FOWLER, ROBERT A & ALLENE A; TRS
426 S 1000 E #806
SALT LAKE CITY, UT 84102-3087
84102-3087

FOX, KEVIN M & MARSHA; TRS
357 HAZELTINE ST
ONTARIO, CA 91761
91761

FRANCIS, ANTHONY W
4001 S DECATUR BL #37535
LAS VEGAS, NV 89103
89103

FREI, MICHAEL C
2186 E GLEN HAVEN LN
HOLLADAY, UT 84117
84117

FRONTIER
942 E 400 S
SALT LAKE CITY, UT 84102-3016
84102-3016

FURMAN, JAY
PO BOX 35547
TULSA, OK 74153
74153

G & G LC
755 E 315 S
LAYTON, UT 84041-
84041-

GARDNER, DAVID A & BARBARA T; JT
255 S 1000 E
SALT LAKE CITY, UT 84102-2403
84102-2403

GARDNER, DAVID A & BARBARA T; TC
267 S 1000 E
SALT LAKE CITY, UT 84102-2403
84102-2403

GECKO INVESTMENTS 1, LLC
11748 S 4210 W
SOUTH JORDAN, UT 84095-8119
84095-8119

GHAEINI, MOHAMMAD & JAYNEE W; JT
1044 E 400 S #601A
SALT LAKE CITY, UT 84102-3172
84102-3172

GIBSON, TERI J & MARK A; JT
1023 E 300 S
SALT LAKE CITY, UT 84102-2523
84102-2523

GILLMOR, FLORENCE J
PO BOX 2519
SALT LAKE CITY, UT 84110-2519
84110-2519

GILLMOR, FLORENCE J
1235 E 200 S #201
SALT LAKE CITY, UT 84102-1964
84102-1964

GNB PROPERTIES LLC
4210 SUMMERMEADOW DR
BOUNTIFUL, UT 84010
84010

GOLDSTEIN, ROBERT R P
276 S 1000 E
SALT LAKE CITY, UT 84102-2404
84102-2404

GREEN, ALISA & RAY E L; JT
135 S 1460 E
SALT LAKE CITY, UT 84112-0119
84112-0119

GREENHALGH, STEPHEN R
4788 S BRON BRECK ST
HOLLADAY, UT 84117-6412
84117-6412

GREKOWICZ, BRIAN & JANTZEN, AUDREY; JT
272 S 1000 E
SALT LAKE CITY, UT 84102-2404
84102-2404

HABITAT EAST APARTMENTS
975 E 400 S
Salt Lake City, UT 84102
84102

HACKETT, JEFF C
1032 E 400 S #508B
SALT LAKE CITY, UT 84102
84102

HALEY, MICHELE
2967 E MORNINGSIDE DR
SALT LAKE CITY, UT 84124-2101
84124-2101

HALLIDAY, JAMES B
426 S 1000 E #401
SALT LAKE CITY, UT 84102-3045
84102-3045

HANCOCK, JOHN B
722 E NORTHCREST DR
SALT LAKE CITY, UT 84103-3317
84103-3317

HANDLEY, LISA
1032 E 400 S #607B
SALT LAKE CITY, UT 84102-3127
84102-3127

HANSEN, WILLIAM W & DIANNE; JT
6615 HARNESS HILL CT
CENTREVILLE, VA 20121-3817
20121-3817

HARNS, SEAN & CHRISTINE; JT
1032 E 300 S
SALT LAKE CITY, UT 84102-2513
84102-2513

HARPER, MICHAEL R & SHEILA; JT
1860 S 250 W
PERRY, UT 84302-
84302-

HARRIS, MARY N
264 S 1000 E
SALT LAKE CITY, UT 84102-2404
84102-2404

HAWLEY, RON D & NOREEN A; JT
1120 DAYBREAK LN
MESQUITE, NV 89027-7505
89027-7505

HAYDEN, BELINDA K
2030 E LINCOLN CIR
HOLLADAY, UT 84124
84124

HAYES, TIM
3324 S 1100 E
SALT LAKE CITY, UT 84106-2518
84106-2518

HEINRICH, EDWIN C, JR & WENDY; TC
4252 E WILDCREEK RD
SANDY, UT 84092-6034
84092-6034

HENDRY, DOUGLAS J
585 N WESTCAPITOL ST
SALT LAKE CITY, UT 84103-1709
84103-1709

HERD, ROLF T; ET AL
425 S 1000 E #512C
SALT LAKE CITY, UT 84102
84102

HEREDIA, TRANSITO U
425 S 1000 E #406
SALT LAKE CITY, UT 84102
84102

HERRICK, DAVID P
4760 S HIGHLAND DR #116
SALT LAKE CITY, UT 84117-2837
84117-2837

HERRICK, JULIE P; TR
2636 E NOTTINGHAM WY
SALT LAKE CITY, UT 84108-2454
84108-2454

HILDEBRANDT, ANDREAS
140 SUMMER HILL LN
WOODSIDE, CA 94062
94062

HILDEBRANDT, ANDREAS R
140 SUMMERHILL LN
WOODSIDE, CA 94062
94062

HILL, LAEL W, TR
447 S 900 E
SALT LAKE CITY, UT 84102-2933
84102-2933

HIMONAS, GEORGE & CHRISSY; JT
426 S 1000 E #505
SALT LAKE CITY, UT 84102-3085
84102-3085

HODGKINS, BOB & DENISE; JT
354 S 900 E
SALT LAKE CITY, UT 84102-2311
84102-2311

HOKE, MARSHA M
1204 E BONNER WY
SALT LAKE CITY, UT 84117-4918
84117-4918

HOLM, AARON L
426 S FLETCHER CT
SALT LAKE CITY, UT 84102-3022
84102-3022

HORGOS, THOMAS J
344 S STRONGS CT
SALT LAKE CITY, UT 84102-2303
84102-2303

HOUSING ASSISTANCE MANAGEMENT ENTERPRISE
1776 S WESTTEMPLE ST
SALT LAKE CITY, UT 84115-1816
84115-1816

HSIEH, VINCE P
3612 E 8620 S
COTTONWOOD HTS, UT 84121
84121

HSUEH, CHING-YU; ET AL
3709 S EUROPA DR
SALT LAKE CITY, UT 84106-4428
84106-4428

IHC BRYNER PHYSICAL THERAPY
850 E 300 S #6
Salt Lake City, UT 84102
84102

IHC HEALTH CENTER PHARMACY
333 S 900 E
Salt Lake City, UT 84102
84102

IHC HOSPITALS INC
201 S MAIN ST #1100
SALT LAKE CITY, UT 84111-0477
84111-0477

INCLINE TERRACE CONDMN ASSOC OF UNIT OWNERS
1032 E 400 S #10B
SALT LAKE CITY, UT 84102
84102

INCLINE TERRACE CONDO COMMON AREA MASTERCARD
1032 E 400 S
SALT LAKE CITY, UT 84102-3107
84102-3107

J QUAD, LLC
2413 E ROYAL LN
COTTONWOOD HTS, UT 84093
84093

J QUAD, LLC
2413 E ROYAL LN
COTTONWOOD HTS, UT 84093
84093

JANDA, LISA & MARK; JT
2851 E ALEXANDER CT
GILBERT, AZ 85298-4297
85298-4297

JAY WINDLEY
944 E 300 S
Salt Lake City, UT 84102
84102

JENSEN, JEFFREY J; TR
1338 S FOOTHILL DR #311
SALT LAKE CITY, UT 84108-1953
84108-1953

JENSEN, MARK; ET AL
1044 E 400 S #202A
SALT LAKE CITY, UT 84102-3160
84102-3160

JEPPSON, RYAN L
921 E EAST PL
SALT LAKE CITY, UT 84102
84102

JOHANSSON, CLETE O & WALTERS, GREGORY L; JT
352 S 900 E
SALT LAKE CITY, UT 84102-2311
84102-2311

JOHNSON, DEWAYNE E & JUDY K B (JT)
250 S IOWA ST
SALT LAKE CITY, UT 84102-2433
84102-2433

JOHNSON, JULIE S & KINGMA, LIEUWE; JT
956 E 300 S
SALT LAKE CITY, UT 84102-2409
84102-2409

JOHNSON, MICHAEL A
PO BOX 581275
SALT LAKE CITY, UT 84158-1275
84158-1275

JOHNSON, VIRGINIA H & HILL, E MARSHALL; JT
845 SOUTHERS PLANTATION
SUWANEE, GA 30024
30024

JONES, DANIEL & JANE; TRS
426 S 1000 E #501
SALT LAKE CITY, UT 84102-3097
84102-3097

JONES, HEBER C & MARY LAREE M; JT
1245 E WILLOW DR
ST GEORGE, UT 84790
84790

JONES, LLOYD W & CAROL J; JT
426 S 1000 E #700
SALT LAKE CITY, UT 84102-3038
84102-3038

JONES, ROBIN K & SUSAN D; JT
937 E 500 S #A
SALT LAKE CITY, UT 84102-3035
84102-3035

JORGENSEN, ROBERT
1032 E 400 S #304B
SALT LAKE CITY, UT 84102
84102

JSWJ, LLC
850 E 300 S #1
SALT LAKE CITY, UT 84102-2673
84102-2673

KANE, ANN M
927 E 500 S
SALT LAKE CITY, UT 84102-3017
84102-3017

KASS, MICHAEL S & ISABEL; JT
5117 W MILSTEAD LN
SALT LAKE CITY, UT 84118-6730
84118-6730

KEEFER, CYNTHIA M & THOMAS A, JR.; JT
1032 E 400 S #310B
SALT LAKE CITY, UT 84102
84102

KEN MOSE FLAKE FAMILY FOUNDATION
4896 S NANILOA DR
HOLLADAY, UT 84117-6429
84117-6429

KEY BANK NA
4910 TIEDEMAN RD
BROOKLYN, OH 44144
44144

KEY FAMILY LLC
338 S 1000 E
SALT LAKE CITY, UT 84102-2411
84102-2411

KEY PROPERTIES
344 S 1000 E
Salt Lake City, UT 84102
84102

KHEFEIFI, ALI M; ET AL
14008 CHESTNUT DR #5
EDEN PRAIRIE, MN 55347
55347

KRISPEN FAMILY HOLDINGS LC
9075 S 1300 E #101
SANDY, UT 84094-1732
84094-1732

LARSEN, CHRISTENSEN & RICO PLLC
50 W BROADWAY ST #400
SALT LAKE CITY, UT 84101-2065
84101-2065

LAURET, MAILE
232 E RIDGE RD
OREM, UT 84057
84057

LBJP PROPERTIES LLC
850 E 300 S #5
SALT LAKE CITY, UT 84102-2672
84102-2672

LECOINTRE, JEAN-MICHAEL & SAMANTHA C; JT
1200 EVELYN LN
SACRAMENTO, CA 95864-3707
95864-3707

LEIGHTON, LINDA L; ET AL
247 S IOWA ST
SALT LAKE CITY, UT 84102-2407
84102-2407

LENOWITZ, HARRIS & WYER, KATHRYN; TC
1720 S OAK SPRINGS DR
SALT LAKE CITY, UT 84108-3314
84108-3314

LESAR, WILLIAM & NORMA; TC
9270 SAND TRAP CT
PARK CITY, UT 84098
84098

LIAN, GANG & XU, JING; JT
801 S WINCHESTER BLVD
SAN JOSE, CA 95128
95128

LIGNELL, TAD
2030 E LINCOLN CIR
HOLLADAY, UT 84124
84124

LIN, HENRY F & LIN, CHING-KUAN; JT
3264 N MOHAWK LN
PROVO, UT 84604-
84604-

LINDSAY, MARIA E
595 E NORTHHILLS DR
SALT LAKE CITY, UT 84103-3337
84103-3337

LOERTSCHER, DAVID V & SANDRA D; TRS
312 S 1000 E
SALT LAKE CITY, UT 84102-2411
84102-2411

LOGSDON, HOWARD M & LYNDA H; TRS
426 S 1000 E #607
SALT LAKE CITY, UT 84102-3038
84102-3038

LOOSLE, MARVIN W & PATTY H; TRS
251 E PARK RISE WY
SANDY, UT 84070-3808
84070-3808

LOVE, CHRISTOPHER W
1916 E BRADY CREEK DR
SANDY, UT 84093-6949
84093-6949

LOVE, FREDERIC S
1830 E 3900 S
HOLLADAY, UT 84124-1613
84124-1613

LUDDINGTON, DEAN F; TR ET AL
295 E 2050 S
BOUNTIFUL, UT 84010
84010

LUDLOW THOMAS H DDS
850 E 300 S #3
Salt Lake City, UT 84102
84102

LUDLOW, THOMAS H & SUSAN W; TRS
2646 E HILLSIDE PINES CIR
SALT LAKE CITY, UT 84109-4016
84109-4016

LYON, SUSAN C & ZACHARY T; JT
8189 SATIN SPAR WY
SACRAMENTO, CA 95829
95829

M & B PALMER FAMILY, LLC
316 S 800 E
SPRINGVILLE, UT 84663
84663

MALOUF, JUDY
426 S 1000 E #306
SALT LAKE CITY, UT 84102-1474
84102-1474

MAREK, EDWARD W & LINDA; JT
1045 S 1550 E
BOUNTIFUL, UT 84010-1564
84010-1564

MARSHA HOKE
326 S 1000 E
Salt Lake City, UT 84102
84102

MARTIN, BENJAMIN D & LEAH G; JT
1044 E 400 S #404A
SALT LAKE CITY, UT 84102-3120
84102-3120

MARTIN, RYAN D & STEVENSON, KATHY K; JT
445 CONNECTICUT PL
GREEN RIVER, WY 82935-6025
82935-6025

MASTERS, GAYLE & LYMAN, CHARLES B; JT
426 S 1000 E #403
SALT LAKE CITY, UT 84102-3097
84102-3097

MATSIEVSKI, VALERI
5393 S WILLOW LN
MURRAY, UT 84107
84107

MATSUMORI, CAROL L
426 S 1000 E #705
SALT LAKE CITY, UT 84102-3048
84102-3048

MAVERIK COUNTRY STORES INC
880 W CENTER ST
NORTH SALT LAKE, UT 84054
84054

MAVERIK COUNTRY STORES INC#330
310 S 900 E
Salt Lake City, UT 84102
84102

MCALLISTER, BOYD K
426 S 1000 E #703
SALT LAKE CITY, UT 84102-3048
84102-3048

MCDONALD, BLAIR J & MERIKAY M; JT
662 S 1850 W
CEDAR CITY, UT 84720-
84720-

MCDOUGALL, ISAAC & BONNIE; JT
1085 S DENVER ST
SALT LAKE CITY, UT 84111-4732
84111-4732

MCNEALY, JUNE C; TR JCMS TRUST
7112 S BRENT LN
COTTONWOOD HTS, UT 84121-3728
84121-3728

MCNEIL, CAROLYN
1930 E 4625 S
HOLLADAY, UT 84117
84117

MCNELIS, DAVID
PO BOX 3064
CHAPEL HILL, NC 27515
27515

MCNELIS, DAVID
PO BOX 3064
CHAPEL HILL, NC 27515-3064
27515-3064

MEDICAL VENTURES CONDMN
COMMON AREA MASTER CARD
6778 S 1300 E
COTTONWOOD HTS, UT 84121-2719
84121-2719

MEEKS, PHILLIP J & JULIA A; JT
341 ANNA LN
MIDWAY, UT 84049-6930
84049-6930

MILES, CLARK W
PO BOX 25083
SALT LAKE CITY, UT 84125-0083
84125-0083

MILLENNIUM PROFESSIONAL
PARTNERS LLC
715 W 650 S
OREM, UT 84058
84058

MILNER, HAROLD W; TR (SEM TRUST)
426 S 1000 E #706
SALT LAKE CITY, UT 84102-3048
84102-3048

MORRIS, R BRENT & MARSHA (JT)
1060 E 300 S
SALT LAKE CITY, UT 84102-2513
84102-2513

MOSTOFI-MICHAELIS, SAGHI
1147 SIXTH ST #102
SANTA MONICA, CA 90403
90403

NACEY INVESTMENTS LLC
5693 S REDWOOD RD #14
TAYLORSVILLE, UT 84123-3645
84123-3645

NALDER, MYRON
8408 KAWALA DR
LAS VEGAS, NV 89128-7170
89128-7170

NEW BROADMOOR APARTMENTS LLC
778 TURNBRIDGE RD
DANVILLE, CA 94526
94526

NICHOLICH, JOSEPH A
850 E 300 S #4
SALT LAKE CITY, UT 84102-2672
84102-2672

NIELSON, LAWRENCE J; ET AL
263 S 1000 E
SALT LAKE CITY, UT 84102-2403
84102-2403

NILES, FRANKLIN E; LIFE TRS; ET AL
2730 ATLA VISTA LANE
SAN ANGELO, TX 76904-7458
76904-7458

NINE THIRTY THREE ASSOCIATES
3055 E SUNDRIFT CIR
COTTONWOOD HTS, UT 84121-4349
84121-4349

NULPH ROGER OR LINDA
331 S 1000 E
Salt Lake City, UT 84102
84102

NULPH, CARMEN A; TR (LAN TRUST)
6369 S COBBLEROCK LN
HOLLADAY, UT 84121-2303
84121-2303

O'CONNELL, JOHN D & ANN; TC
352 S 1000 E
SALT LAKE CITY, UT 84102-2415
84102-2415

OBSTETRICS & GYNECOLOGY
850 E 300 S #1
Salt Lake City, UT 84102
84102

OFFICEMAX #425
410 S 900 E
Salt Lake City, UT 84102
84102

ORTON, KIRK G & GAYLA V; JT
10617 S 455 E
SANDY, UT 84070
84070

OSBORNE, DALE H; TR
426 S 1000 E #600
SALT LAKE CITY, UT 84102-3047
84102-3047

OTSUKA, KOZO; ET AL
VON-STEUBEN-RING 3
STADTBERGEN, 86391
86391

OVERALL, PAUL
964 E 300 S
SALT LAKE CITY, UT 84102-2409
84102-2409

PALMER, KENT & ROBIN E S; JT
1116 S BONNEVILLE DR
SALT LAKE CITY, UT 84108-2052
84108-2052

PALZA-MCBRIDE, GONZALO
8067 S TWELVE PINES DR
SANDY, UT 84094-7215
84094-7215

PASIC, NERIMA
925 E 500 S #B
SALT LAKE CITY, UT 84102
84102

PATEL, AMI
1027 E 300 S
SALT LAKE CITY, UT 84102-2523
84102-2523

PAZ, ALEJANDRO; ET AL
1032 E 400 S #405B
SALT LAKE CITY, UT 84102
84102

PERKINS, BRENDAN F & VANESSA C; JT
PO BOX 522278
SALT LAKE CITY, UT 84152-2278
84152-2278

PERKINS, DOUGLAS T & MARCY; JT
2526 E STARLING DR
COTTONWOOD HTS, UT 84121-5138
84121-5138

PERRY, LOWELL K; TR (P FAM REV LIV TR)
426 S 1000 E #707
SALT LAKE CITY, UT 84102-3048
84102-3048

PETERSEN, REED K. & MARIE A.
11484 S 1380 E
SANDY, UT 84092-5366
84092-5366

PETERSON FAMILY PROPERTIES, LLC
915 E 300 S
SALT LAKE CITY, UT 84102-2408
84102-2408

PETERSON LEMONTE
919 E 300 S
Salt Lake City, UT 84102
84102

PHILLIPS, DEAN A & KRISTIN G; JT
242 S 1000 E
SALT LAKE CITY, UT 84102-2404
84102-2404

PHILLIPS, JOHN D & SANDRA A; JT
322 S 1000 E
SALT LAKE CITY, UT 84102-2411
84102-2411

PHILLIPS, RAY A; TR
338 S 1000 E
SALT LAKE CITY, UT 84102-2411
84102-2411

PIELE, CHARLES H & TERESA L W; JT
363 S 1000 E
SALT LAKE CITY, UT 84102-2414
84102-2414

POLJAK, ROSE MARY I
935 E 500 S #A
SALT LAKE CITY, UT 84102-3035
84102-3035

POULTON, JAMES & DONNA; JT
905 N LITTLE VALLEY RD
SALT LAKE CITY, UT 84103-3733
84103-3733

PREBLE, MYLES A & NOREE L; JT
4460 S ROGER DR
SALT LAKE CITY, UT 84124
84124

RAIKH, MIKHAIL & MARIA; JT
1575 E 900 S
SALT LAKE CITY, UT 84105-1621
84105-1621

RAINCHECK #10 SLC
432 S 900 E
Salt Lake City, UT 84102
84102

RASMUSEN, EARL H & MARGARET A (JT)
1798 S PARK ST
SALT LAKE CITY, UT 84105-2937
84105-2937

RATHI, RAMESH & KEERTI; JT
2229 E TOMPKINS DR
COTTONWOOD HTS, UT 84121-3848
84121-3848

RATLIFF, GLADYS E, TR
932 E EAST PL
SALT LAKE CITY, UT 84102
84102

REAM, L J; TR
PO BOX 510810
SALT LAKE CITY, UT 84151-0810
84151-0810

RICHARD P SMOOT FAMILY LLC
847 E 400 S
SALT LAKE CITY, UT 84102-2928
84102-2928

RINGWOOD, PHILLIP L & ELIZABETH P; JT
1268 E SOUTHTEMPLE ST
SALT LAKE CITY, UT 84102-1705
84102-1705

ROBERTS, MEGAN L
425 S 1000 E #505
SALT LAKE CITY, UT 84102
84102

ROSE LAUNDRY
904 E 300 S
Salt Lake City, UT 84102
84102

ROSENSTEIN DARREN L
937 E 300 S
Salt Lake City, UT 84102
84102

ROSENSTEIN, DARREN L; TR
8694 S ALPEN CIR
COTTONWOOD HTS, UT 84121-6102
84121-6102

RUBIN, EDWARD J
853 E 500 S
SALT LAKE CITY, UT 84102-2907
84102-2907

RVD MANAGEMENT, INC
3742 E NORTHLTCOTTONWD RD
SANDY, UT 84092
84092

Residents
1036 E BARBARA PL
Salt Lake City, UT 84102-3140
84102-3140

Residents
851 E 400 S
Salt Lake City, UT 84102-2928
84102-2928

Residents
460 S 1000 E #BSMT
Salt Lake City, UT 84102-3031
84102-3031

Residents
905 E 400 S
Salt Lake City, UT 84102-3015
84102-3015

Residents
251 S 900 E
Salt Lake City, UT 84102-2308
84102-2308

Residents
1022 E LINDEN AVE
Salt Lake City, UT 84102
84102

Residents
929 E 500 S
Salt Lake City, UT 84102-3017
84102-3017

Residents
929 E 500 S
Salt Lake City, UT 84102-3017
84102-3017

Residents
915 E 500 S
Salt Lake City, UT 84102-3017
84102-3017

Residents
975 E 500 S
Salt Lake City, UT 84102-3017
84102-3017

Residents
929 E 500 S
Salt Lake City, UT 84102-3017
84102-3017

Residents
1016 E LINDEN AVE
Salt Lake City, UT 84102-2524
84102-2524

Residents
939 E 500 S
Salt Lake City, UT 84102-3017
84102-3017

Residents
1025 E 400 S
Salt Lake City, UT 84102-3150
84102-3150

Residents
1038 E LINDEN AVE
Salt Lake City, UT 84102-2524
84102-2524

Residents
351 S 1000 E
Salt Lake City, UT 84102-2414
84102-2414

Residents
373 S 1000 E
Salt Lake City, UT 84102-2414
84102-2414

Residents
1003 E 400 S
Salt Lake City, UT 84102-3114
84102-3114

Residents
921 E 500 S #B
Salt Lake City, UT 84102-3017
84102-3017

Residents
921 E 500 S #A
Salt Lake City, UT 84102-3017
84102-3017

Residents
1021 E BARBARA PL
Salt Lake City, UT 84102-3136
84102-3136

Residents
935 E 500 S #B
Salt Lake City, UT 84102-3017
84102-3017

Residents
925 E 500 S #A
Salt Lake City, UT 84102-3017
84102-3017

Residents
1034 E LINDEN AVE
Salt Lake City, UT 84102-2524
84102-2524

Residents
337 S 1000 E
Salt Lake City, UT 84102-2414
84102-2414

Residents
353 S 1000 E
Salt Lake City, UT 84102-2414
84102-2414

Residents
375 S 1000 E
Salt Lake City, UT 84102-2414
84102-2414

Residents
1033 E BARBARA PL
Salt Lake City, UT 84102-3130
84102-3130

Residents
929 E 500 S
Salt Lake City, UT 84102-3017
84102-3017

Residents
1035 E BARBARA PL
Salt Lake City, UT 84102-3110
84102-3110

Residents
935 E 500 S #A
Salt Lake City, UT 84102-3017
84102-3017

Residents
925 E 500 S #C
Salt Lake City, UT 84102-3017
84102-3017

Residents
929 E 500 S
Salt Lake City, UT 84102-3017
84102-3017

Residents
1036 E LINDEN AVE
Salt Lake City, UT 84102-2524
84102-2524

Residents
343 S 1000 E
Salt Lake City, UT 84102-2414
84102-2414

Residents
363 S 1000 E #REAR
Salt Lake City, UT 84102-2414
84102-2414

Residents
379 S 1000 E
Salt Lake City, UT 84102-2414
84102-2414

Residents
1019 E 400 S
Salt Lake City, UT 84102-3114
84102-3114

Residents
1024 E LINDEN AVE
Salt Lake City, UT 84102-2524
84102-2524

Residents
1030 E LINDEN AVE
Salt Lake City, UT 84102-2524
84102-2524

Residents
1015 E BARBARA PL
Salt Lake City, UT 84102-3137
84102-3137

Residents
1066 E 300 S #REAR
Salt Lake City, UT 84102-2513
84102-2513

Residents
260 S IOWA ST
Salt Lake City, UT 84102-2433
84102-2433

Residents
347 S STRONGS CT
Salt Lake City, UT 84102-2303
84102-2303

Residents
320 S 900 E
Salt Lake City, UT 84102-2311
84102-2311

Residents
342 S 900 E
Salt Lake City, UT 84102-2311
84102-2311

Residents
933 E 400 S
Salt Lake City, UT 84102-3015
84102-3015

Residents
853 E 300 S
Salt Lake City, UT 84102-2319
84102-2319

Residents
1066 E 300 S
Salt Lake City, UT 84102-2513
84102-2513

Residents
1026 E LINDEN AVE
Salt Lake City, UT 84102-2524
84102-2524

Residents
1020 E BARBARA PL
Salt Lake City, UT 84102-3139
84102-3139

Residents
1015 E 400 S
Salt Lake City, UT 84102-3114
84102-3114

Residents
258 S IOWA ST #REAR
Salt Lake City, UT 84102-2433
84102-2433

Residents
365 S STRONGS CT
Salt Lake City, UT 84102-2303
84102-2303

Residents
328 S 900 E
Salt Lake City, UT 84102-2311
84102-2311

Residents
865 E 400 S
Salt Lake City, UT 84102-2928
84102-2928

Residents
940 E 400 S #REAR
Salt Lake City, UT 84102-3016
84102-3016

Residents
928 E 400 S #BLDG 2
Salt Lake City, UT 84102-3016
84102-3016

Residents
433 S FLETCHER CT
Salt Lake City, UT 84102-3022
84102-3022

Residents
1044 E 400 S
Salt Lake City, UT 84102-3152
84102-3152

Residents
1029 E BARBARA PL
Salt Lake City, UT 84102-3131
84102-3131

Residents
959 E 400 S
Salt Lake City, UT 84102-3015
84102-3015

Residents
362 S STRONGS CT
Salt Lake City, UT 84102-2303
84102-2303

Residents
853 E 400 S
Salt Lake City, UT 84102-2928
84102-2928

Residents
338 S 900 E
Salt Lake City, UT 84102-2311
84102-2311

Residents
847 E 300 S #A-B
Salt Lake City, UT 84102-2319
84102-2319

Residents
843 E 300 S
Salt Lake City, UT 84102-2319
84102-2319

Residents
928 E 400 S
Salt Lake City, UT 84102-3016
84102-3016

Residents
851 E 500 S #B
Salt Lake City, UT 84102-2907
84102-2907

Residents
937 E 400 S
Salt Lake City, UT 84102-3015
84102-3015

Residents
262 S 900 E
Salt Lake City, UT 84102-2321
84102-2321

Residents
939 E 300 S
Salt Lake City, UT 84102-2408
84102-2408

Residents
912 E 300 S
Salt Lake City, UT 84102-2409
84102-2409

Residents
237 S 1000 E
Salt Lake City, UT 84102-2403
84102-2403

Residents
315 S 1000 E
Salt Lake City, UT 84102-2410
84102-2410

Residents
1011 E 300 S
Salt Lake City, UT 84102-2523
84102-2523

Residents
1031 E 300 S
Salt Lake City, UT 84102-2523
84102-2523

Residents
951 E 400 S
Salt Lake City, UT 84102-3015
84102-3015

Residents
847 E 300 S
Salt Lake City, UT 84102-2319
84102-2319

Residents
440 S 900 E
Salt Lake City, UT 84102-2915
84102-2915

Residents
853 E 300 S #A-B
Salt Lake City, UT 84102-2319
84102-2319

Residents
273 S 1000 E
Salt Lake City, UT 84102-2403
84102-2403

Residents
946 E 300 S
Salt Lake City, UT 84102-2409
84102-2409

Residents
305 S 900 E
Salt Lake City, UT 84102-2310
84102-2310

Residents
1003 E 300 S
Salt Lake City, UT 84102-2523
84102-2523

Residents
1013 E 300 S
Salt Lake City, UT 84102-2523
84102-2523

Residents
267 S 1000 E #1/2
Salt Lake City, UT 84102-2403
84102-2403

Residents
241 S 900 E
Salt Lake City, UT 84102-2308
84102-2308

Residents
1033 E 300 S
Salt Lake City, UT 84102-2523
84102-2523

Residents
429 S 800 E
Salt Lake City, UT 84102-2910
84102-2910

Residents
364 S 1000 E
Salt Lake City, UT 84102-2415
84102-2415

Residents
917 E 300 S
Salt Lake City, UT 84102-2408
84102-2408

Residents
968 E 300 S
Salt Lake City, UT 84102-2409
84102-2409

Residents
269 S 1000 E
Salt Lake City, UT 84102-2403
84102-2403

Residents
1009 E 300 S
Salt Lake City, UT 84102-2523
84102-2523

Residents
311 S 1000 E
Salt Lake City, UT 84102-2410
84102-2410

Residents
354 S STRONGS CT
Salt Lake City, UT 84102-2303
84102-2303

Residents
955 E 300 S
Salt Lake City, UT 84102-2413
84102-2413

Residents
360 S STRONGS CT
Salt Lake City, UT 84102-2303
84102-2303

Residents
356 S STRONGS CT
Salt Lake City, UT 84102-2303
84102-2303

Residents
250 S 1000 E
Salt Lake City, UT 84102-2404
84102-2404

Residents
1026 E 300 S
Salt Lake City, UT 84102-2513
84102-2513

Residents
465 S 900 E
Salt Lake City, UT 84102-2933
84102-2933

Residents
905 E 500 S
Salt Lake City, UT 84102-3017
84102-3017

Residents
268 S 900 E
Salt Lake City, UT 84102-2321
84102-2321

Residents
861 E 300 S
Salt Lake City, UT 84102-2319
84102-2319

Residents
240 S IOWA ST
Salt Lake City, UT 84102-2433
84102-2433

Residents
960 E 400 S
Salt Lake City, UT 84102-3075
84102-3075

Residents
959 E 300 S
Salt Lake City, UT 84102-2413
84102-2413

Residents
427 S FLETCHER CT
Salt Lake City, UT 84102-3022
84102-3022

Residents
1034 E 300 S
Salt Lake City, UT 84102-2513
84102-2513

Residents
1020 E 300 S #BSMT
Salt Lake City, UT 84102-2513
84102-2513

Residents
873 E 300 S
Salt Lake City, UT 84102-2319
84102-2319

Residents
909 E 500 S
Salt Lake City, UT 84102-3017
84102-3017

Residents
919 E 500 S
Salt Lake City, UT 84102-3017
84102-3017

Residents
857 E 300 S
Salt Lake City, UT 84102-2319
84102-2319

Residents
465 S 900 E
Salt Lake City, UT 84102-2933
84102-2933

Residents
946 E 400 S
Salt Lake City, UT 84102-3016
84102-3016

Residents
307 S 900 E
Salt Lake City, UT 84102-2310
84102-2310

Residents
348 S STRONGS CT
Salt Lake City, UT 84102-2303
84102-2303

Residents
1028 E 300 S
Salt Lake City, UT 84102-2513
84102-2513

Residents
358 S STRONGS CT
Salt Lake City, UT 84102-2303
84102-2303

Residents
877 E 300 S
Salt Lake City, UT 84102-2319
84102-2319

Residents
859 E 300 S
Salt Lake City, UT 84102-2319
84102-2319

Residents
465 S 900 E
Salt Lake City, UT 84102-2933
84102-2933

Residents
867 E 300 S
Salt Lake City, UT 84102-2319
84102-2319

Residents
414 S FLETCHER CT
Salt Lake City, UT 84102-3022
84102-3022

Residents
933 E EAST PL
Salt Lake City, UT 84102-3021
84102-3021

Residents
254 S IOWA ST
Salt Lake City, UT 84102-2433
84102-2433

Residents
258 S IOWA ST
Salt Lake City, UT 84102-2433
84102-2433

Residents
939 E EAST PL
Salt Lake City, UT 84102-3021
84102-3021

Residents
443 S 900 E
Salt Lake City, UT 84102-2933
84102-2933

Residents
435 S 900 E
Salt Lake City, UT 84102-2933
84102-2933

Residents
936 E EAST PL
Salt Lake City, UT 84102-3021
84102-3021

Residents
465 S 900 E
Salt Lake City, UT 84102-2933
84102-2933

Residents
924 E EAST PL
Salt Lake City, UT 84102-3021
84102-3021

Residents
926 E EAST PL
Salt Lake City, UT 84102-3021
84102-3021

Residents
935 E EAST PL
Salt Lake City, UT 84102-3021
84102-3021

SABER, NAGI A & CAROLEE P (JT)
11414 S MORNINGSIDE DR
GOODYEAR, AZ 85338-9548
85338-9548

SAHAMI, MEHDI G
478 S 1100 E
SALT LAKE CITY, UT 84102-3116
84102-3116

SAHAMI-MALMBERG, MASOUMEH
478 S 1100 E
SALT LAKE CITY, UT 84102-3116
84102-3116

SALEHI, MARYAM
1644 S MOHAWK WY
SALT LAKE CITY, UT 84108-3312
84108-3312

SALT LAKE CITY
PO BOX 145455
SALT LAKE CITY, UT 84114-5455
84114-5455

SALT LAKE CITY CORP
PO BOX 145455
SALT LAKE CITY, UT 84114-5455
84114-5455

SALT LAKE CLINIC
333 S 900 E
Salt Lake City, UT 84102
84102

SALT LAKE COUNTY
2001 S STATE ST #N4500
SALT LAKE CITY, UT 84190-0002
84190-0002

SALT LAKE COUNTY
2001 S STATE ST #N4500
SALT LAKE CITY, UT 84190-0002
84190-0002

SANDERS HODSON COMPANY
2569 LIBERTY LN
HEBER CITY, UT 84032
84032

SARA E.H. JOHNSON, MD P.C
850 E 300 S #5
Salt Lake City, UT 84102
84102

SARTAIN, GENE F
1044 E 400 S #307A
SALT LAKE CITY, UT 84102
84102

SCAPICCHI, ADELLO
831 E 300 S
SALT LAKE CITY, UT 84102-2306
84102-2306

SCHEFFRES KELLIE A
311 S 900 E #101A
Salt Lake City, UT 84102
84102

SCHUTT, DAVID I
974 E 300 S
SALT LAKE CITY, UT 84102-2409
84102-2409

SCHWARTZ, DEVON
934 E 400 S
SALT LAKE CITY, UT 84102-3016
84102-3016

SCOTT, EDWARD W & KATHLEEN M; JT
941 E 500 S
SALT LAKE CITY, UT 84102-3017
84102-3017

SCOTT, EDWARD W & KATHLEEN M; JT
941 E 500 S
SALT LAKE CITY, UT 84102-3017
84102-3017

SCOTT, EDWARD W & KATHLEEN M; JT
941 E 500 S
SALT LAKE CITY, UT 84102-3017
84102-3017

SCOTT, EDWARD W & KATHLEEN M; JT
955 E 500 S
SALT LAKE CITY, UT 84102-3017
84102-3017

SEELEY, MORRIS C
349 S 1000 E
SALT LAKE CITY, UT 84102-2414
84102-2414

SEELY, JAMES E
5738 N UINTAH
MOUNTAIN GREEN, UT 84050-
84050-

SEELY, ROSS & LAURA M; JT
1032 E 400 S #404B
SALT LAKE CITY, UT 84102
84102

SEELY, ROSS & LAURA M; JT
426 S 1000 E #704
SALT LAKE CITY, UT 84102-3048
84102-3048

SEMELKA, PETER & JARMILA W; JT
1283 E BROCKWAY CIR
SALT LAKE CITY, UT 84117-7310
84117-7310

SHANGHAI AMERICAN MANAGEMENT AND CONSULTING LLC
937 E 500 S #B
Salt Lake City, UT 84102
84102

SHANGHAI AMERICAN MANAGEMENT AND CONSULTING LLC
937 E 500 S #B
Salt Lake City, UT 84102
84102

SHANGHAI AMERICAN MANAGEMENT AND CONSULTING LLC
937 E 500 S #B
Salt Lake City, UT 84102
84102

SHELTON FIRST FAMILY LTD PARTNERSHIP
641 E DRAPER VIEW RD
DRAPER, UT 84020-7693
84020-7693

SHINGLETON, NAOMI L & NICK D; JT
1032 E 400 S #407B
SALT LAKE CITY, UT 84102-3148
84102-3148

SHOP N GO
365 S 900 E
Salt Lake City, UT 84102
84102

SHURTLEFF, GLEN C & KATHLEEN G; JT
343 S STRONGS CT
SALT LAKE CITY, UT 84102-2303
84102-2303

SLAUGH, DUANE; TR D&TS TRUST
2913 E EVERGREEN AVE
SALT LAKE CITY, UT 84109-3129
84109-3129

SMITH, BART
921 E 500 S #B
SALT LAKE CITY, UT 84102
84102

SMITH, MARK
1032 E 400 S #303B
SALT LAKE CITY, UT 84102
84102

SMITH, ROY L & KILLINGER, SHARON A; TC
4948 W BANQUET AVE
WEST JORDAN, UT 84081-4028
84081-4028

SMITH, RYAN & MOMI; JT
401 S 1000 E
SALT LAKE CITY, UT 84102-3030
84102-3030

SNYDER, MATTHEW T & TIMOTHY E; JT
246 S IOWA ST
SALT LAKE CITY, UT 84102-2433
84102-2433

SOLAIMANIAN, TAGGE & SARA; JT
4525 S PARK HILL DR
SALT LAKE CITY, UT 84124-3833
84124-3833

SOMA LIBRA LLC
311 S 900 E #101A
Salt Lake City, UT 84102
84102

SOUTHY, KEVIN
1020 E 300 S
SALT LAKE CITY, UT 84102-2513
84102-2513

SPENCER REAL ESTATE LLC
501 RIVER WAY
LEHI, UT 84043
84043

SPERRY, GRANT & SPERRY, GRANT R; TC
255 S IOWA ST
SALT LAKE CITY, UT 84102-2407
84102-2407

SPICER, DAVID
970 E 300 S
SALT LAKE CITY, UT 84102-2409
84102-2409

SROK, NATHANIEL A
421 S FLETCHER CT
SALT LAKE CITY, UT 84102-3022
84102-3022

ST PAUL'S EPISCOPAL CHURCH; TR
261 S 900 E
SALT LAKE CITY, UT 84102-2308
84102-2308

ST PAUL'S EPISCOPAL CHURCH; TR
PO BOX 3090
SALT LAKE CITY, UT 84110-3090
84110-3090

STAPLES, CHRISTIAN F
2183 E EVERGREEN AVE
SALT LAKE CITY, UT 84109-2940
84109-2940

STARLEY, PAMELA
1032 E 400 S #603B
SALT LAKE CITY, UT 84102-3158
84102-3158

STEPPING STONES INVESTMENT LLC
1923 E SUNNY GLEN CIR
SANDY, UT 84093
84093

STOKER, HOWARD S; TR ET AL
1017 E 300 S
SALT LAKE CITY, UT 84102-2523
84102-2523

STOTT, GRANT E & HELEN C; TRS
11548 LEATHERLEAF ROAD
FONTANA, CA 92337-1016
92337-1016

STRUHS, MARK J & LAWLER, DEBRA A; JT
4222 E HELAMAN CIR
SALT LAKE CITY, UT 84124
84124

SUNDOWN EAST APARTMENTS
933 E 300 S
Salt Lake City, UT 84102
84102

SUTTON JAMES M DDS
850 E 300 S #9
Salt Lake City, UT 84102
84102

SWIFT, KIRSTEN M; ET AL
426 S 1000 E #508
SALT LAKE CITY, UT 84102-3085
84102-3085

TANNER, DAVID W & LINDA H; JT
373 E NINTH AVE
SALT LAKE CITY, UT 84103-2819
84103-2819

TANNER, EARL D
40 BAY TREE LN
LOS ALTOS, CA 94022-4601
94022-4601

TANNER, EARL D
585 N WESTCAPITOL ST
SALT LAKE CITY, UT 84103-1709
84103-1709

TANNER, EARL D
4896 S NANILOA DR
HOLLADAY, UT 84117-6429
84117-6429

TEDESCO, ELLA B; TR
242 S 1200 E
SALT LAKE CITY, UT 84102-2651
84102-2651

THOMAS, JACK M
2145 LUCKY JOHN DR
PARK CITY, UT 84060-
84060-

THOMAS, KYLE & SPENCER, BROOKLYN; JT
1032 E 400 S #402B
SALT LAKE CITY, UT 84102
84102

THOMPSON, ANDREW P
939 E 500 S #A
SALT LAKE CITY, UT 84102-3035
84102-3035

TITEN, SIMON W
425 S 1000 E #205C
SALT LAKE CITY, UT 84102
84102

TRAIN SHOPPE INC
470 S 900 E
Salt Lake City, UT 84102
84102

TREAT, LARRY C
925 E 500 S #C
SALT LAKE CITY, UT 84102
84102

TRIO APARTMENTS
941 E 300 S
Salt Lake City, UT 84102
84102

TRIPP,N JOSH L
976 E FIRST AVE
SALT LAKE CITY, UT 84103-3924
84103-3924

TWO PINES EAST CONDOMINIUM
HOMEOWNERS ASSOCIATION
PO BOX 571367
MURRAY, UT 84157-1367
84157-1367

U S BANK; TR
12650 INGENUITY DR
ORLANDO, FL 32826
32826

UNIVERSITY PHILLIPS 66
873 E 400 S
Salt Lake City, UT 84102
84102

USELMAN, BRADY
323 S 1000 E
SALT LAKE CITY, UT 84102-2410
84102-2410

UTAH CANCER SPECIALISTS, P.C.
333 S 900 E
Salt Lake City, UT 84102
84102

UTAH TRANSIT AUTHORITY
3600 S 700 W
WEST VALLEY, UT 84119
84119

UTAH TRANSIT AUTHORITY
3600 S 700 W
SOUTH SALT LAKE, UT 84119
84119

UTEX, LLC
3501 HAYNIE AVE
DALLAS, TX 75205-1219
75205-1219

VALLEY FOOT & ANKLE CLINIC
850 E 300 S #2
Salt Lake City, UT 84102
84102

VANDERLIP, MARIAN H
951 E 300 S
SALT LAKE CITY, UT 84102-2413
84102-2413

VASS, KATHRYN S
923 E 500 S #B
SALT LAKE CITY, UT 84102
84102

VENICE LYNN SIDWELL
1030 E 300 S
Salt Lake City, UT 84102
84102

VIENNEAU, LLOYD R
2401 MINNESOTA AVE
DULUTH, MN 55802-2517
55802-2517

VIENNEAU:LLOYD R
356 S 900 E
Salt Lake City, UT 84102
84102

VILLAGE INN PANCAKE HOUSE #076
910 E 400 S
Salt Lake City, UT 84102
84102

VISUALSHARE LLC
450 S 900 E #240
Salt Lake City, UT 84102
84102

VON ALLMEN, ERICA & HEIDI; JT
2871 S 2870 E
SALT LAKE CITY, UT 84109-2027
84109-2027

WALKER, MICHAEL D & CARAMELLI, KIM E; JT
358 S 1000 E
SALT LAKE CITY, UT 84102-2415
84102-2415

WALTON, DANA D & ROBB H; JT
963 E 300 S
SALT LAKE CITY, UT 84102-2413
84102-2413

WASATCH VISION CLINIC LLC
849 E 400 S
Salt Lake City, UT 84102
84102

WEIDIG, ROGER C & LESLIE A; JT
1551 E WAGONWHEEL CIR
SANDY, UT 84093-1325
84093-1325

WELSH, THOMAS H & ANNE H, TR
2120 WEST HEATHER LN
CEDAR CITY, UT 84720
84720

WHARTON, JOHN D; ET AL
3386 S PAIGE CIR
SALT LAKE CITY, UT 84109-3178
84109-3178

WHIPP, DAVID & GLORIA
1014 E 400 S
SALT LAKE CITY, UT 84102-3107
84102-3107

WHITE, GARY W
341 E 2100 S
SOUTH SALT LAKE, UT 84115-2235
84115-2235

WHITFIELD, SCHERRIE
933 E 500 S
SALT LAKE CITY, UT 84102-3017
84102-3017

WILDER, ANDREW M & DANIEL A; JT
438 S FLETCHER CT
SALT LAKE CITY, UT 84102-3022
84102-3022

WILLOWS APARTMENTS
860 E 300 S
Salt Lake City, UT 84102
84102

WILSHIRE CONDM, THE COMMON AREA MASTER CARD
426 S 1000 E
SALT LAKE CITY, UT 84102-3031
84102-3031

WILSON, DEE M
962 E 300 S
SALT LAKE CITY, UT 84102-2409
84102-2409

WINDLEY, JAY P
942 E 300 S
SALT LAKE CITY, UT 84102-2409
84102-2409

WINTCH, DOUGLAS H
359 S STRONGS CT
SALT LAKE CITY, UT 84102-2303
84102-2303

WIRELESS FOR LESS
1035 E 300 S #11
Salt Lake City, UT 84102
84102

WORDELMAN, BENJAMIN
425 S 1000 E #408C
SALT LAKE CITY, UT 84102
84102

WORKMAN, HILLARY; ET AL
1348 E VISTA VALLEY DR
DRAPER, UT 84020-5637
84020-5637

WRAG PROPERTIES INC
1935 E VINE ST #260
SALT LAKE CITY, UT 84121-7924
84121-7924

XAVIER PROPERTIES LLC
865 E 500 S
SALT LAKE CITY, UT 84102-2907
84102-2907

XAVIER, ASHOK & ASHOK, SANDHYA C; JT
10173 S DELSEY CV
SOUTH JORDAN, UT 84095-7108
84095-7108

YOUNG, NATHANIEL P; ET AL
235 E WILSON AVE
SALT LAKE CITY, UT 84115-1935
84115-1935

ZAMPEDRI, ALICIA B
301 S 1000 E
SALT LAKE CITY, UT 84102-2410
84102-2410

ZENG, ROBERT
3123 S TETON DR
SALT LAKE CITY, UT 84109-2330
84109-2330

ZHANG, HONGZHI & XIAO, XINYI; JT
PO BOX 521153
SALT LAKE CITY, UT 84152-1153
84152-1153

ZHOU, JIAYE
1023 E LINDEN AVE
SALT LAKE CITY, UT 84102
84102

ZVONEK, BARBARA & JOE; TRS
3801 S HIGHLAND COVE #110
SALT LAKE CITY, UT 84106-4226
84106-4226

Doug Dansie c/o
Salt Lake City Planning Division
451 S State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114-5480

East Central
Community Council
1049 Norris Place
SLC UT 84102

5.A PLANNING COMMISSION
ORIGINAL NOTICE AND POSTMARK

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

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

Wednesday, September 8, 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 5:00p.m. in Room 126.
This portion of the meeting is open to the public for observation.
Approval of Minutes
Report of the Chair and Vice Chair
Report of the Director
Public Hearings

1. **PLNPCM2010-00229: Salt Lake Clinic - A request by IHC Health Services, Inc.**-for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 and 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)

2. **PLNPCM2010-00476: Building Height in M-1 Industrial Districts** - A request by Dominion Engineering to amend chapter 21A.28.020.120 (M-1 Light Manufacturing Zoning District) of the Salt Lake City Zoning Ordinance to include a provision for increased building height above 65 feet when the building is setback further than the minimum setback from property lines. Antennas would be excluded from building height measurement and in no case could a building exceed a height of ninety (90) feet. The proposed zoning amendment would apply to M-1 districts Citywide. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)

3. **PLNSUB2010-00182 Crandall Cove Minor Subdivision** – Ivory Development requests preliminary approval for a subdivision plat to create seven lots; one commercial lot for the existing commercial building at 2855 S Highland Drive and six new residential lots accessed from Crandall Avenue. The subject property is located at approximately 2853-2855 S Highland Drive in an R-1/7,000 zoning district, in Council District 7, represented by Søren Simonsen. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com.)

4. **PLNPCM2010-00223, Salt Lake City Code Maintenance- Fine Tuning text amendments** - a request by Salt Lake City Mayor Becker to analyze the feasibility of amending the City Zoning Ordinance to provide for clarity and efficiency of use as part of an ongoing process of code maintenance. These text changes are Citywide (Staff contact: Ana Valdemoros at 535-7236 or ana.valdemoros@slcgov.com).

5. **PLNPCM2010-00354 - Major Street Plan Amendment**- A petition initiated by Salt Lake City Mayor Ralph Becker to update the Major Street Plan of the Salt Lake City Transportation Master Plan. The major changes that will occur as part of this proposed update to the Major Street Plan include the following:
   1. Ownership of North Temple.
   2. Ownership of 1300 East.
   3. Removal of proposed 5500 West between 300 South and 700 South.
   4. Removal of proposed Mountain View Corridor alignment on 7200 West and change to proposed arterial street.
   5. Removal of the proposed connection of Wright Brothers Drive and 800 North.
   6. Change a section of Gladiola Street from proposed to existing.
   7. Change status of a section of 1730 South from proposed to existing.
   8. Change status of 700 South, 5600 West to 6400 West; 5700 West, 300 South to 700 South; 6400 West, 300 South to 700 South from proposed to existing.
   9. Change status of 5500 West, 300 South to approximately 200 South from collector to local.
   10. Change status of Legacy Highway from proposed to existing.
   11. Removal of 800 West connection to Warm Springs Road
   12. Include connection of 900 West to Warm Springs Road.

   Changes would be City Wide. (Staff contact: Katia Pace, (801)535-6354, katia.pace@slcgov.com)

6. **PLNPCM2010-00449: Utah Crew Rowing Dock Conditional Use** - A request by Sonia Witte, on behalf of Utah Crew, for conditional use approval of a rowing dock on the Surplus Canal at approximately 830 South Delong Street. The property is in the M-1 (Light Manufacturing) zoning district and in the LC (Lowland Conservancy) overlay district and is in Council District 2, represented by Van Turner. (Staff: Nick Britton at 801-535-6107 or nick.britton@slcgov.com).

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, 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 th[illegible] [illegible]om you represent at the beginning of your comments.
6. Speakers should address their comments to the Cl[illegible] [illegible]ning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies will all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

Salt Lake City Planning Commission
451 S State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114 5480

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NOTICE OF HEARING

Angela Hasenberg
Planning Division
PO Box 145480
451 South State Street Room 406
Salt Lake City, Ut 84114-5480

4770 S. 5600 W
P.O. BOX 704005
WEST VALLEY CITY, UTAH 84170
FED. TAX I.D.# 87-0217663

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CUSTOMER'S NAME AND ADDRESS	ORDER NUMBER	DATE
PLANNING DIVISION, PO BOX 145480 SALT LAKE CITY UT 84114	J0015594298	8/30/2010

PLANNING DIVISION.	
PO NUMBER	ACCOUNT NUMBER
80152356184	9000611212 /
SALES DATES	
Start 08/27/2010	End 08/27/2010
SUBJECT	
Hearing 9/8/10	
CAPTION	
dment On September 8, 2010, the Salt Lake City Planning Commission w	
43 Lines	2.00 COLUMN
TIMES	RATE
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AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY CORPORATION LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Salt Lake City Zoning Ordinance Amendment On September 8, 2010, the Salt Lake City Planning Commission will hold a public hearing to consider making recommend FOR PLANNING DIVISION, WAS PUBLISHED BY THE NEWSPAPER AGENCY CORPORATION, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS RIGHT OF 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 SUCCESSIVELY INDEFINITELY

Start 08/27/2010 End 08/27/2010

PUBLISHED ON

SIGNATURE

8/30/2010

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

5.B PLANNING COMMISSION
STAFF REPORT

PLANNING COMMISSION STAFF REPORT

IHC Salt Lake Clinic
PLNPCM2010-00229
Zoning Map Amendment
333 South 900 East
September 8, 2010

Planning and Zoning Division
Department of Community and Economic Development

Applicant:
Steve Dibble of IHC Health Services, Inc

Staff:
Doug Dansie, 535-6182
Doug.Dansie@slcgov.com

Tax ID:
16-05-329-001, 002, 004, 005, 006,007, 015, 016, 017, 018, 021, 022, 027, 029
16-05-328-001, 002, 003, 004, 009

Current Zone:
I Institutional, RMF-45 Multifamily Residential and CC Commercial

Master Plan Designation:
Central Community Master Plan: Medium Density TOD

Council District:
District Four Luke Garrott

Community Council:
East Central

Lot Size:
Approximately 5.25 acres

Current Use:
Clinic and vacant retail

Applicable Land Use Regulations:
21A.50.050: Standards for general amendments

Notification
- Notice: August 27, 2010
- Sign: August 27, 2010
- Web: August 27, 2010

Attachments:
A. Photographs
B. Department Comments
C. Illustrations
D. Community Comments

Request

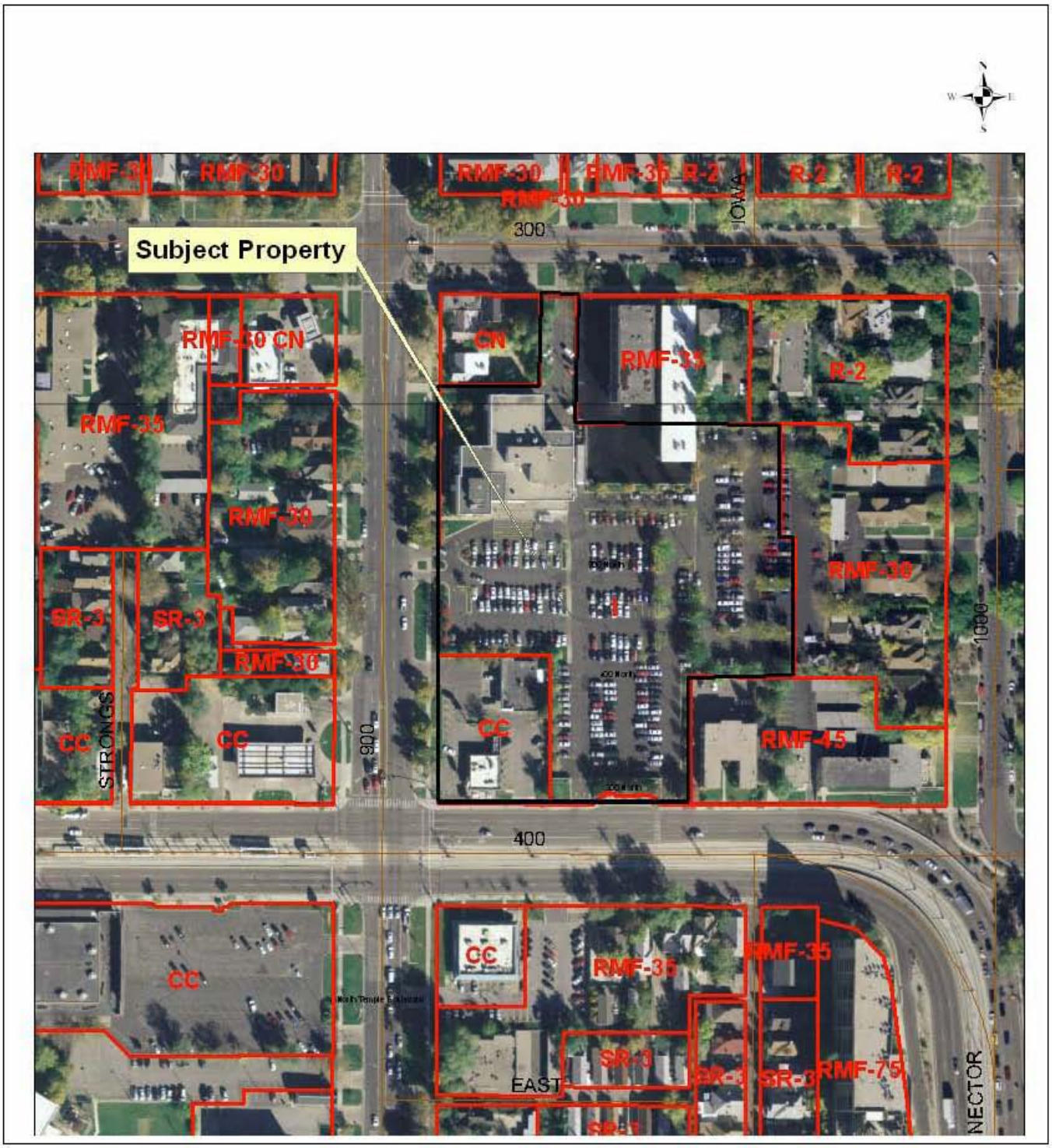
Intermountain Health Services, represented by Stephen Dibble, is requesting the Salt Lake City Planning Commission recommend that the City Council approve a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The purpose of the rezone request is to facilitate the reconstruction of the Salt Lake Clinic in a new state-of-the-art facility with a more urban design.

Staff Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the proposal generally meets the applicable standards and therefore, recommends the Planning Commission forward a positive recommendation to the City Council to approve the requested zoning map amendment. With the following conditions:

1) Parcel 16-05-329-021 and 022 not be rezoned (remain RMF-45), and
2) Parcel 16-05-329-001 300 South frontage be zoned RMF-35 to a depth of 115.5 feet.
3) A drive not be constructed on parcels 16-05-329-021 and 022, which is located between two residential uses.

VICINITY MAP



Background

Project Description

The site is presently zoned Institutional I, Residential Multi-Family RMF-45 and Commercial Corridor CC. The petitioner is proposing UI Urban Institutional. The intention is to rebuild a new state of the art Salt Lake Clinic and demolish the old one.

The site is currently occupied by the existing Salt Lake Clinic and two retail pads.

Comments

Public Comments

The project was presented to the East Central City Community Council on June 10, 2010. The Community Council provided a letter stating their position.

City Department Comments

Department comments are attached. The comments were generally supportive or non-committal. There are no issues that would prevent the rezone of the property or the construction of this project.

Project Review

The site plan has been internally reviewed by City staff. No insurmountable problems have been determined.

Analysis and Findings

Options

Failure to grant this zoning change would still allow for the construction of the Salt Lake Clinic, but not in the proposed format. Underground parking would be more difficult to construct and the site would need to be tighter to accommodate the proposed square footage.

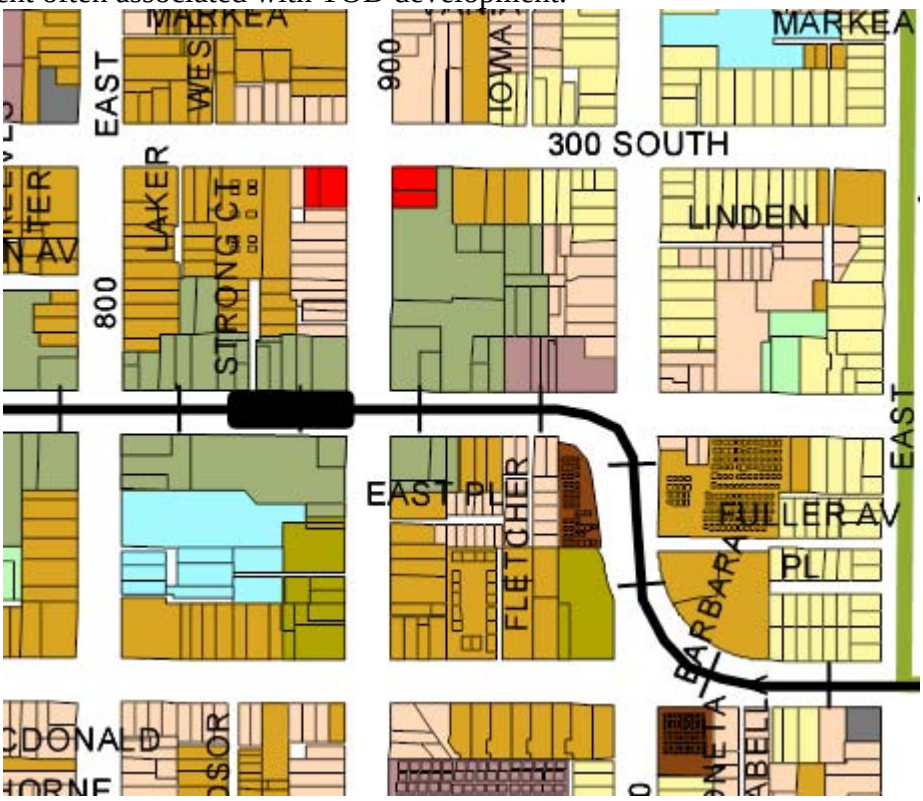
Findings

A decision to amend the Salt Lake City 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 a decision concerning a proposed amendment, the City Council should consider the following factors:

B. 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 Central Community Master Plan is the current master plan for the area and updates all previous block and neigborhood plans. The Central Community Master Plan calls for the area to be Medium Density Transit Oriented Development TOD (10-50 dwelling units per acre). The master plan designation is not directly reflective of the existing zoning on the ground, which is Institutional rather than TOD, but Medical

clinics are allowed in City's adopted zoning district, therefore the master plan is not inconsistent either. This specific proposal is consistent with the master plan in that it reorients the Clinic towards Light Rail, however, it does not contain a housing component often associated with TOD development.



Sage green indicates medium density transit oriented development.

The Central Community Master Plan contains the following language regarding Institutional uses in the Central Community:

> ***Expansion of Institutional land uses onto residential properties***
> When existing institutional land uses outgrow their facilities, they often seek to acquire adjacent residential property to expand their facilities. Certain institutional land uses should not be allowed to expand beyond their existing properties unless the neighborhood and community support the institutional use expansion.
>
> **INSLU-1.1** Ensure that transportation and vehicle circulation impacts are mitigated when expansion or intensification of an institutional land use occurs.
>
> **INSLU-1.2** Mitigate the negative impacts of special events, activities, and recreation programs at institutional locations on the surrounding neighborhood and its residents.
>
> **INSUL-1.3** Discourage the encroachment of medical facilities into adjacent residential neighborhoods. Encourage new medical facilities in underserved areas of the community where appropriate and supported by residents.
>
> **Medium-density transit-oriented development:** The design emphasis for medium-density TOD (medium sage green on map) is compatibility with

existing medium- and low-density residential and commercial development. Higher intensive uses may be located near light rail stations where applicable. Medium density TOD areas include a mix of ground level retail or office space components with multi-story residential development above the ground floor levels. These areas must also have limits on the amount of space allocated for non-residential land uses. Individual solely residential land uses could remain within the TOD area. Building height maximums would be regulated by the zoning designations. Medium-density transit-oriented development supports residential land uses with a density range of 10-50 dwelling units per acre.

TOD-2.1 Support a variety of low-, medium- and high-density residential uses around light rail stations in TOD districts, based on the Future Land Use map designations.

TOD-2.2 At light rail stations in TOD districts, establish a centralized core of land uses that support transit ridership. Anchor transit centers with land uses that act as destination points.

TOD-2.3 Encourage a variety of commercial uses that share the same clientele and patrons. For example, movie theaters provide a clientele to patronize restaurants, arcades, and retail businesses.

Finding: The proposed zoning map amendment is supported by general policy elements of the Central Community Master Plan as long as the resulting development is sensitive to specific design concerns. The final design of the buildings will not be reviewed by the reviewed b the Planning Commission and the Historic Landmark Commission because it is not proposed as a planned development and is not within a Historic District.

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

Analysis: The purpose of the UI urban institutional district is to regulate the development of larger public, semipublic and private institutional uses in an urban context. The uses regulated by this district are generally those having multiple buildings on a campus like site, located within a developed community.

400 South is immediately adjacent to the site (to the south) and is major arterial for both autos and transit. There is a light rail stop on the west side of the 900 East 400 South intersection.

Finding: The proposed zoning accommodates a more urban form of clinic than the present building and responds to transit opportunities. The design of the clinic, as submitted and reviewed, meets the intent of the purpose statement.

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

Analysis: The surrounding uses are mixed, including single and multi-family, office and retail. The development represents an overall increase in scale from the existing

clinic size; however efforts have been made to ensure the proposed building is in scale with surrounding development along street frontages: With open space to the rear adjacent to residential neighbors. Because of the slope of the site, the massing is one story shorter on the north side of the building than it is on the south (facing 400 South). The building is four stories.

The proposed clinic has been reviewed by appropriate departments who found no major objection to the proposed design or rezone petition (with the exception of the Planning Division questioning the driveway locations).

Some residents have expressed concern regarding the elimination of commercial uses on the corner of 400 South and 900 East. The new clinic does plan to locate the public retail portion of its facility (pharmacy) near the main entry to the building on this corner.

Due to the existence of light rail transit within walking distance of this site, reorientation of the clinic to the corner of 400 South and 900 East is appropriate.

Both the neighborhood and the Planning staff have expressed concerns regarding the driveway exiting onto 300 South and the proposed eastern drive on 400 South (there are two proposed driveways on 400 South; one existing and one new: The new driveway is the one being questioned.). Both of those proposed driveways are adjacent to, or between residential uses and their location interrupts the continuity of the residential frontage.

[This drawing is looking east and slightly south. 300 South is to the left, 400 South is to the right and 900 East is in the foreground. The new clinic is shown facing the intersection of 400 South and 900 East. The two driveways in question (impacting

residential properties) are on 400 South, second driveway to the east (top of illustration), and on 300 South (left side of illustration)]

Finding: The proposed zoning map amendment will have a positive impact on surrounding properties by reorienting the activity towards the major intersection of 400 South and 900 East, with the following exception: The proposed driveways on 300 South and 400 South (eastern) impact residential street frontages and should remain, or be rezoned, residential. It is not recommended that the new (eastern) driveway on 400 South be built because of its location between residential uses and the driveway on 300 South is discouraged because it is adjacent to residential uses and would encourage traffic on 300 South.

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

Analysis: The proposed map amendment is not within any special overlay district.

Finding: Not applicable.

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: Salt Lake City Public Utilities has indicated that utilities are adequate at this location. The light rail system runs in the center of 400 South Street, which provides major transit service to the area. Transportation indicates that access is adequate with some modifications.

Finding: Existing or proposed utility services will be adequate, or are capable of being made adequate, for the development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources. The site is more than adequately served by auto and transit access.

Attachment A
Photographs

300 South (driveway)

300 South (looking west from driveway)

300 South (looking east from driveway)

300 South (north side of street across from driveway)

400 South (north side looking west)

400 South (site of proposed eastern driveway)

400 South (looking west of proposed eastern driveway)

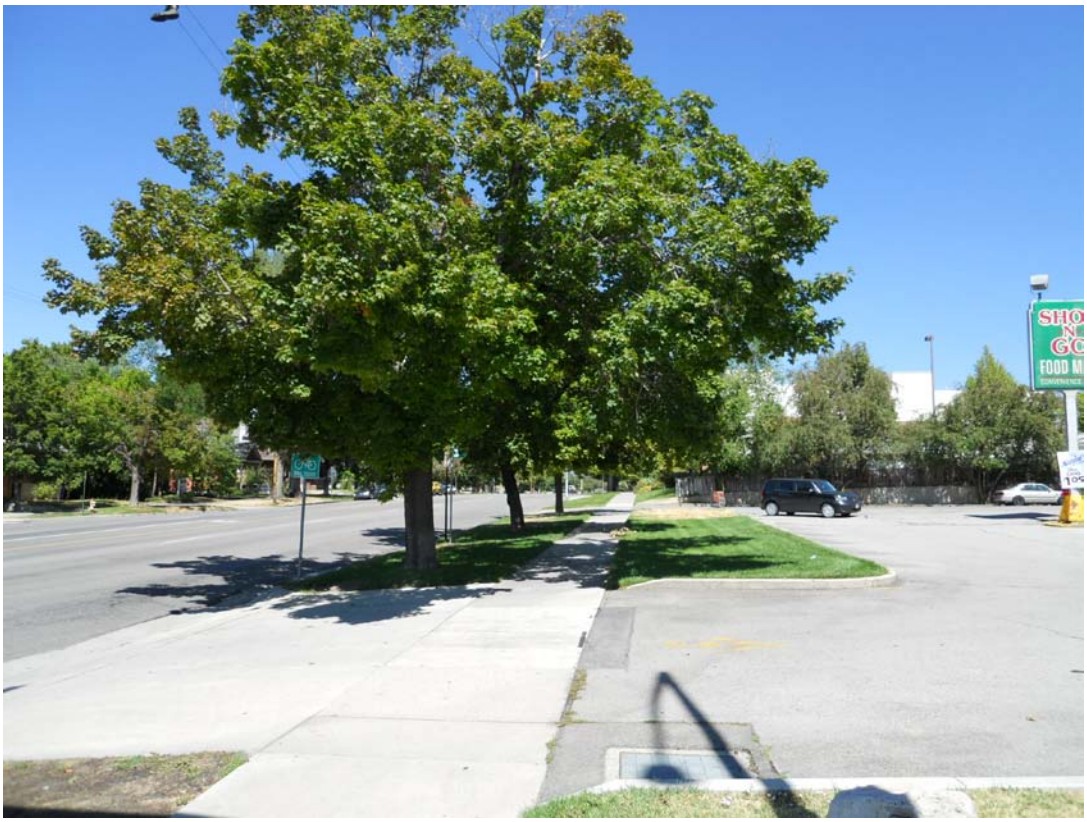
400 South (looking east from proposed eastern driveway)

400 South (site of western drive – looking at existing clinic)

900 East 400 South (site of new clinic)

900 East 400 South (site looking west from main entry of new building)


400 South 900 East (looking east)



400 South 900 East (looking north)

Attachment B
Department Comments

Public Utilities Brad Stewart
We have no objections to the proposed rezone.

Zoning Review Alan Mickelsen
Proposal will need to comply with requirements for building height, open space, set backs, landscaping, buffers, parking, traffic impact study, etc. Both off-site parking and parking structures are a conditional use in the UI zone. Subdivision will need to go through a subdivision process. Proposal may require a master plan amendment.

Engineering Randy Drummond
We have no concerns regarding this proposed re-zone

Transportation Barry Walsh
The division of transportation past DRT review March 08,2010 comments and recommendations were for approval of the zoning change to combine the lots (sub) due to the proposal for a new building and parking structure with 248 surface and 194 subsurface parking stalls for one development. This would remove the concern for cross easements between lots, offsite parking, and building code buffers etc. at property lines. We also noted that coordination with UDOT will be required for driveway revisions along 400 South as well as UTA bus stop coordination. The 900 East frontage impacts will be per Salt Lake City reviews along with the 300 South driveway shown to remain. Other standard comment information was given for parking, ADA compliance, 5% bike stalls, delivery & staging, fire circulation, and parking structure design review.

Building Review Logan Sauter
No concerns

Fire Ed Itchon
No Comment

Attachment C
Illustrations of proposed Clinic


Intermountain
Salt Lake Clinic


Intermountain


FedEx
FedEx

Attachment D
Community Comments

East Central Community Council District

August 25, 2010

Doug Dansie, Salt Lake City Corporation
Salt Lake City Planning Commission

Regarding: Planning Commission Briefing
IHC Rebuild/Rezone Request
Salt Lake Clinic Location
900 East 400 South

Attachment: A Master Plan for Salt Lake City Survey Block 42
Dated: 1984
Adopted by the City Council: Feb. 20, 1990

Dear Planning Commission,

Neighborhood Notice and Input:
The East Central Community Council General Membership meeting has had two presentation of the IHC rebuild project and rezoning request.
IHCs presentations included **preliminary** plans and ideas, but not final plans.
Agenda notification for these two meetings was sent via Google group/Email by the ECCC and mailed to the ECCC general membership by the Mayor's Office, as well a second notice was hand delivered to all immediate neighbors by IHC.

Also due to the size of the project and past history for this area, a working and ongoing steering committee was formed to assist in the process. The steering committee includes immediate neighbor representation, East Centrals Community Development/Land Use Committee members, ECCC Executive Board members and IHC representatives. The Steering Committee meets on a regular basis to provide input to the proposed project.

Historical Perspective:
The process regarding the continued expansion (or rebuild) of this conditional use spans more than 25 years. Prior to IHC and due to the extensive problems and concerns in the past, a block plan was created to assist future efforts. The block plan is known as Block 42 (attached) and was adopted with the Master Plan by the City Council on Feb. 20, 1990.

Working with IHC:
The ECCC would like to thank IHC (Joel Macey) for the way that this project has developed. Joel, and those representing IHC, have been good partners and neighbors in working with each individual property owner and the ECCC Steering Committee to accomplish not only what IHC wants and needs, but at the same time address most concerns and issues for the neighborhood.

Mitigations have been incorporated into this plan that will help to protect the neighborhood and lessen neighborhood impacts. IHC has paid attention to the master plans. As the commitments made are realized, this project will stand to improve this area of the City, provide IHC and the neighborhood with a fine facility, but it will also exemplify an excellent process and true community/business partnership.

Vote regarding rezone and preliminary plans:
One hundred and twenty three unique individuals attended the two meetings.
Another 63 unique individuals posted votes on the Google Group.
Results:

Unqualified support	(1)
Opposed	(7)
Did not vote	(3)
Qualified support	(176)*

Qualified support for the direction of the project
Pending a presentation after final/revised plans are complete and that mitigations committed and shown remain in place.
Request that outstanding concerns be addressed.

Outstanding Concerns:

1. **Safety Concern 400 South - eastern most entrance.**
   The sight line, slope, amount of traffic and temptation to utilize the "S" curve as a speedway have long been a safety concern for the neighborhood. The eastern entrance to the underground parking raises several concerns:
   - Ability to stop on the slope (especially in winter) to allow the turn into the clinic.
   - Pedestrian safety for those walking on 4th South
   - Impact to the residential properties
     - The small white home is part of the group home. This higher use drive would be located between two residential uses: the group home and the apartment building.
   - Loss of potential higher density residential use of the RMF-45 property (to be demolished) and rebuilt as a driveway.

2. **Abandon access on 3rd South by shifting the staff (75+ per day) entrance to 900 East**.
The ECCC is requesting that IHC continue to consider abandoning the 3rd South staff entrance. We acknowledge that IHC has modified the plan to shows the 300 South entrance narrowed, landscaped and intended for staff only (75+ per day) with no signage as a right turn only exit. We also appreciate that IHC is willing to share parking with St. Paul on Sundays.

Third South between 900 and 1000 East consists of residential properties all in a national historic district. IHC has gone to a great deal of effort and expense to mitigate neighborhood impacts of the proposed rebuild such as shifting the placement of the building to the corner of the urban area on 900 East and 400 South, selected appropriate materials and lighting, increasing neighborhood buffers by adding trees and landscaping, designed underground parking to cut the number of on grade parking spaces in half, etc.

It would be a shame to reintroduce a significant neighborhood impact back into the plan by adding this staff entrance/exit to this location. We are requesting that instead, this historical and residential bock be protected from increased traffic, signage, and access. That IHC utilize the other 4 entrances and exits (which are all on core urban arteries) and are designated for higher traffic volumes.

St. Paul's would be able to access the property by utilizing any of the open drives. Since an Insta-Care is being added to this location, the parking lot will be open for parking. Using the crosswalk at 900 East and 300 South is better for everyone; safe for motorists and pedestrians alike versus the current practice of jaywalking at the 300 South drive.

Dissenting Comments:
"IHC should not build at this location but should build further downtown."
"IHC is disregarding the block plan by not doing more to tier the back of the building."
"The building looks to institutional to be near and adjoining a neighborhood. More could be done to lessen the stark design with little if any increased cost."
"I don't like the plaza on 900 East and 400 South. No one will utilize this space because it is too hot. The building should move further to the corner."
"We love the Bagel shop. Bring it back."

Special Requests:
As changes are made to this plan (during the City review process), we ask that IHC and the City keep the ECCC included via the ECCC Steering Committee and allow for an additional ECCC briefing with the general membership if the changes are significant.

The ECCC would also like to request that the Planning Commission call out and specify the mitigations already shown on the plan as a conditions of approval . This is because in the past and on other applications, the ECCC has experienced that items shown on drawings, presented to the Commission or verbally agreed to in the meeting are not binding unless specified by the commission as part of the condition of approval.

The following is a list of items suggested, considered by IHC, agreed to, changed and now shown on the plans:

Buffer the parking lot including from the homes on 900 East (west side)
Sustainable development, leads certification
Buffer the Impact of mechanical structures on the roof
Off set island heat sync with added vegetation and trees
Buffer the homes from the parking lot on 10th East, 300 South with a double canopy and landscape berm.
Move the smoking area away from all residential areas. Provide encouragement for smoking on public property near the urban core versus near the residential areas.
Select low density, "down facing" lighting
Provide some level of security in the back corner of the main parking lot and in the underground parking area
Salvage materials during demolition
Ongoing construction mitigation meetings with the community
Future community input on signage and aesthetics of the building since these have not been chosen.
If signs are lit they are downward facing lights that are on 400 South and 900 East only
Redo of the 400 South pedestrian walkway for safety concerns
Parking lot way finding
As much as possible, compliance with the block and master plans

In summary we would like to extend our appreciation to IHC for being a good neighbor and we would like to also thank Doug Dansie in the Planning Department for his tireless positive attitude and extensive expertise is assisting all regarding this and many other projects in the City.

Best regards,

Esther Hunter
Co-Chair, East Central Community Council District
(Community Development/Land Use)

Gary Felt
Co-Chair, East Central Community Council District
(Business)

east.central@live.com

cc East Central Board of Directors
Joel Macey, IHC

5.C PLANNING COMMISSION AGENDA AND MINUTES

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building at 451 South State Street
Wednesday, September 8, 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 5:00p.m. in Room 126.

This portion of the meeting is open to the public for observation.

Approval of Minutes
Report of the Chair and Vice Chair
Report of the Director
Public Hearings

1. **PLNPCM2010-00229: Salt Lake Clinic - A request by IHC Health Services, Inc.**-for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)

2. **PLNSUB2010-00182 Crandall Cove Minor Subdivision** – Ivory Development requests preliminary approval for a subdivision plat to create seven lots; one commercial lot for the existing commercial building at 2855 S Highland Drive and six new residential lots accessed from Crandall Avenue. The subject property is located at approximately 2853-2855 S Highland Drive in an R-1/7,000 zoning district, in Council District 7, represented by Søren Simonsen. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com.)

3. **PLNPCM2010-00476: Building Height in M-1 Industrial Districts** - A request by Dominion Engineering to amend chapter 21A.28.020 (M-1 Light Manufacturing Zoning District) of the Salt Lake City Zoning Ordinance to include a provision for increased building height above 65 feet when the building is setback further than the minimum setback from property lines. Antennas would be excluded from building height measurement and in no case could a building exceed a height of ninety (90) feet. The proposed zoning amendment would apply to M-1 districts Citywide. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)

4. **PLNPCM2010-00354 - Major Street Plan Amendment**- A petition initiated by Salt Lake City Mayor Ralph Becker to update the Major Street Plan of the Salt Lake City Transportation Master Plan. The major changes that will occur as part of this proposed update to the Major Street Plan include the following:
   1. Ownership of North Temple.
   2. Ownership of 1300 East.
   3. Removal of proposed 5500 West between 300 South and 700 South.
   4. Removal of proposed Mountain View Corridor alignment on 7200 West and change to proposed arterial street.
   5. Removal of the proposed connection of Wright Brothers Drive and 800 North.
   6. Change a section of Gladiola Street from proposed to existing.
   7. Change status of a section of 1730 South from proposed to existing.
   8. Change status from proposed to existing of 700 South, 5600 West to 6400 West; 5700 West, 300 South to 700 South; 6400 West, 300 South to 700 South.

9. Change status from collector to local of 5500 West, 300 South to approximately 200 South.
10. Change status from proposed to existing of Legacy Highway.
11. Removal of 800 West connection to Warm Springs Road
12. Include connection of 900 West to Warm Springs Road.

Changes would be City Wide. (Staff contact: Katia Pace, (801)535-6354, katia.pace@slcgov.com)

5. **PLNPCM2010-00449: Utah Crew Rowing Dock Conditional Use** - A request by Sonia Witte, on behalf of Utah Crew, for conditional use approval of a rowing dock on the Surplus Canal at approximately 830 South Delong Street. The property is in the M-1 (Light Manufacturing) zoning district and in the LC (Lowland Conservancy) overlay district and is in Council District 2, represented by Van Turner. (Staff: Nick Britton at 801-535-6107 or nick.britton@slcgov.com).

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, 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. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies will all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

On Thursday, August 26,2010 I personally posted copies of the foregoing notice within the City and County Building at 451 South State Street at the following locations: Planning Division, Room 406; City Council Bulletin Board, Room 315; and Community Affairs, Room 345. A copy of the agenda has also been faxed/e-mailed to all Salt Lake City Public Libraries for posting and to the Salt Lake Tribune and Deseret News.

Signed: _____

STATE OF UTAH) Angela Hasenberg
:SS
COUNTY OF SALT LAKE)
SUBSCRIBED AND SWORN to before me this day August 26, 2010
, 2010

_____

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, September 8, 2010

Present for the Planning Commission meeting were Chair Babs De Lay, Chair; Commissioners Emily Drown, Charlie Luke, Susie McHugh, Matthew Wirthlin and Mary Woodhead. Commissioners Michael Gallegos, Angela Dean, and Kathleen Hill were excused.

A field trip was held prior to the meeting Planning Commissioners present were: Emily Drown, Michael Fife, Angela Dean, and Matthew Wirthlin.

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, Planning Manager; Nick Norris, Planning Manager; Doug Dansie, Senior Planner; Casey Stewart, Senior Planner; Ana Valdemoros, Associate Planner; Katia Pace, Associate Planner; and Nick Britton, Principal Planner; Paul Nielson, City Attorney; and Angela Hasenberg, Senior Secretary.

Field Trip Notes (Taken by Nick Norris)

Planning Commissioners visited the Salt Lake Clinic.

Planner Doug Dansie gave an overview of the site, no questions were asked.

Planning Commissioners visited the Utah Crew Rowing Dock, located at 830 South Delong Street.

Planner Nick Britton gave an overview of the proposal.

Commissioners asked questions regarding ownership of the canal. Mr. Britton answered that it was owned by Salt Lake County as is the location of the dock.

5:47:34 PM

Approval of Minutes from Wednesday, July 14, with corrections.

Commissioner Woodhead made a motion to approve the July 14, 2010 minutes with corrections. Commissioner Wirthlin seconded the motion. Commissioners voted, "Aye". The motion passed unanimously.

5:48:15 PM
Report of the Chair and Vice Chair

Chair De Lay welcomed Emily Drown as a new commissioner.

5:51:05 PM

Report of the Director

Mr. Sommerkorn had nothing to report.

5:51:05 PM
Public Hearing

PLNPCM2010-00229: Salt Lake Clinic - A request by INC Health Services, Inc. for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form.

Chair De Lay recognized Doug Dansie as staff representative.

Mr. Dansie presented a PowerPoint presentation. He stated that basically this would be an introduction to this project which was a rebuild of the Salt Lake Clinic. Mr. Dansie identified locations for parking and the change of entrance to 4th South.

Mr. Dansie pointed out that some of the area was currently zoned institutional. The zoning change would be if the applicant decided to do a more urban development. The question was not whether or not there would be a clinic, but rather would they make it fit onto the existing site or move it to the corner.

Mr. Dansie noted the more controversial issues of the zoning as the driveway off of 3rd South, the driveway as illustrated, enters into the back of the existing clinic. To the east was an apartment building, to the west a laundry. 3rd South was described as a residential street. The original proposal had an exit from 4th South, it was part of the recommendation to rezone to Urban Institutional, but not included the area included in a residential strip. The building in that area remains non-conforming as a small office building. Staff recommendation was that the Planning Commission recommend to the City Council that it be rezoned Urban Institutional with the exclusion of the parcel that was zoned RMF-35 and also consider the parcel located on 3rd South which was presently zoned Institutional, may consider rezoning to RMF-35 to match the other zoning on 3rd South to a depth of 115.5 feet.

Questions from the Commissioners:

Commissioner Woodhead asked as part of the rezoning, can the Planning Commission actually state “no driveway on 3rd South”?

Mr. Dansie replied that those would be site plan issues.

Commissioner Woodhead clarified that it was her understanding that the Commission could not add conditions.

Mr. Sommerkorn stated that he agreed with Commissioner Woodhead, and that the issue was a design issue and should not go toward rezoning.

Mr. Dansie stated that was the reason the recommendation does not include rezoning that parcel.

Commissioner Wirthlin asked if once this was rezoned, would the Planning Commission have a chance to revisit this item.

Mr. Dansie stated that the item would go forward without Planning Commission review. It was not a planned development and would not need a variance.

5:57:31 PM
Comments from the Applicant

Steve Dibble, Director of Facility Planning and Development for Intermountain Health Care spoke. He stated that the comment made that indicated the parking would double was inaccurate, but that half of the parking would be below grade, thereby reducing the amount of surface parking and allow more open space above.

The Clinic is basically a replacement of the existing Clinic with the physicians that are in place. There would be an addition of Urgent Care which would be an advantage to the neighborhood. There would be no need of ambulances unless to transport patients to other hospitals in the area.

Mr. Dibble stated that they had worked with the Community Council and with the Planning Department and they concurred with the recommendations from them that the driveways on 3 and 4th South would not be in the best interest of the project. The architects had found a way to keep the circulation on the parking structure of the site internal without the two entrances.

5:59:16 PM
Comments from the Public:

Esther Hunter, co-chair of East Central Community Council focused on Community development and land use and Gary Felt, East Central Community Council business district and community co-chair spoke.

Ms. Hunter stated that she was pleased with the opportunity to work with applicants, to do it early, and see what could be done. She noted that IHC came to the Community Council two years prior, and has had several opportunities to negotiate items that were important to both the applicant and to the community. Because of this, the Community Council is in favor of the re-zone, all but the parcel that is zoned RMF-45, and asks that if there were to be changes made, through the project, that they come back to the Community Council. She noted that they also would like to see any issues that had been mitigated because of situations in the past whereas things develop over the years that items are not included in the recommendations.

Mr. Felt stated that IHC had been a g00d group to work with and they have appreciated that they had listened and did more than what they had expected.

Gary White, stated that his family owns the apartment house at 975 E. 400 S. His concern was regarding the traffic on 4th South. He stated he would like the applicant to provide a traffic count.

Commissioner Woodhead asked Mr. Dansie if the traffic issues are reviewed when plans are submitted.

Mr. Dansie stated that staff is not recommending a 4th South entrance.

Cindy Cromer spoke, stating that 25 years ago the Salt Lake Clinic was one of only nearly two dozen medical clinics that did not become non-conforming in the rezoning of 1985. She spoke in favor of the re-establishment of housing in the area and getting a better fit. She added that making intersections appear bigger does not enhance urban design. She disagreed with the Plaza at the front of the building.

6:11:30 PM
Applicant Response

Mr. Dibble stated that he agreed with the issues regarding 4th South. He noted that there had been a detailed traffic study done by Ryan Hales. The conclusion was that this would not impact the neighborhood negatively.

6:12:04 PM
Close of Public Hearing

6:12:18 PM
Motion

Motion: Commissioner Woodhead made the motion in regard to PLNPCM2010-00229:IHC Salt Lake Clinic zoning map amendment, moved that the Planning Commission forward a positive recommendation to the City Council to approve the requested zoning map amendment with conditions 1-3 as listed on the staff report. This motion was based on information from the staff report, in the previous briefing and tonight's public hearing.

Commissioner Luke seconded the motion.

Vote: Commissioners Fife, Drown, McHugh, Luke, Wirthlin and Woodhead all voted "aye". The motion passed unanimously.

7. ORIGINAL PETITION

COMMUNITY AND ECONOMIC DEVELOPMENT
COUNCIL SUBMITTAL CHECKLIST

Petition PLNPCM2010-00229: Salt Lake Clinic - A request by IHC Health Services, Inc. for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form.

Date: October 12, 2010

Supervisor Approval: _____

Division Director Approval: _____

Contact Person: Doug Dansie, Principal Planner **Phone No.** (801) 535-6182

Initiated by	Contact Person
☐ City Council Member	
☒ Property Owner	Steve Dibble, IHC
☐ Board / Commission	
☐ Mayor	
☐ Other	

Completed Check List Attached:

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

Public Process:

- ☒ Community Council (s)
- ☒ Public Hearings
- ☒ Planning Commission
- ☐ Historic Landmark Commission
- ☐ HAAB review
- ☐ Board of Adjustment
- ☐ City Kiosk
- ☐ Open House
- ☐ Other
- ☒ City Web Site
- ☐ Flyers
- ☒ Formal Notice
- ☒ Newspaper Advertisement
- ☐ City Television Station
- ☒ On Location Sign
- ☐ City Newsletter
- ☐ Administrative Hearing

Compatible with Ordinance:

Salt Lake City Code, Section 21A.06.030.B.3 Jurisdiction and Authority
Salt Lake City Code Chapter 21A.50 Amendments

Modifications to Ordinance:

None

Approvals / Input from Other Departments / Divisions:

Division	Contact Person
☒ Attorney:	Paul Nielson, Senior City Attorney
☐ Business Licensing:	
☒ Engineering:	Randy Drummond, Engineer IV
☐ Fire:	Ed Itchon, Fire Protection Engineer
☐ HAND:	
☐ Management Services:	
☐ Mayor:	
☐ Parks:	
☒ Permits / Zoning:	Logan Sauter, Plans Examiner Alan Mickelsen, Planner
☐ Police:	
☐ Property Management:	
☐ Public Services:	
☒ Public Utilities:	Brad Stewart, Engineer V
☒ Transportation:	Barry Walsh, Engineer Tech VI
☐ RDA:	
☐ Zoning Enforcement:	

PLANNING & ZONING DIVISION
TRANSMITTAL SUBMISSION FORM

Transmittal Title: Petition No. PLNPCM2010-00229 Salt Lake Clinic
(Please include petition number where appropriate.)

Date Submitted to CD: October 12, 2010
(Transmittals must be submitted by no later than 12:00 p.m. on the due date.)

First Submission?

☑ Yes

☐ No Date Originally Submitted: _____

Scheduled for Council?

☑ Yes Date: Briefing October 19 Hearing November 9

☐ No

Director's Signature: _____

Comments/Special Instructions: