SALT LAKE CITY COUNCIL STAFF MEMORANDUM

DATE:	June 2, 2006
SUBJECT:	Petition 400-06-08 – City Council initiated request to develop compatible infill overlay standards for properties within the Greater Avenues, Capitol Hill and Wasatch Hollows Community Council areas
AFFECTED COUNCIL DISTRICTS:	If the ordinance is adopted the Zoning Ordinance text and map amendment will affect Council District 3
STAFF REPORT BY:	Janice Jardine, Land Use Policy Analyst
ADMINISTRATIVE DEPT. AND CONTACT PERSON:	Community Development Department, Planning Division Joel Paterson, Planning Programs Supervisor
NOTICE REQUIREMENTS:	Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing

POTENTIAL MOTIONS:

Please Note: new language has been added to both sets of ordinances (Planning Commission and Mayor) to specify the ordinances will become effective upon passage by the Council and signature of the Mayor, rather than upon first publication.

0. **["I move that the Council"]** Adopt ordinances recommended by the Planning Commission to:
   - Amend the Zoning Ordinance to establish the Special Development Pattern Residential District – SR-1A zoning classification and neighborhood compatible residential infill development standards for the Avenues and Capitol Hill planning communities.
   - Rezoning portions of the Avenues and Capitol Hill area.
   - Specify the ordinances will become effective upon passage by the Council and signature of the Mayor, rather than upon first publication.

1. **["I move that the Council"]** Adopt ordinances recommended by the Mayor and Greater Avenues/Capitol Hill Community Councils to:
   - Amend the Zoning Ordinance to establish the Special Development Pattern Residential District – SR-1A zoning classification and neighborhood compatible residential infill development standards for the Avenues and Capitol Hill planning communities.

   a. Rezoning portions of the Avenues and Capitol Hill area.
   b. Specify the ordinances will become effective upon passage by the Council and signature of the Mayor, rather than upon first publication.

2. **["I move that the Council"]** Not adopt the proposed ordinances.

Please note, a summary of the June 1st Work Session discussion with the Planning Division is not included in this staff memo.

MAY 4, 2006 - WORK SESSION SUMMARY:

. On May 4th, the Council received a briefing from the Administration regarding:
   0. Zoning Ordinance text amendments creating the Special Development Pattern Residential District SR-1A zoning classification and neighborhood compatible residential infill development standards for the Avenues and Capitol Hill planning communities, and
   1. Rezoning portions of the Avenues and Capitol Hill area.

A. Key issues discussed are summarized below:
   . The Planning Commission recommendation versus the Mayor and Greater Avenues/Capitol Hill Community Councils recommendation. *(Proposed standards for accessory structures. Please see the Key Elements section of this memo for details. Pgs. 3-5)*
   . The proposed timeframe to process amendments to address the height conflict between the proposed compatible infill standards and existing standards in the Capitol Hill Protective Area Overlay District (CHPA). *(Planning staff indicated that proposed amendments will be presented to the Capitol Hill Community Council on May 17th and to the Planning Commission on June 14th.)*
   . Implementation, procedural and process timeframe issues with the current tiered approval procedure that have been encountered by property owners, contractors and developers.
   . Steps being take to address the processing concerns including identification of amendments to the current standards and an evaluation of the number and amount of time taken to process building permit applications in each approval category. *(Planning staff indicated that amendments to the current regulations are being prepared to present to the Planning Commission. In addition, an information sheet and flow chart has been prepared for property owners and the development community. They indicated that they will be meeting with Council Members next week to provide an update on these actions.)*
   . The potential of adding a qualitative component to this or another process relating to establishing districts, such as historic districts.
   . Justification of the height of the walls and the roofs, since it is different than the City-wide regulations currently in place.

B. On May 12, 2006, the Planning Director provided the following information relating to questions raised by Council Members Christensen and Simonsen:

   0. The potential of adding a qualitative component to this or another process relating to establishing districts, such as historic districts.
      . Standards that address qualitative components of design are not a part of the Avenues and Capitol Hill's request under this petition. Addressing the qualitative standards can be done as part of a follow-up petition. It is possible to create qualitative standards that are included in the Zoning Ordinance and administered as part of the over-the-counter permit review process. However, we believe that for this to be most effective, the qualitative standards would be specific to particular neighborhoods. Architectural style and design of homes varies significantly between neighborhoods in Salt Lake City. Qualitative standards that might be appropriate for Sugar House may not be appropriate in the Avenues. Qualitative standards that are designed to be administered over-the-counter must be fairly general and easy to interpret because such standards could be viewed as discretionary and may lead to additional appeals of the administrative decisions of the standards.

- Some communities have gone further and implemented design review boards to review new construction or additions. Generally, with this level of review, additional design guidelines would need to be developed, either on a citywide basis or on a neighborhood basis. There are areas of the City that could be established as local historic districts which would then be subject to the broader authority of the Historic Landmark Commission. Other possibilities would be to create conservation districts established to set standards designed to conserve or protect various characteristics of the district. The Planning Commission has considered this approach in the past but did not forward any recommendations to the City Council. Like a local historic district, a conservation district could allow for both administrative decision-making and project review by a board such as the Historic Landmark Commission, Planning Commission or a separate board.
- Councilmember Simonsen was correct when he commented that a number of historic homes in the Avenues would not be approvable under the current zoning standards. It is my opinion that the City would receive complaints about such homes if built today. Homeowners are concerned about a change in the built environment surrounding their property. While most people do not complain about impacts of living next to a much taller historic home that was constructed one hundred years ago, they may well complain if that historic home was dropped next door today because of the loss of view, loss of privacy or because their rear yard is now cast in a shadow.

1. Justification of the height of the walls and the roofs, since it is different than the City-wide regulations currently in place.

   - The proposed building height standards represent a further refinement of the zoning standards and are intended to reflect general development patterns in this area and respond to the high percentage of single story and one and one-half story homes.

   a. The survey done by the Avenues Housing Compatibility Committee found that of the approximately 2400 homes in the SR-1 District approximately 45% of the homes are single story with an additional 28% one and one-half story. Only 26.5% are two stories.
   b. Based on this information, the Planning Commission agreed with the proposal submitted by Avenues and Capitol Hill Community Councils to maintain the building and wall height standards contained in the temporary zoning standards created by Ordinance 91 of 2005.

The following information was provided previously for the Council Work Session on May 4, 2006. It is provided again for your reference.

KEY ELEMENTS:

A. Three ordinances have been prepared for Council consideration. 1. Rezoning properties in the Avenues and Capitol Hill areas. 2. Zoning Ordinance text amendments recommended by the Planning Commission. 3. Zoning Ordinance text changes recommended by Mayor Anderson. The two ordinances dealing with Zoning Ordinance text changes differ in details relating to accessory structures. Please see the summaries below for additional information.

1. Rezoning properties generally located in the Avenues and Capitol Hill areas from Special Development Pattern Residential District (SR-1) to the proposed Special Development Pattern Residential District (SR-1A). Please see Attachment 1 for details.

2. Planning Commission recommendation to amend the text of the Zoning Ordinance for the purpose of defining design criteria for the proposed Special Development Pattern Residential District (SR-1A) consistent with the Planning staff recommendation.
   The Administration's transmittal notes:

. *Although the Community Councils and staff agreed on most of the proposed standards, there was some disagreement on the standards relating to accessory structures.*

a. *The Administration's transmittal and Planning staff report provide the following information relating to this issue:*

Accessory Buildings and Structures in Yards: *Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions in Yards", of this Title (see below).*

- *Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.*
- *Primary Accessory Building – One Accessory building may have up to the following dimensions:*
  - *i. A footprint of up to* ***fifty percent (50%) of the building footprint of the principal structure up to a maximum of*** ~~***four hundred and eighty square feet (480')***~~ ***six hundred square feet (600 s.f.). Notwithstanding the size of the footprint of the principal building, an accessory structure shall be allowed a footprint of four hundred and eighty square feet(480 s.f.), subject to compliance with 21A.40.050.B.1 of the Salt Lake City Zoning Ordinance.***

Staff Comment: The Planning Staff recommended to the Planning Commission that this provision be modified to be more consistent with the maximum footprint standards created by Ordinance 90 of 2005 which limit the size of a garage based on the footprint of the primary structure on the lot. Staff recommended the Planning Commission support a maximum footprint of six hundred square feet (600 s.f.) which is consistent with the Historic Landmark Commission (HLC) standard for administrative approvals of garages. A larger garage must be reviewed by the HLC.

The Greater Avenues and Capitol Hill Community Councils are opposed to these modifications. It is their opinion that a 480 square foot garage (20' X 24') is large enough to accommodate two cars and will have a lesser impact on the neighborhood. They are not opposed to garages larger than 480 square feet when the larger size is supported by the development pattern on the block face and considered through the routine and uncontested special exception process.

- *ii. Roof Peak/Ridge Height of up to* ~~***14 feet (14')***~~ ***fifteen feet (15')*** *above the existing grade.*
- *iii. A flat roofed height limit of* ~~***nine feet (9')***~~ ***ten feet (10')*** *above the existing grade.*
- *iv. An exterior wall height of* ~~***nine feet (9')***~~ ***ten feet (10')*** *above the existing grade.*
  - *(a) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.*

Staff Comment: The Planning Staff recommended the Planning Commission support the changes to the accessory building height and exterior wall heights as noted above. In other single family and two-family residential zoning districts, the height for an accessory structure is limited to seventeen feet (17') to the ridge (15 feet to the mid-point in Yalecrest) and twelve feet (12') for flat roof structures. Because of the smaller lots and typical garages found in the Avenues and Capitol Hill Planning Communities, the proposal recommends a further reduction in accessory building height and the introduction of a maximum wall height. Staff is of the opinion, with input from the Permits and Licensing Division, that a typical seven foot (7') garage door would be difficult to accommodate with a nine foot (9')

high flat roof structure because of the space needs for roof joists and garage door hardware. For this reason, Staff recommended the Planning Commission support the maximum building height for flat roof accessory structures and the maximum wall height be increased to ten feet (10'). To compensate for these changes, Staff also recommended that the maximum height for a pitched roof on an accessory structure be increased to fifteen feet (15'). The Greater Avenues and Capitol Hill Community Councils are opposed to these modifications and their response to the Staff proposal is included in the Exhibit 5b (Planning Commission Staff Report, Attachment 4).

3. Mayor Anderson's recommendation to amend the text of the Zoning Ordinance for the purpose of defining design criteria for the proposed Special Development Pattern Residential District (SR-1A) consistent with the recommendations of the Avenues and Capitol Hill Community Councils.
   a. *The Administration's transmittal indicates that on April 13, 2006, Mayor Anderson met with representatives from the Greater Avenues and Capitol Hill Community Councils to discuss the proposed amendments. Mayor Anderson agreed to support the citizen's proposed standards for accessory structures instead of the Planning Commission recommendation. A letter from Mayor Anderson with his recommendation will be forwarded to the City Council.*
   b. *Mayor Anderson's letter dated April 26, 2006 notes:*
      - *After receiving a briefing by City staff and meeting with representatives of the Avenues and Capitol Hill Community Councils to discuss the regulations proposed by them, I have concluded that the regulations proposed by the community councils relating to accessory structures are appropriate and should be adopted in order to ensure compatible infill development in these unique historic neighborhoods of the City.*
      - *These recommendations are workable and will better achieve the goals of the new ordinance.*
      - *After consultation with Orion Goff, Building Official, it appears that, contrary to earlier information, the mechanics of the automatic (garage) door and required joists for a flat roof can be accommodated within the nine foot maximum wall height (for accessory structures).*
      - *In addition, the tiered review process for approval of proposals that do not conform to these regulations will allow deviation from the standards, where appropriate, while ensuring compatible development.*
      - *Please see Attachment 3 – Mayor Anderson's letter dated April 26, 2006 for additional details*

B. This petition was initiated as a result of Council action in December 2005 establishing temporary compatible residential infill development standards in Greater Avenues and Capitol Hill Community Council areas for properties zoned SR-1 and in the Wasatch Hollow Community Council area. The Administration's transmittal notes:
   0. Because the temporary zoning standards will expire on June 13, 2006, the communities affected by the temporary zoning standards were given a deadline of March 6, 2006, to submit a proposal to the Planning Division. The deadline provided the necessary lead time to have the proposal reviewed by the Planning Commission and considered by the City Council prior to the expiration of the temporary zoning standards.
   0. The Greater Avenues and Capitol Hill Community Councils submitted a joint proposal that is the subject of this petition.
   0. The Wasatch Hollow Community Council is still developing a proposal which may be considered at a later date but will not be completed prior to the expiration of the temporary zoning standards. The Wasatch Hollow area will be subject to the city-wide ordinance following the expiration of the special regulations.

0. This petition requests to amend the Zoning Ordinance by creating an SR-1A Zoning District, a subcategory of the existing SR-1 District; and amend the Zoning Maps by replacing the existing SR-1 designation in the Avenues and Capitol Hill Planning Communities with the new SR-1A District as shown below.

C. The purpose of the Special Development Pattern Residential District SR-1 is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics. The SR-1 District is divided into two sub-areas (SR-1 and SR-1A) for the purpose of defining design criteria. In other portions of the Zoning Ordinance, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards are the same.

D. The proposed standards address building and exterior wall height, front and side yard setback, yard, bulk and height for accessory structures. The standards do not regulate demolition of homes. The proposed standards would apply to new construction and remodels. Exceptions to the standards would be allowed through the Routine and Uncontested Special Exception, Administrative Hearing or Board of Adjustment tiered processes. The standards are intended to allow for flexibility of design while providing compatibility with existing development patterns.

E. The report submitted by the Greater Avenues Community Council provides a detailed description of the process, methods and public input steps taken by representatives of their Housing Compatibility Committee in order to develop the proposal submitted to the City. They indicate that the proposal would establish a new set of fair and flexible zoning rules specific for the area that will allow for a large range of diverse development patterns and still provide a measure of predictability for everyone in the community. Please see Attachment 5 Summary - Greater Avenues Community Council Proposed Overlay for the SR-1 Zoning District, March 6, 2006 for details. The report notes the following information.
   1. The Housing Compatibility Committee made a complete inventory of all 2,394 single and dual family homes in the SR-1zoning district recording whether the home 1) was a 1, 1½, or 2 story home, 2) had an attached garage, and 3) had a pitched or flat roof.
   2. Using maps of the SR-1 area, HCC members also estimated the number of properties in the SR-1 area that did not conform to the minimum lot width and minimum lot square footage requirements of the base SR-1 zoning regulations.
   3. 1,084 of the 2,394 homes (45.3%) were classified as single story, 676 (28.2%) were classified as 1.5 stories, and 634 (26.5%) were classified as 2 stories or taller.
   4. Results of the inventory clearly indicate the existence of entire block faces comprised of one story homes spread throughout the SR-1 district. It was estimated that the tallest homes on these block faces would be 16 to 18 feet in height. A sample of the vulnerable block faces was submitted to the City Planning Office for survey. Survey result to confirm the building heights are still pending at this time.
   5. The inventory maps of flat roofed buildings (85 – 3.5%) and homes with garages as part of the front façade (one-car 186-7.8%; two-car 155-6.5%) reveled that these structures are uncommon in the SR-1 areas and a significant number are concentrated north of 11th Avenue.
   6. It was estimated that 360 (15%) of the 2,394 residential SR-1 properties met the SR-1 minimum width and lot size requirements. Stated another way, 2.034 (85%) of the properties do not meet the minimum lot size requirements upon which the other SR-1 dimensional limits such as height and side setbacks are based.

F. The public process included:
   1. Discussions at the Greater Avenues and Capitol Hill Community Councils for several months with formal votes by both Community Councils in March 2006.
   2. Written notification of the Planning Commission hearing to affected property owners.

G. On April 12, 2006, the Planning Commission voted to forward a positive recommendation to the City Council to approve the zoning text and map amendments recommended by Planning staff.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

A. As previously noted, two alternative ordinances have been prepared for Council consideration based on differing recommendations from the Planning Commission and the Mayor. The two ordinances provide different zoning standards relating to accessory structures. The Council may wish to discuss with the Administration potential upsides and downsides of each proposal.

B. Portions of the Greater Avenues and Capitol Hill Community Council areas proposed to be rezoned to the SR-1A zoning classification are located within existing overlay districts. The Administration's transmittal notes:

0. Effect on Overlay Zoning Districts: Portions of the Avenues and Capitol Hill Planning Communities include overlay zones, such as the H Historic Preservation Overlay, the CHPA Capitol Hill Protective Area Overlay and the Groundwater Source Protection Overlay (Secondary Recharge Area). All future developments must comply with these regulations where applicable.

1. Conflict with the Capitol Hill Protective Overlay Zoning District: Portions of the Avenues and Capitol Hill Planning Communities are located within the Capitol Hill Protective Overlay Zoning District (CHPA). The purpose of this overlay zone is to protect the view of the State Capitol Building by prohibiting exceptions to exceed the maximum height requirements of the base zoning district. If the Compatible Residential Infill Development standards for the proposed SR-1A are adopted, the height of residential structures in this overlay zone would be limited to twenty-three feet (23') (or the average building height on the block face) without the ability to use the special exception process to modify the building height based on the development pattern established on the block face.

2. The Planning Division is currently processing Petition 400-02-41 to amend the Capitol Hill Protective Area Overlay Zone to implement the policies of the Capitol Hill Community Master Plan. The Planning Staff is proposing to address the issue to allow additional height in this overlay zone, not to exceed thirty-five feet (35'), where it is found that exceeding the twenty-three feet (23') height maximum is consistent with the SR-1A zoning standards and/or the Historic Preservation Overlay District Standards.

C. Council Members may wish to discuss with the Administration in further detail:

1. Issues that have been expressed to several Council Members from property owners, community council representatives and representatives from the development and architectural/design groups regarding the current staff plan review, Routine and Uncontested Special Exception, Administrative Hearing or Board of Adjustment tiered processes.
    - Council Members Buhler, Jergensen and Love recently met with Administrative staff to discuss the issues.
    - Council Member Simonsen met with representatives from Renovation Design to discuss their issues.
    - The Community Development Department has indicated that staff is in the process of identifying steps that may be taken to address the issues that have been raised.

2. Compatibility between the proposed zoning standards and other applicable sections of the Zoning Ordinance such as changes to the Non-Conforming use/Non-Complying Structure regulations (recently adopted by the Council) and additional modifications requested by the Council.

BUDGET RELATED FACTS

The Administration's transmittal notes that adoption of the proposed zoning standards, in conjunction with the existing Compatible Residential Infill Development standards and processes, may increase the workload for the Planning Division because of the number of residential new construction and addition projects that would require review as routine and uncontested matters or special exceptions by the Zoning Administrator, Administrative Public Hearing Officer or Board of Adjustment; cases reviewed by the Historic Landmark Commission; and subdivision requests considered by the Administrative Public Hearing Officer or Planning Commission.

MASTER PLAN AND POLICY CONSIDERATIONS:

A. The Avenues and Capitol Hill Masters Plans are the adopted land-use policy documents that guide new development in the area. The Administration's transmittal notes the following relating to the Plans.
   0. **Avenues Community Master Plan:** includes a goal that encourages private property improvements that are visually compatible with the surrounding neighborhood.

   1. **Capitol Hill Master Plan:** includes a goal that encourages development of appropriate housing through renovation of existing structures and construction of compatible residential infill development and redevelopment.

B. The City's Comprehensive Housing Plan policy statements address a variety of housing issues including quality design, public and neighborhood participation and interaction, transit-oriented development, encouraging mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.

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

D. The 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.

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.

CHRONOLOGY:

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

- June 21, 2005 — Council Legislative Action requesting review of City ordinances relating to infill housing
- July 12, 2005 — Ordinance adopted creating the Yalecrest Compatible Infill Overlay District
- December 13, 2005 — Ordinances adopted establishing:
  - Citywide compatible residential infill development standards in single-family and two-family zoning districts
  - Temporary compatible residential infill development standards in Greater Avenues and Capitol Hill Community Council areas for properties zoned SR-1 and in the Wasatch Hollows Community Council area
- March 1, 2006 — Greater Avenues Community Council meeting – vote to support proposed zoning standards proposed by the Housing Compatibility Committee
- March 15, 2006 — Capitol Hill Community Council meeting – vote to support zoning standards proposed by the Avenues Housing Compatibility Committee
- April 6, 2006 — Ordinance requested from City Attorney's office
- April 12, 2006 — Planning Commission hearing
- April 21, 2006 — Ordinance received from City Attorney's office
- April 25, 2006 — Transmittal received in City Council Office
- April 26, 2006 — Letter and alternative ordinance received from Mayor Anderson

cc: Sam Guevara, Rocky Fluhart, DJ Baxter, Ed Rutan, Lynn Pace, Melanie Reif, Louis Zunguze, Brent Wilde, Alex Ikefuna, Doug Wheelwright, Cheri Coffey, Kevin LoPiccolo, Joel Paterson, Orion Goff, Larry Butcher, Jan Aramaki, Jennifer Bruno, Marge Harvey, Sylvia Jones, Lehua Weaver, Annette Daley, Barry Esham, Gwen Springmeyer

File Location: Community Development Dept., Planning Division, Rezoning and Zoning Text Amendment, Avenues/Capitol Hill (Compatible Residential Infill) Special Development Pattern Residential District (SR-1A), properties generally located in the Avenues and Capitol Hill areas

SALT LAKE CITY ORDINANCE
No. _____ of 2006
(Amending Sections 21A.24.080 and 21A.40.050 Relating to SR-1 Special Development Pattern Residential District)

AN ORDINANCE AMENDING SECTION 21A.24.080, *SALT LAKE CITY CODE*, PERTAINING TO SR-1 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT, AND SECTION 21A.40.050, *SALT LAKE CITY CODE*, PERTAINING TO GENERAL YARD, BULK AND HEIGHT LIMITATIONS, PURSUANT TO PETITION NO. 400-06-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and the local master plan as part of their deliberation. Pursuant to these deliberations, the City Council has concluded that the proposed amendments are in the best interest of the City.

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

SECTION 1. That Section 21A.24.080 of the Salt Lake City Code, pertaining to SR-1 Special Development Pattern Residential District be, and hereby is, amended to read as follows:

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:

In this chapter and the associated Zoning Map, the SR-1 District is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards in the Zoning Ordinance are the same.

A. **Purpose Statement:** The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

B. **Uses:** Uses in the SR-1 special development pattern residential district, as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. **Minimum Lot Area And Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use		**Minimum Lot Area**	**Minimum Lot Width**
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings	4,000 sq. ft. per dwelling unit	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum
10	Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 sq. ft.	50 ft.

D. **Maximum Building Height:** **Maximum building height limits vary, depending upon the location. The following regulations apply for each area with the SR-1 District:**

1. The maximum height of buildings with pitched roofs shall be:

a. SR-1: T~~t~~wenty-eight feet (28') measured to the ridge of the roof~~,~~, or the average height of other principal buildings on the block face.

b. ~~the average height of other principal buildings on the block face.~~SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

2. The maximum height of a flat roof building shall be ~~twenty feet (20').~~:

a. SR-1: twenty feet (20').

b. SR-1A: sixteen feet (16').

3. Maximum Exterior Wall Height Adjacent to Interior Side Yards:

a. SR-1: t ~~T~~wenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.

b. SR-1A: sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.

c. In both the SR-1 and SR-1A Districts, the e ~~E~~xterior wall height may increase one ~~(1)~~ foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one ~~(1)~~ foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback..

i. For

~~a.~~ ~~L~~lots with cross-slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

ii.~~b.~~ Exceptions:

(a)~~i.~~ Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(b)~~ii.~~ Dormer walls: Dormer walls are exempt from the maximum exterior wall height if:

(1) The width of a dormer is ten feet (10') or less; and

(2) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard; and

(3) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in part VI, chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Building Height:

a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A.52 and if the proposed building height is in keeping with the development pattern on the block face. The Administrative Hearing Officer will approve, approve with conditions, deny or refer the application to the Board of Adjustment to be considered as a special exception pursuant to Chapter 21A.52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.

b. Requests for additional building height for properties located in a H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A.34.020.

E. Minimum Yard Requirements:

1. **Front Yard~~:~~:**

a. SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards existing buildings within the block face. Where there are four or more SR-1 principal buildings with front yards on a block face, the average shall be

calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than established setback line of the existing building.

2. **Corner Side Yard:**

a. SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

b. SR-1A: Ten feet (10').

3. **Interior Side Yard:**

a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10') yard is required on the other.

b. **Other Uses:**

i. Corner Lots: Four feet (4').

ii. Interior Lots:

(a) SR-1: Four feet (4') on one side and ten feet (10') on the other.

(b) SR-1A: Four feet (4') on one side and ten feet (10') on the other.

(1) Where the width of a lot is forty-seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number.

(2) Where a lot is twenty-seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').

(3) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten (10') to a primary structure on an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

4. **Rear Yard:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", and 21A.40.050 of this title.

a. SR-1A:

i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.

ii. Primary Accessory Building -- One Accessory building may have up to the following dimensions:

(a) A footprint of up to fifty percent (50%) of the building footprint of the principal structure up to a maximum of six hundred (600) square feet. Notwithstanding the size of the footprint of the principal building, an accessory structure shall be allowed a footprint of four hundred and eighty (480) square feet, subject to compliance with section 21A.40.050.B.1 of this chapter.

(b) Roof peak/ridge height of up to fifteen feet (15') above the existing grade.

(c) A flat roof height limit of ten feet (10') above the existing grade.

(d) An exterior wall height of ten feet (10') above the existing grade.

(1) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

iii. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:

(a) Roof peak/ridge height of up to ten feet (10') above the existing grade.

(b) Flat roof height limit of eight feet (8') above the existing grade.

(c) An exterior wall height of eight feet (8') above the existing grade.

(d) Secondary accessory buildings may be attached to the primary accessory buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

F. **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. **Maximum Lot Size:** With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed 150% of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;

2. The configuration of the lot is compatible with other lots on the same block face; and

3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. **Standards for Attached Garages:** Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

SECTION 2. That Section 21A.40.050B of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

B. **Maximum Coverage:**

2. **Building Coverage:** In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling. The maximum footprint within the SR-1A is limited to six hundred (600) square feet. Notwithstanding the size of the footprint of the principal building, at least 480 square feet of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.

SECTION 3. That Section 21A.40.050C of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

C. **Maximum Height Of Accessory Buildings/Structures:**

2. **Accessory To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:**

The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:

_____a. The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); ten feet (10') in the SR-1A.

_____b. The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage~~;~~. In the SR-1A the height of accessory buildings with pitched roofs shall not exceed fifteen feet (15'); and

_____c. Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.

SECTION 4. EFFECTIVE DATE: This Ordinance shall become effective upon signature by the Council Chairperson and the Mayor.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2006.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2006.
Published: _____.

I:\Ordinance 06\Amending 21A.24.080 and 21A.40.050 SR-1 Special Development Pattern Residential District - 04-21-06 draft.doc

SALT LAKE CITY ORDINANCE
No. _____ of 2006
(Amending Sections 21A.24.080 and 21A.40.050 Relating to SR-1 Special Development Pattern Residential District)

AN ORDINANCE AMENDING SECTION 21A.24.080, *SALT LAKE CITY CODE*, PERTAINING TO SR-1 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT, AND SECTION 21A.40.050, *SALT LAKE CITY CODE*, PERTAINING TO GENERAL YARD, BULK AND HEIGHT LIMITATIONS, PURSUANT TO PETITION NO. 400-06-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and the local master plan as part of their deliberation. Pursuant to these deliberations, the City Council has concluded that the proposed amendments are in the best interest of the City.

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

SECTION 1. That Section 21A.24.080 of the Salt Lake City Code, pertaining to SR-1 Special Development Pattern Residential District be, and hereby is, amended to read as follows:

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:

In this chapter and the associated Zoning Map, the SR-1 District is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards in the Zoning Ordinance are the same.

A. **Purpose Statement:** The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

B. **Uses:** Uses in the SR-1 special development pattern residential district, as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. **Minimum Lot Area And Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use		**Minimum Lot Area**	**Minimum Lot Width**
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings	4,000 sq. ft. per dwelling unit	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum
10	Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 sq. ft.	50 ft.

D. **Maximum Building Height: Maximum building height limits vary, depending upon the location. The following regulations apply for each area with the SR-1 District:**

1. The maximum height of buildings with pitched roofs shall be:

a. SR-1: Twenty-eight feet (28') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

b. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

2. The maximum height of a flat roof building shall be:

a. SR-1: twenty feet (20').

b. SR-1A: sixteen feet (16').

3. Maximum Exterior Wall Height Adjacent to Interior Side Yards:

a. SR-1: twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.

b. SR-1A: sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.

c. In both the SR-1 and SR-1A Districts, the exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback..

i. For lots with cross-slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

ii. Exceptions:

(a) Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(b) Dormer walls: Dormer walls are exempt from the maximum exterior wall height if:

(1) The width of a dormer is ten feet (10') or less; and

(2) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard; and

(3) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in part VI, chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Building Height:

a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A.52 and if the proposed building height is in keeping with the development pattern on the block face. The Administrative Hearing Officer

will approve, approve with conditions, deny or refer the application to the Board of Adjustment to be considered as a special exception pursuant to Chapter 21A.52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.

b. Requests for additional building height for properties located in a H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A.34.020.

E. Minimum Yard Requirements:

1. **Front Yard:**

a. SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards existing buildings within the block face. Where there are four or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For

buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than established setback line of the existing building.2. **Corner Side Yard:**

a. SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

b. SR-1A: Ten feet (10').

3. **Interior Side Yard:**

a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10') yard is required on the other.

b. **Other Uses:**

i. Corner Lots: Four feet (4').

ii. Interior Lots:

(a) SR-1: Four feet (4') on one side and ten feet (10') on the other.

(b) SR-1A: Four feet (4') on one side and ten feet (10') on the other.

(1) Where the width of a lot is forty-seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number.

(2) Where a lot is twenty-seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').

(3) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten (10') to a primary structure on

an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

4. **Rear Yard:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", and 21A.40.050 of this title.

a. SR-1A:

i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.

ii. Primary Accessory Building -- One Accessory building may have up to the following dimensions:

(a) A footprint of up to fifty percent (50%) of the building footprint of the principal structure up to a maximum of six hundred (600) square feet. Notwithstanding the size of the footprint of the principal building, an accessory structure shall be allowed a footprint of four hundred and eighty (480) square feet, subject to compliance with section 21A.40.050.B.1 of this chapter.

(b) Roof peak/ridge height of up to fifteen feet (15') above the existing grade.

(c) A flat roof height limit of ten feet (10') above the existing grade.

(d) An exterior wall height of ten feet (10') above the existing grade.

(1) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

iii. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:

(a) Roof peak/ridge height of up to ten feet (10') above the existing grade.

(b) Flat roof height limit of eight feet (8') above the existing grade.

(c) An exterior wall height of eight feet (8') above the existing grade.

(d) Secondary accessory buildings may be attached to the primary accessory buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

F. **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. **Maximum Lot Size:** With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed 150% of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;

2. The configuration of the lot is compatible with other lots on the same block face; and

3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. **Standards for Attached Garages:** Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

SECTION 2. That Section 21A.40.050B of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

B. **Maximum Coverage:**

2. **Building Coverage:** In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling. The maximum footprint within the SR-1A is limited to six hundred (600) square feet. Notwithstanding the size of the footprint of the principal building, at least 480 square feet of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.

SECTION 3. That Section 21A.40.050C of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

C. **Maximum Height Of Accessory Buildings/Structures:**

2. **Accessory To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:** The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:

a. The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); ten feet (10') in the SR-1A.

b. The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage. In the SR-1A the height of accessory buildings with pitched roofs shall not exceed fifteen feet (15'); and

c. Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective upon signature by the Council Chairperson and the Mayor.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2006.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 6-2-06
By

(SEAL)

Bill No. _____ of 2006.
Published: _____.

I:\Ordinance 06\Amending 21A.24.080 and 21A.40.050 SR-1 Special Development Pattern Residential District - 04-21-06 clean.doc

SALT LAKE CITY ORDINANCE
No. _____ of 2006
(Amending Sections 21A.24.080 and 21A.40.050 Relating to SR-1 Special Development Pattern Residential District)

AN ORDINANCE AMENDING SECTION 21A.24.080, *SALT LAKE CITY CODE*, PERTAINING TO SR-1 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT, AND SECTION 21A.40.050, *SALT LAKE CITY CODE*, PERTAINING TO GENERAL YARD, BULK AND HEIGHT LIMITATIONS, PURSUANT TO PETITION NO. 400-06-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and the local master plan as part of their deliberation. Pursuant to these deliberations, the City Council has concluded that the proposed amendments are in the best interest of the City.

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

SECTION 1. That Section 21A.24.080 of the Salt Lake City Code, pertaining to SR-1 Special Development Pattern Residential District be, and hereby is, amended to read as follows:

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:

In this chapter and the associated Zoning Map, the SR-1 District is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards in the Zoning Ordinance are the same.

A. **Purpose Statement:** The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

B. **Uses:** Uses in the SR-1 special development pattern residential district, as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. **Minimum Lot Area And Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use		**Minimum Lot Area**	**Minimum Lot Width**
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings	4,000 sq. ft. per dwelling unit	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum
10	Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 sq. ft.	50 ft.

D. **Maximum Building Height: Maximum building height limits vary, depending upon the location. The following regulations apply for each area with the SR-1 District:**

1. The maximum height of buildings with pitched roofs shall be:

a. SR-1: Ttwenty-eight feet (28') measured to the ridge of the roof~~;~~, or the average height of other principal buildings on the block face.

b. ~~the average height of other principal buildings on the block face.~~SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

2. The maximum height of a flat roof building shall be ~~twenty feet (20').~~:

a. SR-1: twenty feet (20').

b. SR-1A: sixteen feet (16').

3. Maximum Exterior Wall Height Adjacent to Interior Side Yards:

a. SR-1: t ~~T~~wenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.

b. SR-1A: sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.

c. In both the SR-1 and SR-1A Districts, the e ~~E~~xterior wall height may increase one ~~(1)~~ foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one ~~(1)~~ foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback..

i. For

~~a.~~ ~~L~~lots with cross-slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

ii.~~b.~~ Exceptions:

(a)~~i.~~ Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(b)~~ii.~~ Dormer walls: Dormer walls are exempt from the maximum exterior wall height if:

(1) The width of a dormer is ten feet (10') or less; and

(2) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard; and

(3) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in part VI, chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Building Height:

a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A.52 and if the proposed building height is in keeping with the development pattern on the block face. The Administrative Hearing Officer will approve, approve with conditions, deny or refer the application to the Board of Adjustment to be considered as a special exception pursuant to Chapter 21A.52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.

b. Requests for additional building height for properties located in a H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A.34.020.

E. Minimum Yard Requirements:

1. **Front Yard~~:~~ :**

a. SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards existing buildings within the block face. Where there are four or more SR-1 principal buildings with front yards on a block face, the average shall be

calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than established setback line of the existing building.

2. **Corner Side Yard:**

a. SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

b. SR-1A: Ten feet (10').

3. **Interior Side Yard:**

a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10') yard is required on the other.

b. **Other Uses:**

i. Corner Lots: Four feet (4').

ii. Interior Lots:

(a) SR-1: Four feet (4') on one side and ten feet (10') on the other.

(b) SR-1A: Four feet (4') on one side and ten feet (10') on the other.

(1) Where the width of a lot is forty-seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number.

(2) Where a lot is twenty-seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').

(3) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten (10') to a primary structure on an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

4. **Rear Yard:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", and 21A.40.050 of this title.

a. SR-1A:

i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.

ii. Primary Accessory Building -- One Accessory building may have up to the following dimensions:

(a) A footprint of up to four hundred and eighty (480) square feet, subject to compliance with section 21A.40.050.B.1 of this chapter.

(b) Roof peak/ridge height of up to fourteen feet (14') above the existing grade.

(c) A flat roof height limit of nine feet (9') above the existing grade.

(d) An exterior wall height of nine feet (9') above the existing grade.

(1) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

iii. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:

(a) Roof peak/ridge height of up to ten feet (10') above the existing grade.

(b) Flat roof height limit of eight feet (8') above the existing grade.

(c) An exterior wall height of eight feet (8') above the existing grade.

(d) Secondary accessory buildings may be attached to the primary accessory buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

F. **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. **Maximum Lot Size:** With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed 150% of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;

2. The configuration of the lot is compatible with other lots on the same block face; and

3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. **Standards for Attached Garages:** Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

SECTION 2. That Section 21A.40.050B of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

B. **Maximum Coverage:**

2. **Building Coverage:** In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling. The maximum footprint for a primary accessory structure within the SR-1A is limited to four hundred and eighty (480) square feet with an additional one hundred and twenty (120) square feet allowed for a secondary accessory structure. Notwithstanding the size of the footprint of the principal building, at least 480 square feet of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.

SECTION 3. That Section 21A.40.050C of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

C. **Maximum Height Of Accessory Buildings/Structures:**

2. **Accessory To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:** The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:

_____a. The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); nine feet (9') in the SR-1A.

_____b. The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage;. In the SR-1A the height of accessory buildings with pitched roofs shall not exceed fourteen feet (14'); and

_____c. Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective upon signature by the Council Chairperson and the Mayor.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2006.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2006.
Published: _____.

I:\Ordinance 06\Amending 21A.24.080 and 21A.40.050 SR-1 Special Development Pattern Residential District VERSION B - 04-26-06 draft.doc

SALT LAKE CITY ORDINANCE
No. _____ of 2006
(Amending Sections 21A.24.080 and 21A.40.050 Relating to SR-1 Special Development Pattern Residential District)

AN ORDINANCE AMENDING SECTION 21A.24.080, *SALT LAKE CITY CODE*, PERTAINING TO SR-1 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT, AND SECTION 21A.40.050, *SALT LAKE CITY CODE*, PERTAINING TO GENERAL YARD, BULK AND HEIGHT LIMITATIONS, PURSUANT TO PETITION NO. 400-06-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and the local master plan as part of their deliberation. Pursuant to these deliberations, the City Council has concluded that the proposed amendments are in the best interest of the City.

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

SECTION 1. That Section 21A.24.080 of the Salt Lake City Code, pertaining to SR-1 Special Development Pattern Residential District be, and hereby is, amended to read as follows:

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:

In this chapter and the associated Zoning Map, the SR-1 District is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards in the Zoning Ordinance are the same.

A. **Purpose Statement:** The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

B. **Uses:** Uses in the SR-1 special development pattern residential district, as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. **Minimum Lot Area And Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use		**Minimum Lot Area**	**Minimum Lot Width**
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings	4,000 sq. ft. per dwelling unit	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum
10	Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 sq. ft.	50 ft.

D. **Maximum Building Height: Maximum building height limits vary, depending upon the location. The following regulations apply for each area with the SR-1 District:**

1. The maximum height of buildings with pitched roofs shall be:

a. SR-1: Twenty-eight feet (28') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

b. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

2. The maximum height of a flat roof building shall be:

a. SR-1: twenty feet (20').

b. SR-1A: sixteen feet (16').

3. Maximum Exterior Wall Height Adjacent to Interior Side Yards:

a. SR-1: t wenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.

b. SR-1A: sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.

c. In both the SR-1 and SR-1A Districts, the exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback..

i. For lots with cross-slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

ii. Exceptions:

(a) Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(b) Dormer walls: Dormer walls are exempt from the maximum exterior wall height if:

(1) The width of a dormer is ten feet (10') or less; and

(2) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard; and

(3) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in part VI, chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Building Height:

a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A.52 and if the proposed building height is in keeping with the development pattern on the block face. The Administrative Hearing Officer

will approve, approve with conditions, deny or refer the application to the Board of Adjustment to be considered as a special exception pursuant to Chapter 21A.52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.

b. Requests for additional building height for properties located in a H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A.34.020.

E. Minimum Yard Requirements:

1. **Front Yard:**

a. SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards existing buildings within the block face. Where there are four or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For

buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than established setback line of the existing building.

2. **Corner Side Yard:**

a. SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

b. SR-1A: Ten feet (10').

3. **Interior Side Yard:**

a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10') yard is required on the other.

b. **Other Uses:**

i. Corner Lots: Four feet (4').

ii. Interior Lots:

(a) SR-1: Four feet (4') on one side and ten feet (10') on the other.

(b) SR-1A: Four feet (4') on one side and ten feet (10') on the other.

(1) Where the width of a lot is forty-seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number.

(2) Where a lot is twenty-seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').

(3) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten (10') to a primary structure on

an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

4. **Rear Yard:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", and 21A.40.050 of this title.

a. SR-1A:

i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.

ii. Primary Accessory Building -- One Accessory building may have up to the following dimensions:

(a) A footprint of up to four hundred and eighty (480) square feet, subject to compliance with section 21A.40.050.B.1 of this chapter.

(b) Roof peak/ridge height of up to fourteen feet (14') above the existing grade.

(c) A flat roof height limit of nine feet (9') above the existing grade.

(d) An exterior wall height of nine feet (9') above the existing grade.

(1) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

iii. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:

(a) Roof peak/ridge height of up to ten feet (10') above the existing grade.

(b) Flat roof height limit of eight feet (8') above the existing grade.

(c) An exterior wall height of eight feet (8') above the existing grade.

(d) Secondary accessory buildings may be attached to the primary accessory buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

F. **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. **Maximum Lot Size:** With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed 150% of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;

2. The configuration of the lot is compatible with other lots on the same block face; and

3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. **Standards for Attached Garages:** Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the

case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

SECTION 2. That Section 21A.40.050B of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

B. **Maximum Coverage:**

2. **Building Coverage:** In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling. The maximum footprint for a primary accessory structure within the SR-1A is limited to four hundred and eighty (480) square feet with an additional one hundred and twenty (120) square feet allowed for a secondary accessory structure. Notwithstanding the size of the footprint of the principal building, at least 480 square feet of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.

SECTION 3. That Section 21A.40.050C of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

C. **Maximum Height Of Accessory Buildings/Structures:**

2. **Accessory To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:** The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:

a. The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); nine feet (9') in the SR-1A.

b. The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage. In the SR-1A the height of accessory buildings with pitched roofs shall not exceed fourteen feet (14'); and

c. Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.

SECTION 4. EFFECTIVE DATE: This Ordinance shall become effective upon signature by the Council Chairperson and the Mayor.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2006.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 6-2-06
By _____

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2006.
Published: _____.

I:\Ordinance 06\Amending 21A.24.080 and 21A.40.050 SR-1 Special Development Pattern Residential District VERSION B - 04-26-06 clean.doc

SALT LAKE CITY ORDINANCE
No. _____ of 2006
(Rezoning Capitol Hill and Avenues Properties from SR-1 to SR-1A)

REZONING CAPITOL HILL AND AVENUES PROPERTIES, IDENTIFIED ON THE ATTACHED EXHIBITS A AND B, FROM SR-1 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT (SR-1) TO SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT (SR-1A), PURSUANT TO PETITION NO. 400-06-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and any local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the change of zoning for the properties identified on the attached exhibits A and B is appropriate for the development of the community in that area and in the best interest of the city.

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

SECTION 1. REZONING OF PROPERTIES. The properties generally located in the Capitol Hill area, which are more particularly described on Exhibit A attached hereto, shall be and hereby are rezoned from special development pattern residential district (SR-1) to special development pattern residential district (SR-1A).

SECTION 2. REZONING OF PROPERTIES. The properties generally located in the Avenues area, which are more particularly described on Exhibit B attached hereto, shall be and hereby are rezoned from special development pattern residential district (SR-1) to special development pattern residential district (SR-1A).

SECTION 3. AMENDMENT TO ZONING MAP. The Salt Lake City Zoning Map, adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be, and hereby is amended consistent with the rezoning of properties identified above.

SECTION 4. EFFECTIVE DATE: This Ordinance shall become effective upon signature by the Council Chairperson and the Mayor.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2006.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 6-2-06
By

(SEAL)

Bill No. _____ of 2006.

Published: _____.

I:\Ordinance 06\Rezoning Capitol Hill and Avenues Properties From SR-1 to SR-1A -- 4-21-06 draft

4/25/06

A. LOUIS ZUNGUZE
DIRECTOR

BRENT B. WILDE
DEPUTY DIRECTOR

SALT LAKE CITY CORPORATION
DEPT. OF COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

ROSS C. "ROCKY" ANDERSON
MAYOR

CITY COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer **DATE:** April 24, 2006

FROM: Louis Zunguze, Community Development Director

RE: Petition 400-06-08 by the City Council to develop Neighborhood based Compatible Residential Infill Zoning Standards for the areas of the Avenues and Capitol Hill Planning Communities that are presently zoned SR-1 Special Development Pattern Residential and to amend the Zoning Maps by creating a Special Development Pattern Residential SR-1A Zoning Designation

STAFF CONTACT: Joel Paterson, AICP, Planning Programs Supervisor, at 535-6141 or joel.paterson@slcgov.com

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

DOCUMENT TYPE: Ordinance – This transmittal includes two ordinances; one to amend the text of the Zoning Ordinance (Exhibit 2a), and one to amend the applicable Zoning Maps (Exhibit 2b).

BUDGET IMPACT: None

DISCUSSION:

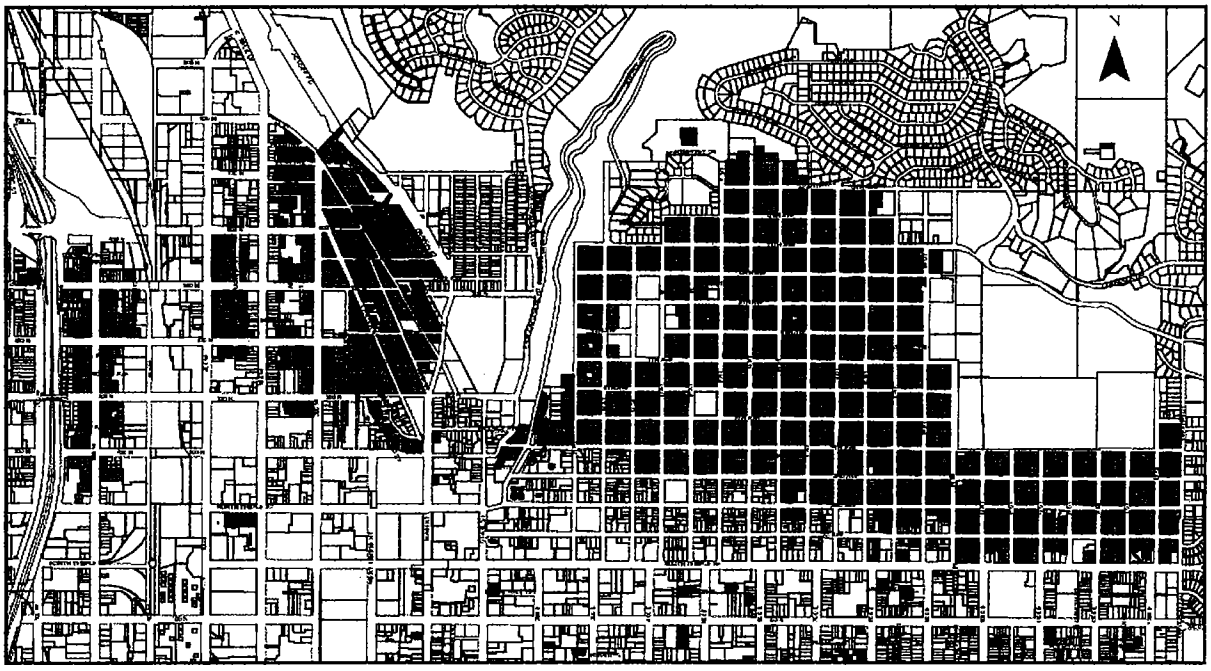
This petition, initiated by the City Council, includes a Zoning Ordinance text amendment and Zoning Map amendments intended to create neighborhood-based Compatible Residential Infill Development standards for areas of the Avenues and Capitol Hill Planning Communities that are currently zoned SR-1 Special Development Pattern Residential. The City Council is the final approval authority for Zoning Ordinance text and Zoning Map amendments.

Issue Origin: On December 13, 2005, the City Council adopted Ordinance 90 of 2005 creating the Compatible Residential Infill Development standards which have been incorporated into all single and two-family residential zoning districts in the City. The Council also adopted Ordinance 91 of 2005 creating temporary zoning standards for areas zoned SR-1 in the Avenues and Capitol Hill Planning Communities and in the Wasatch Hollow Community. The purpose of the temporary zoning standards was to allow these communities to develop neighborhood based zoning standards that would better address compatible infill development within the specific communities.

Because the temporary zoning standards will expire on June 13, 2006, the communities affected by the temporary zoning standards were given a deadline of March 6, 2006, to submit a proposal to the Planning Division. The deadline provided the necessary lead time to have the proposal reviewed by the Planning Commission and considered by the City Council prior to the expiration of the temporary zoning standards. The Greater Avenues and Capitol Hill Community Councils submitted a joint proposal that is the subject of this petition. The Wasatch Hollow Community Council is still developing a proposal which may be considered at a later date but will not be completed prior to the expiration of the temporary zoning standards.

This petition requests to amend the Zoning Ordinance by creating an SR-1A Zoning District, a subcategory of the existing SR-1 District, and to amend the Zoning Maps by replacing the existing SR-1 designation in the Avenues and Capitol Hill Planning Communities with the new SR-1A District as shown below.

Proposed Zoning Map Amendment
SR-1 to SR-1A



Analysis: The proposed Zoning Ordinance amendments are summarized below using ~~strikethrough~~ and underline to indicate the amendments proposed by the Greater Avenues and Capitol Hill Community Councils to the existing SR-1 standards. Although the Community Councils and Staff agreed on most of the proposed standards, there was some disagreement on the standards relating to accessory structures. Modifications proposed by the Planning Staff to the Planning Commission are indicated with **bold ~~strikethrough~~** and **underline**.

Maximum Building Height:

1. *The maximum height of buildings with pitched roofs shall be:*
   ~~a. Twenty eight feet (28') measured to the ridge of the roof, or~~
   a. Twenty three feet (23') measured to the ridge of the roof, or

b. the average height of other principal buildings on the block face

~~*2. The maximum Height of flat roofed buildings shall be twenty feet (20')*~~
2. The maximum Height of flat roofed buildings shall be sixteen feet (16')
3. ~~The maximum exterior wall height adjacent to interior side yards, twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.~~ The maximum exterior wall height adjacent to interior side yards, sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance, or other process, the maximum allowable exterior wall height decreases by one (1) foot (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

Staff Comment: This proposal incorporates the temporary building height standards currently in place in the Avenues and Capitol Hill Planning Communities created by Ordinance 91 of 2005. The proposed standards are consistent with the Planning Commission's November 9, 2005 recommendation to the City Council for all single and two-family residential zoning districts. The City Council modified this recommendation and included the twenty-eight foot (28') building height and the twenty foot (20') wall height for the City wide Compatible Residential Infill Development standards. The Planning Staff is supportive of this provision lowering the height to twenty-three feet (23') for the Avenues and Capitol Hill Planning Communities and recommended it to the Planning Commission.

Minimum Yard Requirements:

1. ***Front Yard:*** *The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are ~~three~~ four or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding the one property with the smallest front yard setback and excluding the one property with the largest front yard setbacks. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.*

Staff Comment: The language added in this standard was proposed to limit the effect that anomalies in existing front yard setbacks may have on new construction or additions. There are many examples were a block face will have a primary structure with little or no front yard setback or a lot where the front yard setback of the existing home is much greater than other houses on the street. The Planning Staff recommended this modification to the Planning Commission with one minor change as noted. There are a number of block faces with only three lots, and Staff recommended to the Planning Commission that the largest and smallest setbacks be excluded when there are more than

four lots, rather than three, on the block face to eliminate the possibility of calculating an average based on only one lot.

2. ***Corner Side Yard:*** *Ten feet (10').* ~~*For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.*~~

Staff Comment: This change eliminates the possibility of an in-line addition being approved during the building permit process without the opportunity for public notice. As in other zoning districts, in-line additions require approval through the routine and uncontested special exception process which, with the signatures of 100% of the abutting property owners, may be considered administratively by the Zoning Administrator. If the required signatures are not obtained, the in-line addition can be considered by an Administrative Public Hearing Officer or the Board of Adjustment. The Planning Staff recommended this amendment to the Planning Commission.

3. ***Interior Side Yard:***
   a. ***Twin Home Dwellings:*** *No side yard is required along one side lot line while a ten foot (10') yard is required on the other.*
   b. ***Other Uses:***
      i. ***Corner Lots:*** *Four feet (4').*
      ii. ***Interior Lots:*** *Four feet (4') on one side and ten feet (10') on the other.*
         (a.) Where the width of a lot is ~~***46' 8"***~~ ***forty-seven feet (47')*** *or narrower, total minimum side setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width* ***minus four feet (4') (rounded to the nearest whole number).***

Staff Comment: Staff is supportive of this provision with the noted change to use whole numbers and recommended such to the Planning Commission. This formula allows for a reduction of the ten foot (10') minimum side yard setback as lots become narrower.

(b.) Where a lot is ~~***26' 8"***~~ ***twenty-seven feet (27')*** *or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').*

Staff Comment: This provision limits the reduction of the required ten foot (10') side yard to four feet (4') on very narrow lots. Staff is supportive of this recommendation using whole numbers and recommended such to the Planning Commission.

(c.) ~~***In no case***~~ *Where required side setbacks are less than four feet (4') and ten feet (10')* ~~***shall the***~~ ***an*** *addition, remodel or new construction* ***shall*** *be* ***no*** *closer than ten feet (10') to a primary structure on an adjacent property.* ***The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').***

Staff Comment: This provision requires a minimum separation of ten feet (10') between houses if the addition, remodel or new construction is allowed with a reduced setback based on the provisions in paragraphs (a) and (b) above. The ten foot (10') separation is

only required on the side yard that has been reduced from the base standard of ten feet (10'). Staff is supportive of this provision because the standard addresses the existing development pattern typically found in the Avenues and Capitol Hill Planning Communities where the existing houses on narrow lots often do not meet the required four (4') and ten foot (10') side yard setback requirements and recommended such to the Planning Commission.

4. ***Accessory Buildings And Structures In Yards:*** *Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", of this Title (see below).*
   a. *Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.*
   b. *Primary Accessory Building – One Accessory building may have up to the following dimensions:*
      i. *A footprint of up to* ***fifty percent (50%) of the building footprint of the principal structure up to a maximum of ~~four hundred and eighty square feet (480')~~ six hundred square feet (600 s.f.). Notwithstanding the size of the footprint of the principal building, an accessory structure shall be allowed a footprint of four hundred and eighty square feet(480 s.f.), subject to compliance with 21A.40.050.B.1 of the Salt Lake City Zoning Ordinance.***

Staff Comment: The Planning Staff recommended to the Planning Commission that this provision be modified to be more consistent with the maximum footprint standards of the Citywide Compatibility Infill regulations, which limit the size of a garage based on the footprint of the primary structure on the lot. Staff recommended the Planning Commission support a maximum footprint of 600 square feet (600 s.f.), which is consistent with the Historic Landmark Commission (HLC) standard for administrative approvals of garages. A larger garage must be reviewed by the HLC. If a different garage size standard is established for the SR1-A District, property owners in the same community will have different processes to achieve the same garage size.

The Greater Avenues and Capitol Hill Community Councils are opposed to these modifications. It is their opinion that a 480 square foot garage (20' x 24') is large enough to accommodate two cars and will have a lesser impact on the neighborhood. They are not opposed to garages larger than 480 square feet when the larger size is supported by the development pattern on the block face and considered through the routine and uncontested special exception process.

      ii. *Roof Peak/Ridge Height of up to* ***~~14 feet (14')~~ fifteen feet (15')*** *above the existing grade.*
      iii. *A flat roofed height limit of* ***~~nine feet (9')~~ ten feet (10')*** *above the existing grade.*
      iv. *An exterior wall height of* ***~~nine feet (9')~~ ten feet (10')*** *above the existing grade.*
         (a) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.

Staff Comment: Staff recommended the Planning Commission support the changes to the accessory building height and exterior wall heights as noted above. In other single family and two-family residential zoning districts, the height for an accessory structure is limited to 17 feet (17') to the ridge (15 feet to the mid-point in Yalecrest) and 12 feet (12') for flat roof structures. Because of the smaller lots and typical garages found in the Avenues and Capitol Hill Planning Communities, the proposal recommends a further reduction in accessory building height and the introduction of a maximum wall height. Staff observed that a garage limited to a maximum nine foot (9') high flat roof structure will be more difficult to frame to accommodate a typical seven foot (7') high door because of the space needs for roof joists and garage door hardware. For this reason, Staff recommended the Planning Commission support the maximum building height for flat roof accessory structures and the maximum wall height be increased to ten feet (10'). To compensate for these changes, Staff also recommended that the maximum height for a pitched roof on an accessory structure be increased to fifteen feet (15'). The Greater Avenues and Capitol Hill Community Councils are opposed to these modifications, and their response to the Staff proposal is included in the Exhibit 5b (Planning Commission Staff Report, Attachment 4).

c. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:

i. Roof Peak/Ridge Height of up to 10 feet (10') above the existing grade.

ii. Flat roofed height limit of eight feet (8') above the existing grade.

iii. An exterior wall height of eight feet (8') above the existing grade.

iv. Secondary accessory buildings may be attached to the primary accessory building so long as all buildings conform to the required wall and roof ridge height restrictions.

Staff Comment: This provision provides standards for additional accessory structures that may be placed on a lot for storage or other uses. Secondary accessory structures would be limited in size by the maximum lot coverage provision of the SR-1 District (40%) and by the maximum building coverage provision for accessory structures (600 square feet). Staff recommended the Planning Commission support this provision.

The following amendments are required in the Zoning Ordinance under Chapter 21A.40 Accessory Buildings to acknowledge the proposed amendments limiting the building coverage, maximum footprint and height provisions for the SR-1 Districts located in the Avenues and Capitol Hill Planning Communities.

21A.40.050 General Yard, Bulk and Height Limitations (for Accessory Structures)

B. ***Maximum Coverage:***

2. ***Building Coverage:*** *In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling.* ***The maximum footprint within the SR-1A Zoning District is limited to six hundred square feet (600 s.f.).*** *Notwithstanding the size of the footprint of the principal building, at least four hundred and eighty square feet (480 s.f.) of accessory building*

coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.

C. ***Maximum Height of Accessory Buildings/Structures:***

2. ***Accessory To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:*** *The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:*

   a. *The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); **ten feet (10') in the SR-1A Zoning District;***

   b. *The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage. **In the SR-1A Zoning District the height of accessory buildings with pitched roofs shall not exceed fifteen feet (15');** and*

   c. *Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.*

Staff Comment: These amendments are proposed to clarify that the SR-1A Zoning District has separate standards for accessory structures. The Staff recommended the Planning Commission support these amendments.

Effect on Overlay Zoning Districts: Portions of the Avenues and Capitol Hill Planning Communities include overlay zones, such as the Historic Preservation Overlay (H), the Capitol Hill Protective Area Overlay (CHPA) and the Groundwater Source Protection Overlay (Secondary Recharge Area). All future developments must comply with these regulations where applicable.

Conflict with the Capitol Hill Protective Overlay Zoning District: Portions of the Avenues and Capitol Hill Planning Communities are located within the CHPA Zoning District. The purpose of this overlay zone is to protect the view of the State Capitol Building by prohibiting exceptions to exceed the maximum height requirements of the base zoning district. If the Compatible Residential Infill Development standards for the proposed SR-1A are adopted, the height of residential structures in this overlay zone would be limited to 23 feet (23') (or the average building height on the block face) without the ability to use the special exception process to modify the building height based on the development pattern established on the block face.

The Planning Division is currently processing Petition 400-02-41 to amend the Capitol Hill Protective Area Overlay Zone to implement the policies of the Capitol Hill Community Master Plan. The Planning Staff is proposing to address the issue to allow additional height in this overlay zone, not to exceed 35 feet (35') where it is found that exceeding the 23 feet (23') height maximum is consistent with the SR-1A zoning standards and/or the Historic Preservation Overlay District Standards.

Master Plan Considerations: The issues of neighborhood character and compatible infill development are addressed in several Salt Lake City master plans and other policy documents.

- **Avenues Community Master Plan:** Includes a goal that encourages private property improvements that are visually compatible with the surrounding neighborhood

- **Capitol Hill Master Plan:** Includes a goal that encourages development of appropriate housing through renovation of existing structures and construction of compatible residential infill development and redevelopment

- **The Salt Lake City Comprehensive Housing Plan:** Includes policy statements that address a variety of housing issues including quality design, public and neighborhood participation, housing preservation, rehabilitation and replacement

- **The 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

- **The Salt Lake City Strategic Plan and the Futures Commission Report**: Expresses concepts such as maintaining a prominent sustainable city and ensuring the City is designed to the highest aesthetic standards

- **The City Council's Growth Policy:** Notes that growth in Salt Lake City will be deemed the most desirable if it is aesthetically pleasing, contributes to a livable community environment, yields no negative net fiscal impact unless an overriding public purpose is served, and forestalls negative impacts associated with inactivity

PUBLIC PROCESS:

Compatible residential infill development has been the subject of discussion in both the Capitol Hill and Greater Avenues Community Councils for several months. These discussions culminated in formal votes before the Community Councils in March 2006.

The Greater Avenues Community Council: On March 1, 2006, the Community Council voted to support the neighborhood based zoning standards proposed by the Greater Avenues Community Council's Housing Compatibility Committee (see letter from Stephen Mecham, Chair of Greater Avenues Community Council in Attachment 4 of the Planning Commission Staff Report).

The Capitol Hill Community Council: On March 15, 2006, the Capitol Hill Community Council voted in favor of supporting the neighborhood based zoning standards proposed by the Greater Avenues Community Council for application in areas zoned SR-1 in the Capitol Hill Community (see e-mail from Peter von Sivers, Chair of the Capitol Hill Community Council in Attachment 4 of the Planning Commission Staff Report).

The Planning Commission: On April 12, 2006, the Planning Commission held a Public Hearing on Petition 400-06-08 and voted to forward a positive recommendation to the City Council to adopt ordinances to amend the Zoning Ordinance and applicable Zoning Maps as

recommended by the Planning Staff. Exhibit 2a is the ordinance recommended by the Planning Commission.

Mayor Anderson: On April 13, 2006, Mayor Anderson met with representatives from the Greater Avenues and Capitol Hill Community Councils to discuss the proposed amendments. Mayor Anderson agreed to support the citizen's proposed standards for accessory structures instead of the Planning Commission recommendation. A letter from Mayor Anderson with his recommendation will be forwarded to the City Council.

RELEVANT ORDINANCES: Salt Lake City Code Chapter 21A.50.050 Standards for General Amendments.

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 12 of the Planning Commission Staff Report (see Attachment 5b).

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EXHIBIT 1

CHRONOLOGY

CHRONOLOGY

PETITION 400-06-08

June 21, 2005	The City Council adopted a legislative action requesting that the Planning Division review the City's ordinances relating to infill housing.
July 12, 2005	The City Council adopted Ordinance 44 of 2005 creating the Yalecrest Compatible Infill Overlay District.
November 9, 2005	The Planning Commission forwarded a positive recommendation to the City Council to adopt the proposed Compatible Residential Infill Development standards for single- and two-family zoning districts.
December 13, 2005	The City Council adopted Ordinance 90 of 2005 which amended the Zoning Ordinance by creating Compatible Residential Infill Development standards in single- and two-family zoning districts. The Council also adopted Ordinance 91 of 2005 which created temporary zoning standards for areas within the Capitol Hill and the Greater Avenues Community Councils zoned SR-1 and in the Wasatch Hollow Planning Community to allow neighborhood based residential infill development standards to be developed for these areas.
March 1, 2006	The Greater Avenues Community Council voted to support the neighborhood based zoning standards proposed by the Greater Avenues Community Council's Housing Compatibility Committee.
March 15, 2006	The Capitol Hill Community Council voted in favor of supporting the neighborhood based zoning standards proposed by the Greater Avenues Community Council for application to areas zoned SR-1 in the Capitol Hill Community.
March 27, 2006	Request for review of proposed amendments sent to City Departments.
March 28, 2006	Notice of the Planning Commission public hearing mailed.
March 31, 2006	Planning Staff met with representatives of Capitol Hill and the Avenues Community Councils to discuss the proposed amendments and Staff's recommendations.
April 6, 2006	Request for an ordinance sent to the City Attorney's Office
April 12, 2006	The Planning Commission voted to forward a positive recommendation to the City Council to adopt the proposed Zoning Ordinance and Zoning Map amendments as recommended by the Planning Staff.
April 13, 2006	Representatives of Capitol Hill and the Avenues Community Councils met with Mayor Anderson to discuss the Planning Commission recommendation and their opposition to the Planning Commission's recommendation regarding standards for accessory structures.
April 21, 2006	Ordinance received from the Attorney's Office.

EXHIBIT 2

PROPOSED ORDINANCES

Petition 400-06-08 – to develop Neighborhood based Compatible Residential Infill Zoning Standards for the Avenues and Capitol Hill Communities

EXHIBIT 2A

PROPOSED ORDINANCE
ZONING ORDINANCE TEXT AMENDMENTS

Petition 400-06-08 – to develop Neighborhood based Compatible Residential Infill Zoning Standards for the Avenues and Capitol Hill Communities

SALT LAKE CITY ORDINANCE
No. _____ of 2006
(Amending Sections 21A.24.080 and 21A.40.050 Relating to SR-1 Special Development Pattern Residential District)

AN ORDINANCE AMENDING SECTION 21A.24.080, *SALT LAKE CITY CODE*, PERTAINING TO SR-1 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT, AND SECTION 21A.40.050, *SALT LAKE CITY CODE*, PERTAINING TO GENERAL YARD, BULK AND HEIGHT LIMITATIONS, PURSUANT TO PETITION NO. 400-06-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and the local master plan as part of their deliberation. Pursuant to these deliberations, the City Council has concluded that the proposed amendments are in the best interest of the City.

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

SECTION 1. That Section 21A.24.080 of the Salt Lake City Code, pertaining to SR-1 Special Development Pattern Residential District be, and hereby is, amended to read as follows:

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:

In this chapter and the associated Zoning Map, the SR-1 District is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards in the Zoning Ordinance are the same.

A. **Purpose Statement:** The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

B. **Uses:** Uses in the SR-1 special development pattern residential district, as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. **Minimum Lot Area And Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use		**Minimum Lot Area**	**Minimum Lot Width**
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings	4,000 sq. ft. per dwelling unit	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum
10	Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 sq. ft.	50 ft.

D. **Maximum Building Height:** **Maximum building height limits vary, depending upon the location. The following regulations apply for each area with the SR-1 District:**

1. The maximum height of buildings with pitched roofs shall be:

a. SR-1: T~~t~~wenty-eight feet (28') measured to the ridge of the roof~~;~~, or the average height of other principal buildings on the block face.

b. ~~the average height of other principal buildings on the block face.~~SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

2. The maximum height of a flat roof building shall be ~~twenty feet (20').~~:

a. SR-1: twenty feet (20').

b. SR-1A: sixteen feet (16').

3. Maximum Exterior Wall Height Adjacent to Interior Side Yards:

a. SR-1: t ~~T~~wenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.

b. SR-1A: sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.

c. In both the SR-1 and SR-1A Districts, the e ~~E~~xterior wall height may increase one ~~(1)~~ foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one ~~(1)~~ foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback..

i. For

~~a.~~ ~~L~~lots with cross-slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

ii.~~b.~~ Exceptions:

(a)~~i.~~ Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(b)~~ii.~~ Dormer walls: Dormer walls are exempt from the maximum exterior wall height if:

(1) The width of a dormer is ten feet (10') or less; and

(2) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard; and

(3) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in part VI, chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Building Height:

a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A.52 and if the proposed building height is in keeping with the development pattern on the block face. The Administrative Hearing Officer will approve, approve with conditions, deny or refer the application to the Board of Adjustment to be considered as a special exception pursuant to Chapter 21A.52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.

b. Requests for additional building height for properties located in a H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A.34.020.

E. Minimum Yard Requirements:

1. **Front Yard~~:~~:**

a. SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards existing buildings within the block face. Where there are four or more SR-1 principal buildings with front yards on a block face, the average shall be

calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than established setback line of the existing building.

2. **Corner Side Yard:**

a. SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

b. SR-1A: Ten feet (10').

3. **Interior Side Yard:**

a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10') yard is required on the other.

b. **Other Uses:**

i. Corner Lots: Four feet (4').

ii. Interior Lots:

(a) SR-1: Four feet (4') on one side and ten feet (10') on the other.

(b) SR-1A: Four feet (4') on one side and ten feet (10') on the other.

(1) Where the width of a lot is forty-seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number.

(2) Where a lot is twenty-seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').

(3) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten (10') to a primary structure on an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

4. **Rear Yard:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", and 21A.40.050 of this title.

a. SR-1A:

i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.

ii. Primary Accessory Building -- One Accessory building may have up to the following dimensions:

(a) A footprint of up to fifty percent (50%) of the building footprint of the principal structure up to a maximum of six hundred (600) square feet. Notwithstanding the size of the footprint of the principal building, an accessory structure shall be allowed a footprint of four hundred and eighty (480) square feet, subject to compliance with section 21A.40.050.B.1 of this chapter.

(b) Roof peak/ridge height of up to fifteen feet (15') above the existing grade.

(c) A flat roof height limit of ten feet (10') above the existing grade.

(d) An exterior wall height of ten feet (10') above the existing grade.

(1) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

iii. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:

(a) Roof peak/ridge height of up to ten feet (10') above the existing grade.

(b) Flat roof height limit of eight feet (8') above the existing grade.

(c) An exterior wall height of eight feet (8') above the existing grade.

(d) Secondary accessory buildings may be attached to the primary accessory buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

F. **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. **Maximum Lot Size:** With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed 150% of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;

2. The configuration of the lot is compatible with other lots on the same block face; and

3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. **Standards for Attached Garages:** Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

SECTION 2. That Section 21A.40.050B of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

B. **Maximum Coverage:**

2. **Building Coverage:** In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling. The maximum footprint within the SR-1A is limited to six hundred (600) square feet. Notwithstanding the size of the footprint of the principal building, at least 480 square feet of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.

SECTION 3. That Section 21A.40.050C of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

C. **Maximum Height Of Accessory Buildings/Structures:**

2. **Accessory To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:**

The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:

_____a. The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); ten feet (10') in the SR-1A.

_____b. The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage~~;~~. In the SR-1A the height of accessory buildings with pitched roofs shall not exceed fifteen feet (15'); and

_____c. Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.

SECTION 4. 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 _____, 2006.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2006.
Published: _____.

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SALT LAKE CITY ORDINANCE
No. _____ of 2006
(Amending Sections 21A.24.080 and 21A.40.050 Relating to SR-1 Special Development Pattern Residential District)

AN ORDINANCE AMENDING SECTION 21A.24.080, *SALT LAKE CITY CODE*, PERTAINING TO SR-1 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT, AND SECTION 21A.40.050, *SALT LAKE CITY CODE*, PERTAINING TO GENERAL YARD, BULK AND HEIGHT LIMITATIONS, PURSUANT TO PETITION NO. 400-06-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and the local master plan as part of their deliberation. Pursuant to these deliberations, the City Council has concluded that the proposed amendments are in the best interest of the City.

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

SECTION 1. That Section 21A.24.080 of the Salt Lake City Code, pertaining to SR-1 Special Development Pattern Residential District be, and hereby is, amended to read as follows:

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:

In this chapter and the associated Zoning Map, the SR-1 District is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards in the Zoning Ordinance are the same.

A. **Purpose Statement:** The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

B. **Uses:** Uses in the SR-1 special development pattern residential district, as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. **Minimum Lot Area And Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use		**Minimum Lot Area**	**Minimum Lot Width**
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings	4,000 sq. ft. per dwelling unit	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum
10	Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 sq. ft.	50 ft.

D. **Maximum Building Height: Maximum building height limits vary, depending upon the location. The following regulations apply for each area with the SR-1 District:**

1. The maximum height of buildings with pitched roofs shall be:

a. SR-1: Twenty-eight feet (28') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

b. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

2. The maximum height of a flat roof building shall be:

a. SR-1: twenty feet (20').

b. SR-1A: sixteen feet (16').

3. Maximum Exterior Wall Height Adjacent to Interior Side Yards:

a. SR-1: twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.

b. SR-1A: sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.

c. In both the SR-1 and SR-1A Districts, the exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback..

i. For lots with cross-slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

ii. Exceptions:

(a) Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(b) Dormer walls: Dormer walls are exempt from the maximum exterior wall height if:

(1) The width of a dormer is ten feet (10') or less; and

(2) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard; and

(3) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 district and SR districts is defined and illustrated in part VI, chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Building Height:

a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A.52 and if the proposed building height is in keeping with the development pattern on the block face. The Administrative Hearing Officer

will approve, approve with conditions, deny or refer the application to the Board of Adjustment to be considered as a special exception pursuant to Chapter 21A.52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.

b. Requests for additional building height for properties located in a H Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A.34.020.

E. Minimum Yard Requirements:

1. **Front Yard:**

a. SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards existing buildings within the block face. Where there are four or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For

buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than established setback line of the existing building.2. **Corner Side Yard:**

a. SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

b. SR-1A: Ten feet (10').

3. **Interior Side Yard:**

a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10') yard is required on the other.

b. **Other Uses:**

i. Corner Lots: Four feet (4').

ii. Interior Lots:

(a) SR-1: Four feet (4') on one side and ten feet (10') on the other.

(b) SR-1A: Four feet (4') on one side and ten feet (10') on the other.

(1) Where the width of a lot is forty-seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to thirty percent (30%) of the lot width with one side being four feet (4') and the other side being thirty percent (30%) of the lot width minus four feet (4') rounded to the nearest whole number.

(2) Where a lot is twenty-seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').

(3) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten (10') to a primary structure on

an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').

4. **Rear Yard:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", and 21A.40.050 of this title.

a. SR-1A:

i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.

ii. Primary Accessory Building -- One Accessory building may have up to the following dimensions:

(a) A footprint of up to fifty percent (50%) of the building footprint of the principal structure up to a maximum of six hundred (600) square feet. Notwithstanding the size of the footprint of the principal building, an accessory structure shall be allowed a footprint of four hundred and eighty (480) square feet, subject to compliance with section 21A.40.050.B.1 of this chapter.

(b) Roof peak/ridge height of up to fifteen feet (15') above the existing grade.

(c) A flat roof height limit of ten feet (10') above the existing grade.

(d) An exterior wall height of ten feet (10') above the existing grade.

(1) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

iii. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:

(a) Roof peak/ridge height of up to ten feet (10') above the existing grade.

(b) Flat roof height limit of eight feet (8') above the existing grade.

(c) An exterior wall height of eight feet (8') above the existing grade.

(d) Secondary accessory buildings may be attached to the primary accessory buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

F. **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.

G. **Maximum Lot Size:** With the exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed 150% of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block face;

2. The configuration of the lot is compatible with other lots on the same block face; and

3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. **Standards for Attached Garages:** Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

SECTION 2. That Section 21A.40.050B of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

B. **Maximum Coverage:**

2. **Building Coverage:** In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling. The maximum footprint within the SR-1A is limited to six hundred (600) square feet. Notwithstanding the size of the footprint of the principal building, at least 480 square feet of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.

SECTION 3. That Section 21A.40.050C of the Salt Lake City Code, pertaining to general yard, bulk and height limitations be, and hereby is, amended, in part, to read as follows:

C. **Maximum Height Of Accessory Buildings/Structures:**

2. **Accessory To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:** The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:

a. The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); ten feet (10') in the SR-1A.

b. The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage. In the SR-1A the height of accessory buildings with pitched roofs shall not exceed fifteen feet (15'); and

c. Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.

SECTION 4. 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 _____, 2006.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date Apr. 21, 2006
By _____
Plng OK
4/21/06

(SEAL)

Bill No. _____ of 2006.
Published: _____.

I:\Ordinance 06\Amending 21A.24.080 and 21A.40.050 SR-1 Special Development Pattern Residential District - 04-21-06 clean.doc

EXHIBIT 2B

PROPOSED ORDINANCE
ZONING MAP AMENDMENTS

Petition 400-06-08 – to develop Neighborhood based Compatible Residential Infill Zoning Standards for the Avenues and Capitol Hill Communities

SALT LAKE CITY ORDINANCE
No. _____ of 2006
(Rezoning Capitol Hill and Avenues Properties from SR-1 to SR-1A)

REZONING CAPITOL HILL AND AVENUES PROPERTIES, IDENTIFIED ON THE ATTACHED EXHIBITS A AND B, FROM SR-1 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT (SR-1) TO SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT (SR-1A), PURSUANT TO PETITION NO. 400-06-08.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and any local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the change of zoning for the properties identified on the attached exhibits A and B is appropriate for the development of the community in that area and in the best interest of the city.

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

SECTION 1. REZONING OF PROPERTIES. The properties generally located in the Capitol Hill area, which are more particularly described on Exhibit A attached hereto, shall be and hereby are rezoned from special development pattern residential district (SR-1) to special development pattern residential district (SR-1A).

SECTION 2. REZONING OF PROPERTIES. The properties generally located in the Avenues area, which are more particularly described on Exhibit B attached hereto, shall be and hereby are rezoned from special development pattern residential district (SR-1) to special development pattern residential district (SR-1A).

SECTION 3. AMENDMENT TO ZONING MAP. The Salt Lake City Zoning Map, adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be, and hereby is amended consistent with the rezoning of properties identified above.

SECTION 4. 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 _____, 2006.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date Apr. 21, 2006
By _____
Plng OK.
AMP 4/21/06

(SEAL)

Bill No. _____ of 2006.

Published: _____.

I:\Ordinance 06\Rezoning Capitol Hill and Avenues Properties From SR-1 to SR-1A -- 4-21-06 draft

Exhibit A
Capitol Hill Planning Community
SR-1 to SR-1A

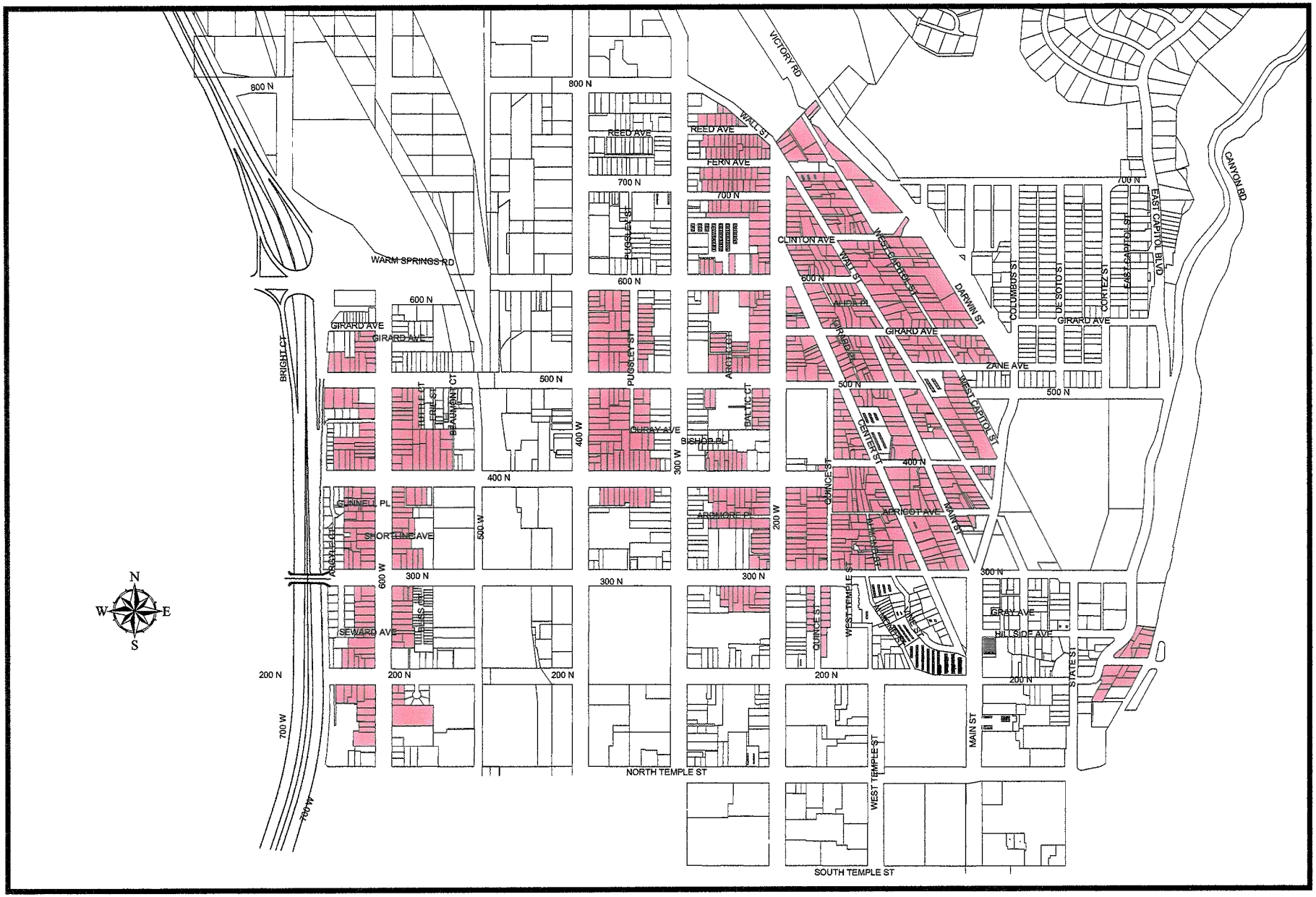

Exhibit B
Avenues Planning Community
SR-1 to SR-1A

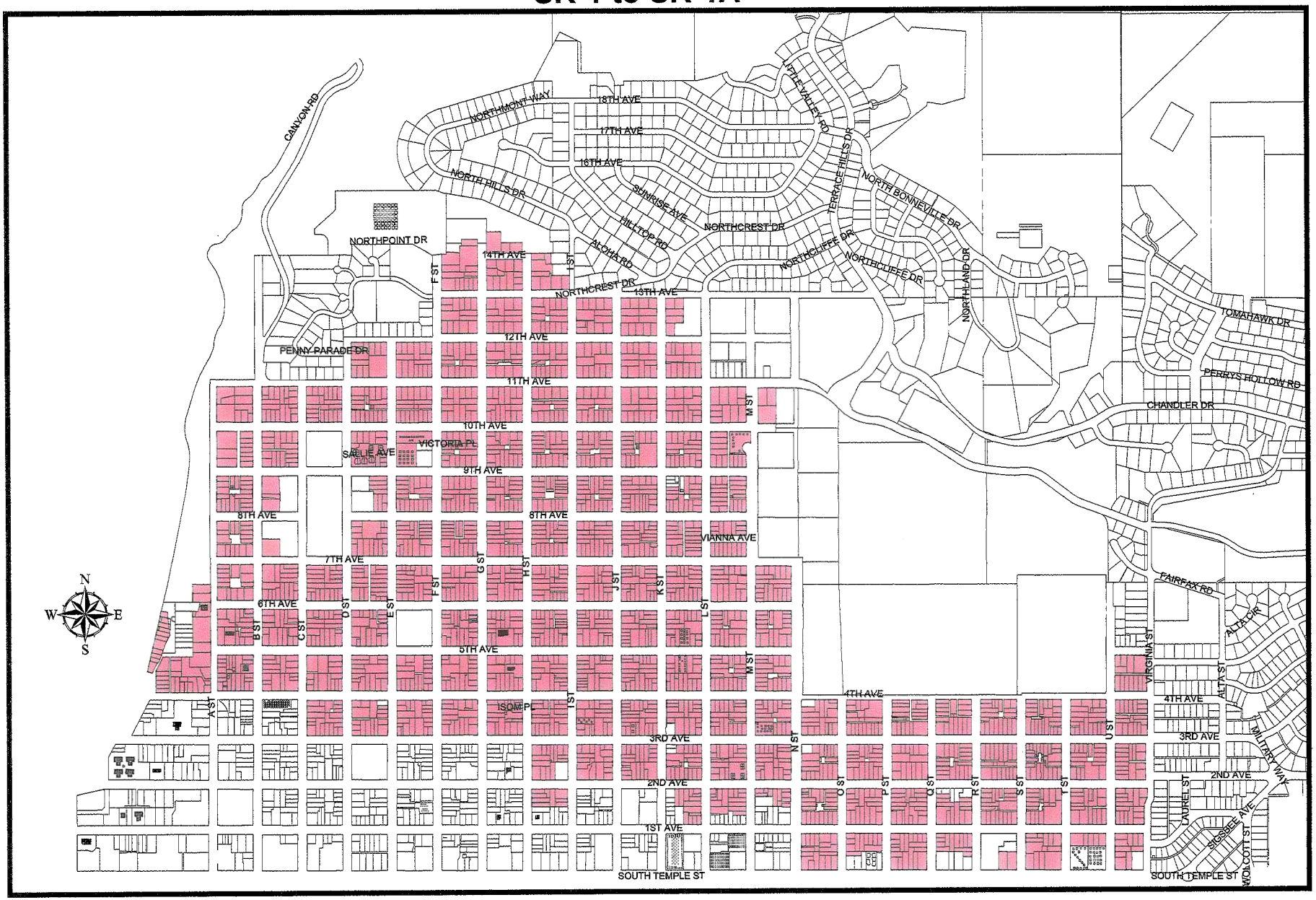

EXHIBIT 3

CITY COUNCIL HEARING NOTICE

Petition 400-06-08 – to develop Neighborhood based Compatible Residential Infill Zoning Standards for the Avenues and Capitol Hill Communities

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing concerning Petition 400-06-08 to amend existing provisions of the Salt Lake City Zoning Ordinance related to single- and two-family land uses in City Council District Three that may contribute to incompatible residential infill development within the Special Pattern Residential 1 (SR-1) Zoning District. The proposed amendments include creating a subcategory of the SR-1 Zoning District for those properties currently zoned SR-1 in City Council District Three to address general lot and bulk issues including building height, yard requirements, and accessory buildings standards. This petition would also amend the applicable Zoning Maps to implement the above referenced amendments to the SR-1 Zoning District for all properties within the Capitol Hill and Avenues Planning Communities currently zoned SR-1. The Capitol Hill and the Avenues Planning Communities are generally located between I-15 and North Campus Drive from South Temple to the North City limits.

The City Council will hold a public hearing:

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 the building from the east side

You are invited to attend this hearing, ask questions or provide input concerning the topic listed above. If you have any questions, contact Joel Paterson at 535-6141 between the hours of 8:00 a.m. and 5:00 p.m., or send an e-mail to joel.paterson@slcgov.com

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this Public Hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the ADA Coordinator at 535-7971; TDD 535-6021.

EXHIBIT 4

MAILING LABELS

Petition 400-06-08 – to develop Neighborhood based Compatible Residential Infill Zoning Standards for the Avenues and Capitol Hill Communities

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SALT LAKE CITY UT 84104

PETER VON SIVERS
CAPITOL HILL CHAIR
223 WEST 400 NORTH
SALT LAKE CITY UT 84103

STEVE MECHAM
GREATER AVENUES CHAIR
1180 FIRST AVENUE
SALT LAKE CITY UT 84103

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SALT LAKE CITY UT 84115

BILL PLASTOW
PEOPLE'S FREEWAY CHAIR
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SALT LAKE CITY UT 84115

THOMAS MUTTER
CENTRAL CITY CHAIR
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EAST CENTRAL CHAIR
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BRIAN WATKINS
LIBERTY WELLS CHAIR
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SALT LAKE CITY UT 84105

JIM WEBSTER
YALECREST CHAIR
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MARYDELLE GUNN
WASATCH HOLLOW CHAIR
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SALT LAKE CITY UT 84105

ELIOT BRINTON
SUNNYSIDE EAST CHAIR
849 SOUTH CONNOR STREET
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ELLEN REDDICK
BONNEVILLE HILLS CHAIR
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FOOTHILL/SUNNYSIDE CHAIR
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SHAWN MCMILLEN
H. ROCK CHAIR
1855 SOUTH 2600 EAST
SALT LAKE CITY UT 84108

DAVE MORTENSEN
ARCADIA HEIGHTS/BENCHMARK CHAIR
2278 SIGNAL POINT CIRCLE
SALT LAKE CITY UT 84109

MARK HOLLAND
SUGAR HOUSE CHAIR
1942 BERKELEY STREET
SALT LAKE CITY UT 84108

PAUL TAYLOR
OAK HILLS CHAIR
1165 OAKHILLS WAY
SALT LAKE CITY UT 84108

INDIAN HILLS CHAIR
Vacant

ST. MARY'S CHAIR
Vacant

TIM DEE
SUNSET OAKS CHAIR
1575 DEVONSHIRE DRIVE
SALT LAKE CITY UT 84108

Community Council
02/06/06
CW

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Updated: 4/1/2005 sj

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BOB FARRINGTON, DIRECTOR
175 EAST 400 SOUTH, #100
SALT LAKE CITY, UT 84111

S.L. CHAMBER OF COMMERCE
175 EAST 400 SOUTH, SUITE #100
SALT LAKE CITY, UT 84111

ATTN: CAROL DIBBLEE
DOWNTOWN MERCHANTS ASSN.
10 W. BROADWAY, SUITE #420
P.O. BOX
SALT LAKE CITY, UT 84101

HISPANIC CHAMBER OF COMMERCE
P.O. BOX 1805
SALT LAKE CITY, UT 84110

VEST POCKET BUSINESS COALITION
P.O. BOX 521357
SALT LAKE CITY, UT 84152-1357

SUGAR HOUSE MERCHANTS ASSN.
c/o BARBARA GREEN
SMITH-CROWN
2000 SOUTH 1100 EAST
SALT LAKE CITY, UT 84106

WESTSIDE ALLIANCE
c/o NEIGHBORHOOD HOUSING SVS.
MARIA GARCIA
622 WEST 500 NORTH
SALT Lake CITY, UT 84116

0932155006
CURRIE, DANA A &
GRETCHEN L; JT
#6 LEWIS ST
GLENVIEW HAMILTON 88888

0932335012
MEADORS, JARED
1005 E HERBERT AVE
SALT LAKE CITY UT 84105

0836235003
GUNDERSON, NORMA D; TR
101 W GIRARD AVE
SALT LAKE CITY UT 84103

0932459005
FABER, DAWN M
1012 E FIRST AVE
SALT LAKE CITY UT 84103

0932456016
JOHNSON, JOHN V
1015 E FIRST AVE
SALT LAKE CITY UT 84103

0932453004
KOGAN, TERRY S; TR
1018 E THIRD AVE
SALT LAKE CITY UT 84103

0932459006
JONES, HAROLD &
KATHRYN M; TRS
1022 E FIRST AVE
SALT LAKE CITY UT 84103

0932183005
ARUTYUNYAN, GAYES S
10246 S EASTDELL DR
SANDY UT 84092

0932459008
GODDARD, MARK K
1026 E FIRST AVE
SALT LAKE CITY UT 84103

0932378023
WHIRLEDGE, JO ANN
103 N 'N' ST
SALT LAKE CITY UT 84103

0932382003
WESTERN NATIONAL TRUST
COMPANY; CUSTODIAN
1 S MAIN ST
SALT LAKE CITY UT 84111

0932456015
WEBSTER, JAMES W &
JANEANNE A; JT
1007 E FIRST AVE
SALT LAKE CITY UT 84103

0932453002
ROLFS, ROBERT T JR &
DIANE K; JT
1010 E THIRD AVE
SALT LAKE CITY UT 84103

0932456002
FREED, MICHAEL S
1014 E SECOND AVE
SALT LAKE CITY UT 84103

0932179009
PETTY, WAYNE G.
1016 E NORTHBONNEVILLE DR
SALT LAKE CITY UT 84103

0932452004
DENNING, CYNTHIA L
102 PINE VALLEY CT
DEBARY FL 32713

0932377015
HOOKER, DWIGHT K
1022 S JEFFERSON ST
SALT LAKE CITY UT 84101

0931406014
CONNELLY, CHRIS; ET AL
10249 S ASHLEY HILLS CIR
SANDY UT 84092

0932456023
FRANK, DEBRA W; TR
1029 E FIRST AVE
SALT LAKE CITY UT 84103

0836229004
CHESLEY, CLARK A
103 W CLINTON AVE
SALT LAKE CITY UT 84103

0932459001
OKI, KIKUYE J.
1002 E FIRST AVE
SALT LAKE CITY UT 84103

0932354020
BURR, LINDA M; TR
101 N 'L' ST
SALT LAKE CITY UT 84103

0932404013
REESE, PAMELA A
1011 E THIRD AVE
SALT LAKE CITY UT 84103

0932453003
SLADE, RACHEL M &
CONBOY, JOHN C; JT
1014 E THIRD AVE
SALT LAKE CITY UT 84103

0932456022
WEBB, DENNIS J
1017 E FIRST AVE
SALT LAKE CITY UT 84103

0932404019
SCHLECK, JULIE M &
CLEMENS, CHRISTOPHER M; JT
1020 E FOURTH AVE
SALT LAKE CITY UT 84103

0932459007
KUENNEMANN, H EUGEN &
CHARLOTTE B; TRS
1024 E FIRST AVE
SALT LAKE CITY UT 84103

0932453016
COMISH, TODD G &
SHERIE L; JT
1025 E SECOND AVE
SALT LAKE CITY UT 84103

0932453017
GOERS, RICHARD F; TR
1029 E SECOND AVE
SALT LAKE CITY UT 84103

0836235004
PEAVEY, JESS R & JACKIE Y (JT)
103 W GIRARD AVE # REAR
SALT LAKE CITY UT 84103

0836254029
BOWES, JASEN A
1030 NW 12TH AVE #414
PORTLAND OR 97209

0932453018
PARKER, GLENDON J &
SAMPSON, JACINDA B; TC
1033 E SECOND AVE
SALT LAKE CITY UT 84103

0932456020
HARDY-STARBUCK, NOLYN
1037 E FIRST AVE
SALT LAKE CITY UT 84103

0932404018
WIMMER, DOLORES L
1039 E THIRD AVE
SALT LAKE CITY UT 84103

0932431001
LEISHMAN, JEFF N &
JULIE C; JT
1044 E BEVERLY WY
BOUNTIFUL UT 84010

0825454009
FELSTED, RAYMOND K
1048 W EUCLID AVE
SALT LAKE CITY UT 84104

0932458015
ATIYAH, DONNETTE H
1053 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932430006
PEARSON, BRET &
HUTCHINSON, SARAH; JT
1056 E FOURTH AVE
SALT LAKE CITY UT 84103

0836202009
VAN VRANKEN, GARY
1058 W RAMBLER DR
SALT LAKE CITY UT 84116

0932458016
OKLAND, PAM M
1059 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932456019
BRUNVAND, JAN H & JUDITH,
ET AL
1031 E FIRST AVE
SALT LAKE CITY UT 84103

0932404016
WANDER, THEODORE J &
REBECCA L; JT
1033 E THIRD AVE
SALT LAKE CITY UT 84103

0932453019
BUTLER, PAUL M &
TONI D; JT
1037 E SECOND AVE
SALT LAKE CITY UT 84103

0932353012
PETERS, SHARON K
104 N 'J' ST
SALT LAKE CITY UT 84103

0836235012
HALE, SCOTT S & KRIS T;
JT
1047 S 1200 E
SALT LAKE CITY UT 84105

0836235001
COOK, MICHELLE R &
MIDDLETON, SARAH E; JT
105 W GIRARD AVE
SALT LAKE CITY UT 84103

0932430013
OLIVER, ARCH J III &
KAY C; JT
1053 E THIRD AVE
SALT LAKE CITY UT 84103

0836177020
RYN PROPERTIES I LC
1057 DEBORAH DR
BOUNTIFUL UT 84010

0836206018
COMMUNITY HOUSING
SERVICES -
CAPITOL VILLA LTD
1059 E 900 S # 100
SALT LAKE CITY UT 84105

0932430014
BRADY, MARGARET K
1059 E THIRD AVE
SALT LAKE CITY UT 84103

0932459009
SHUMWAY, JOHN &
FAUTIN, CHARLOTTE D F; JT
1032 E FIRST AVE
SALT LAKE CITY UT 84103

0836129011
CARD, JAMES R &
NORMA; TRS
1035 ARLINGTON WAY
BOUNTIFUL UT 84010

0932404015
FARMORE ENTERPRISES LLC
1037 E THIRD AVE
SALT LAKE CITY UT 84103

0932459010
THURMAN, WANDA J; TR
1040 E FIRST AVE
SALT LAKE CITY UT 84103

0836228010
BUHLER, ALAN W &
MARIE A; JT
10470 S REDWOOD RD # 222
SOUTH JORDAN UT 84095

0932458014
PULSON, LARRY V &
SHERRY J; TRS
1051 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932480014
DART, BERT L & DOROTHY S; JT
1055 E FIRST AVE
SALT LAKE CITY UT 84103

0932476002
ROWLAND, BEVERLY B &
OSCAR G; TRS
1058 E THIRD AVE
SALT LAKE CITY UT 84103

0932480015
PHELPS, KATHLEEN A
1059 E FIRST AVE
SALT LAKE CITY UT 84103

0932430007
HEDGES, JAMES P &
BIALOWAS, ANNE M; JT
1060 E FOURTH AVE
SALT LAKE CITY UT 84103

0932458017
HENDRICKS, DANIELLE
1061 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932480016
MAUDSLEY, ADELAIDE
1063 E FIRST AVE
SALT LAKE CITY UT 84103

0932476021
HUNT, EMERY K &
JOSEPHINE R; TC
1065 E SECOND AVE
SALT LAKE CITY UT 84103

0932430022
DICKINSON, JAMES C
1067 E THIRD AVE
SALT LAKE CITY UT 84103

0932477029
TUNDERMANN, DAVID W &
EUSTON, KATHLEEN E (JT)
107 N 'T' ST
SALT LAKE CITY UT 84103

0932480008
JAMES, STEPHEN D &
SWALLOW, JULIE; JT
1070 E SECOND AVE
SALT LAKE CITY UT 84103

0932476020
ROGAN, EMILIE A; TR
1073 E SECOND AVE
SALT LAKE CITY UT 84103

0932480009
CSB INVESTMENTS LC
1077 E SECOND AVE
SALT LAKE CITY UT 84103

0932479008
PATTON, JEFFREY D &
STACY N; JT
108 N 'U' ST
SALT LAKE CITY UT 84103

0932458019
TOWN CLUB
1081 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932430021
LEONARD, GEOFFREY W &
KRIS C; JT
1061 E THIRD AVE
SALT LAKE CITY UT 84103

0932480026
LOBATTO, EMILY
1064 E SECOND AVE
SALT LAKE CITY UT 84103

0932480017
REICHLER, THOMAS J &
DONAHUE, DIANE M; JT
1067 E FIRST AVE
SALT LAKE CITY UT 84103

0932480007
HORTON, PRISCILLA B; TR
1068 E SECOND AVE
SALT LAKE CITY UT 84103

0836279006
SHEWMAN, BARBARA
107 W 500 N
SALT LAKE CITY UT 84103

0932430008
DIAZ, ROBERT M &
WILMA L; TRS
1072 E FOURTH AVE
SALT LAKE CITY UT 84103

0932430017
CLOWARD, T J & JOYCE J;
JT
1073 E THIRD AVE
SALT LAKE CITY UT 84103

0836352009
SMITH, KIRK A &
JUDY; JT
1077 W BRIARCLIFF AVE
SALT LAKE CITY UT 84116

0932476006
ROBERTSON, CHRISTOPHER A &
DEBORAH S; JT
1080 E THIRD AVE
SALT LAKE CITY UT 84103

0932481016
PINECREST APARTMENTS LLC
1082 E FOURTH AVE
SALT LAKE CITY UT 84103

0932334014
PITMAN, TAMARA &
DAVID; JT
10626 OHIO AVE
LOS ANGELES CA 90024

0932476003
ERICKSON, STEVEN D &
CONNIE J; TRS
1064 E THIRD AVE
SALT LAKE CITY UT 84103

0932458018
SCHNEIDER, MARGRIT S
1067 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932476004
BRENNAN, KAREN M
1068 E THIRD AVE
SALT LAKE CITY UT 84103

0836229042
LAYTON, LANCE C &
BONA, SHAUNA K; JT
107 W CLINTON AVE
SALT LAKE CITY UT 84103

0932480031
PENDERGRAST, LILIA R &
WILLIAM M; JT
1073 E FIRST AVE
SALT LAKE CITY UT 84103

0932476005
NIELSON, CAROLYN
1076 E THIRD AVE
SALT LAKE CITY UT 84103

0932430018
CLOWARD, T J & JOYCE J; TRS
1079 E THIRD AVE
SALT LAKE CITY UT 84103

0932476017
MAXWELL, JACK M JR &
KATHRINE D; JT
1081 E SECOND AVE
SALT LAKE CITY UT 84103

0836229050
CLIFT, EDWARD M
10825 NETTLETON ST #120
SUN VALLEY CA 91352

0932480023
GARCIA, DENISE M &
ROWE, LESLIE R; TRS
1083 E FIRST AVE
SALT LAKE CITY UT 84103

0932476007
MCELWAIN, JOHN F
1084 E THIRD AVE
SALT LAKE CITY UT 84103

0932476008
SARGENT, JOHN S &
ELINOR H; JT
1088 E THIRD AVE
SALT LAKE CITY UT 84103

0932353011
DE CARVALHO, GLAURA M &
ORDAKOWSKI, LEONOR; TRS
110 N 'J' ST
SALT LAKE CITY UT 84103

0932477001
KIMBALL, RICHARD & JERROLYN
M.
1104 E THIRD AVE
SALT LAKE CITY UT 84103

0932154013
KALM, A BOB & DARLENE L; JT
1106 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932379020
SIMBARI, BERNARD J; TR
111 N 'O' ST
SALT LAKE CITY UT 84103

0932477003
CHRISTENSEN, PATRICIA W
1112 E THIRD AVE
SALT LAKE CITY UT 84103

0931262010
BROWN, DAVID
11140 WHOOPING CRANE LANE
LAS VEGAS NV 89144

0932477024
ENGLUND, JOHN &
RILLING, LYNN; JT
1115 E SECOND AVE
SALT LAKE CITY UT 84103

0932430019
FLANDRO, CELIA
1083 E THIRD AVE
SALT LAKE CITY UT 84103

0932476018
WOOLF, MARGARET F.
1085 E SECOND AVE
SALT LAKE CITY UT 84103

0932476019
BUZZARD, TRAVIS &
MEGHAN P; JT
1089 E SECOND AVE
SALT LAKE CITY UT 84103

0836232032
LEVY, JOAN L &
JENSEN, BRYANT L; JT
110 W GIRARD AVE
SALT LAKE CITY UT 84103

0932481013
ZUCKERMAN, PAUL E &
SONCERIA K; JT
1105 E FIRST AVE
SALT LAKE CITY UT 84103

0931433062
TRIPENY, PATRICK J
1108 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0836279005
BRUNER, MARION L; TR
111 W 500 N
SALT LAKE CITY UT 84103

0932453013
HORNE, WALTER M &
MARIE L P (TC)
1114 E FIRST AVE
SALT LAKE CITY UT 84103

0932481015
BROWN, THERESA A
1115 E FIRST AVE
SALT LAKE CITY UT 84103

0932481006
CLARK, LANE C &
JANICE E; JT
1116 E SECOND AVE
SALT LAKE CITY UT 84103

0931443010
WILSON, MICHAEL D &
MICHELLE N; JT
1083 OAKRIDGE DR
FARMINGTON UT 84025

0932480021
JONES, WILLS H; TR
1087 E FIRST AVE
SALT LAKE CITY UT 84103

0932378022
KRYGER, STEPHEN &
VICTORIA; JT
109 N 'N' ST
SALT LAKE CITY UT 84103

0932477022
SEGGAR, JOHN F &
SUSIE B; JT
1103 E SECOND AVE
SALT LAKE CITY UT 84103

0932431018
CHIEN, CHI-BIN &
HACK, NICOLA; TRS
1105 E THIRD AVE
SALT LAKE CITY UT 84103

0932477033
KEELE, REBA L
1108 E THIRD AVE
SALT LAKE CITY UT 84103

0932431019
GILLIES, ABRAM G, JR &
BOBBIE S
1111 E THIRD AVE
SALT LAKE CITY UT 84103

0932481014
MONTGOMERY, LARRY J &
ROSEMARY J; JT
1114 E FIRST AVE
SALT LAKE CITY UT 84103

0931404024
MCOMBER, GAIL C &
CANDYCE E; TC
1115 E SAPHIRE DR
SANDY UT 84094

0932477004
BROWN, TIMOTHY
1116 E THIRD AVE
SALT LAKE CITY UT 84103

0836230010
GLENN, LARRY R
1117 VIA ALTA
BURBANK CA 91501

0932431021
HARPER, SEAN S &
MERI T; JT
1119 E THIRD AVE
SALT LAKE CITY UT 84103

0932481007
LEE, TIMOTHY G & SUELLEN
1120 E SECOND AVE
SALT LAKE CITY UT 84103

0932431022
COLLIER, RONALD M; TR
1121 E THIRD AVE
SALT LAKE CITY UT 84103

0932477006
MIDDLETON, JEFF L
1124 E THIRD AVE
SALT LAKE CITY UT 84103

0932477021
SHAW, DORIAN L; TR
1127 E SECOND AVE
SALT LAKE CITY UT 84103

0932431023
FIGHTMASTER, TONI
1129 E THIRD AVE
SALT LAKE CITY UT 84103

0836303004
CARLI, TIM R & JULIE; JT
11331 S EAGLE VIEW CV
SANDY UT 84092

0932485006
PEASLEE, KEVIN &
JULIE; JT
1136 E FIRST AVE
SALT LAKE CITY UT 84103

0931353008
NELSON, ALAN D &
LAURA S; JT
114 E FOURTH AVE
SALT LAKE CITY UT 84103

0932431008
GREENWOOD, SCOTT &
ERIN; TC
1118 E FOURTH AVE
SALT LAKE CITY UT 84103

0932377014
KARMAZSIN, ALEXANDER J &
MELANIE F; JT
112 N 'L' ST
SALT LAKE CITY UT 84103

0932477005
VERSON, HILARY
1120 E THIRD AVE
SALT LAKE CITY UT 84103

0932485004
LEPARMENTIER, RICHARD &
JENNIFER; JT
1122 E FIRST AVE
SALT LAKE CITY UT 84103

0932431006
OLGIA, CHARLENE A &
BONNIE J; TC
1126 E FOURTH AVE
SALT LAKE CITY UT 84103

0932485005
PATTON, MARY C
1128 E FIRST AVE
SALT LAKE CITY UT 84103

0836229002
BRANDON, ROBERT E & MINTA J
113 W CLINTON AVE
SALT LAKE CITY UT 84103

0932477028
UNO, RAYMOND S & YOSHIKO M
1135 E SECOND AVE
SALT LAKE CITY UT 84103

0932431025
BILGINSOY, CIHAN R &
BERIK, GUNSELI; JT
1137 E THIRD AVE
SALT LAKE CITY UT 84103

0932353010
DIMICK, JOSEPH I &
REBECCA A; JT
114 N 'J' ST
SALT LAKE CITY UT 84103

0932477025
ENGLAND, STEPHEN A
1119 E SECOND AVE
SALT LAKE CITY UT 84103

0836427007
KAPELKE, PETER L
112 W 300 N
SALT LAKE CITY UT 84103

0932477026
SMYTH, DANIEL P &
ANNE T; TC
1121 E SECOND AVE
SALT LAKE CITY UT 84103

0932431009
ILTIS, DAVID H
1124 E FOURTH AVE
SALT LAKE CITY UT 84103

0932481008
PETERSON, TIFFANI R &
DEAN A; TRS
1126 E SECOND AVE
SALT LAKE CITY UT 84103

0932477008
TSU, ANGELINA
1128 E THIRD AVE
SALT LAKE CITY UT 84103

0932431024
OLSEN, MICHAEL S
1133 E THIRD AVE
SALT LAKE CITY UT 84103

0932459012
RONALD MCDONALD HOUSE
CHARITIES OF INTERMOUNTAIN
1135 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0933303001
HAMBERLIN, DEBORAH
1138 21 ST ST #3
SANTA MONICA CA 90403

0932481009
MCCREA, ROSEMARIE H; TR
1140 E SECOND AVE
SALT LAKE CITY UT 84103

0932105006
TSK PROPERTIES LLC
1142 S 1900 E
SALT LAKE CITY UT 84108

0932352018
BENNHOFF, STEPHEN W &
AYMI S; JT
115 N 'J' ST
SALT LAKE CITY UT 84103

0836234013
SHUMWAY, KEVIN W &
EMILY J; JT
115 W GIRARD AVE
SALT LAKE CITY UT 84103

0932478014
ELIAS, EUGENE H, JR &
VANESSA H; JT
1153 E SECOND AVE
SALT LAKE CITY UT 84103

0932478002
SHEWFELT, WILLIAM &
INNES; JT
1156 E THIRD AVE
SALT LAKE CITY UT 84103

0931288005
KEY OPPORTUNITIES LLC
1159 S 420 W
SALEM UT 84653

0932452008
SCAIFE, COURTNEY L
116 N 'P' ST
SALT LAKE CITY UT 84103

0836234023
ZABRISKIE, RONALD A
116 W 500 N
SALT LAKE CITY UT 84103

0932478016
POTOLSKY, MATTHEW D &
CEKOLA, ANNA M; TC
1163 E SECOND AVE
SALT LAKE CITY UT 84103

0932486002
BURTON, BETTY LOU
1166 E FIRST AVE
SALT LAKE CITY UT 84103

0932109007
DOXEY, TOM W; ET AL
11479 S PLAYER RD
SANDY UT 84092

0932478013
HANNUM, THOMAS
115 N 'U' ST
SALT LAKE CITY UT 84103

0932313006
HANNIG, LOUISE
1150 E LAIRD AVE
SALT LAKE CITY UT 84105

0932432013
MILLIKAN, CAROL
1153 E THIRD AVE
SALT LAKE CITY UT 84103

0932432014
PARSON, KATIE
1157 E THIRD AVE
SALT LAKE CITY UT 84103

0931353013
ERICKSON, PHILLIP J & JANE S
(JT)
116 E FOURTH AVE
SALT LAKE CITY UT 84103

0932453012
CRAWSHAW, LAURA A
116 N 'Q' ST
SALT LAKE CITY UT 84103

0932478003
CROOKSTON, GARR J &
NANCY S; TRS
1160 E THIRD AVE
SALT LAKE CITY UT 84103

0932478004
BOYLE, PAUL
1164 E THIRD AVE
SALT LAKE CITY UT 84103

0932482006
HANNA, PATRICIA L &
IRISH, DUDLEY; JT
1166 E SECOND AVE
SALT LAKE CITY UT 84103

0825477024
HARRISON, VANCE
1149 E WOODBRIAR CIR
NORTH SALT LAKE UT 84054

0933351006
THORNTON, LYNN H &
JEANNE C; JT
115 N VIRGINIA ST
SALT LAKE CITY UT 84103

0932478001
GRIFFITHS, NEIL &
PEGGY; JT
1152 E THIRD AVE
SALT LAKE CITY UT 84103

0932482011
CASTO, DONNA M
1155 E FIRST AVE
SALT LAKE CITY UT 84103

0932482012
BYRNE, J GERALD &
DART, BERT; TRS
1159 E FIRST AVE
SALT LAKE CITY UT 84103

0932451005
BEAUFORT, DAVID R &
M LINDA; JT
116 N 'O' ST
SALT LAKE CITY UT 84103

0932479007
LAMBERT, HILLARY E
116 N 'U' ST
SALT LAKE CITY UT 84103

0932433002
NELSON, RONDA L; TR
1162 E 50 SOUTH
LOGAN UT 84321

0932432015
HORAN, JENNIFER E
1165 E THIRD AVE
SALT LAKE CITY UT 84103

0932312007
LIGHT, CECILY A
1167 E BRYAN AVE
SALT LAKE CITY UT 84105

0932432016
BERGESON, HAVEN E. & CAROL A.
S.
1169 E THIRD AVE
SALT LAKE CITY UT 84103

0932451013
BRANDON, BRUCE M
117 N 'P' ST
SALT LAKE CITY UT 84103

0932482013
JENSON, WILLIAM R &
BOWEN, JULIE; JT
1171 E FIRST AVE
SALT LAKE CITY UT 84103

0932478005
WOODMANSEE, CARLA A &
STEVEN H; JT
1172 E THIRD AVE
SALT LAKE CITY UT 84103

0932478017
MAGLEBY, JAMES &
TORIA; JT
1175 E SECOND AVE
SALT LAKE CITY UT 84103

0932484004
DEVINE, MICHAEL W
1177 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932379012
CRANDALL, MICHAEL &
LISA; JT
118 N 'N' ST
SALT LAKE CITY UT 84103

0932477017
BRADY, SUZANNE
118 N 'S' ST
SALT LAKE CITY UT 84103

0836226010
GODINA, XAVIER &
SILVA, HOLLY S; JT
118 W CLINTON AVE
SALT LAKE CITY UT 84103

0932388001
FOWLER, WILLIAM M &
STARR D; JT
11817 S SUNSET PONDS DR
DRAPER UT 84020

0932352017
HEISS, MATTHEW K &
BECKY; TRS
117 N 'J' ST
SALT LAKE CITY UT 84103

0932453009
SOUTHWELL, ROLLIN G
117 N 'R' ST
SALT LAKE CITY UT 84103

0932486003
GRIFFIN, MARGARET C &
GLENN R; JT
1172 E FIRST AVE
SALT LAKE CITY UT 84103

0932454005
SECOR, STANLEY B.
1174 S MERCEDES WY
SALT LAKE CITY UT 84108

0932482008
NACKOWSKI, MATTHEW P. &
KATHARINE
1176 E SECOND AVE
SALT LAKE CITY UT 84103

0932432018
LAROCQUE, EUGENE J &
KRISTINA L; TC
1177 E THIRD AVE
SALT LAKE CITY UT 84103

0932451004
NEVINS, ALLEN P &
KATHRYN M; JT
118 N 'O' ST
SALT LAKE CITY UT 84103

0932478008
MAAK, GERRY G
118 N 'T' ST
SALT LAKE CITY UT 84103

0932486004
MECHAM, STEPHEN F &
ANGELA W; JT
1180 E FIRST AVE
SALT LAKE CITY UT 84103

0932486005
HIGGINS, KAY M &
PRONOVOST, STEPHEN M; JT
1184 E FIRST AVE
SALT LAKE CITY UT 84103

0932354012
JOHNSON, LUCILE M &
D LYNN; TRS
117 N 'L' ST
SALT LAKE CITY UT 84103

0836287006
SMITH, AMANDA K
117 W APRICOT AVE
SALT LAKE CITY UT 84103

0932482007
ANDERSON, JERRY K &
GREGOVICH, GINA M; JT
1172 E SECOND AVE
SALT LAKE CITY UT 84103

0836255017
BOARDMAN, ROBERT H &
JAN; JT
11742 S STONE CREST CIR
RIVERTON UT 84065

0932482014
SANCHEZ, ALEJANDRO &
PIOTROWSKI, TATJANA; JT
1177 E FIRST AVE
SALT LAKE CITY UT 84103

0932352010
PRATT, JACQUELINE B &
PAUL, STEPHEN C; JT
118 N 'I' ST
SALT LAKE CITY UT 84103

0932476009
RUANO, JOSE A &
VALES-RUANO, MARILYN; JT
118 N 'R' ST
SALT LAKE CITY UT 84103

0932479006
LINDSLEY, JANET E &
VANDEL, STUART D; JT
118 N 'U' ST
SALT LAKE CITY UT 84103

0932482015
LACHOWSKI, HENRY M; JT ET AL
1181 E FIRST AVE
SALT LAKE CITY UT 84103

0931284012
RE FREEDOM LLC
1184 S PALISADES DR
OREM UT 84097

0932482016
SLAGER, ATHENA G
1185 E FIRST AVE
SALT LAKE CITY UT 84103

0932432020
CURRY, ANTJE F; TR
1187 E THIRD AVE
SALT LAKE CITY UT 84103

0932378021
HANSEN, JUNE B
119 N 'N' ST
SALT LAKE CITY UT 84103

0836229016
STRAND, VERN C & ELEANOR A
1199 S 1500 E
BOUNTIFUL UT 84010

0932353009
FASCOE, DAVID J &
ANITA E; JT
120 N 'J' ST
SALT LAKE CITY UT 84103

0932453011
PARSONS, MARY H T; TR
120 N 'Q' ST
SALT LAKE CITY UT 84103

0931404003
WILSON, WILLIAM W &
MARY LEE; JT
1201 51ST AVENUE CT
GREELEY CO 80634

0932433001
THARP, DOUGLAS S &
WATZINGER-THARP, JOHANNA;
JT
1202 E FOURTH AVE
SALT LAKE CITY UT 84103

0932479009
GIESLER, TELITHA H; TR
1205 E SECOND AVE
SALT LAKE CITY UT 84103

0931156003
CERG INC
1207 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932432019
HENSLER, JANE L
1185 E THIRD AVE
SALT LAKE CITY UT 84103

0931427005
TANG, THOMAS W
11876 SW ASPEN RIDGE DR
TIGARD OR 97224

0932379008
LESTER, DAVID &
LETTIA A; JT
119 N 'O' ST
SALT LAKE CITY UT 84103

0931439020
W & R INC
11998 S LAMPTON VIEW DR
RIVERTON UT 84065

0932377013
CARR, LESLIE
120 N 'L' ST
SALT LAKE CITY UT 84103

0836283015
HILLYERD, ROSEMARY
120 W APRICOT AVE
SALT LAKE CITY UT 84103

0931329008
STEWART, DIANE P
1201 E CHANDLER DR
SALT LAKE CITY UT 84103

0932429006
ROUGELOT, ROSS LEWIS
1203 E FOURTH AVE
SALT LAKE CITY UT 84103

0932485009
SAMLOWSKI, WOLFRAM E &
SUZANNE; JT
1205 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932485010
MUTH, ERNEST H & ELEANOR L
(JT)
1207 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932478018
ELDREDGE, DAVID G & BRYAN B
(JT)
1187 E SECOND AVE
SALT LAKE CITY UT 84103

0932388004
GERARD, RITA M
119 N 'M' ST # 202
SALT LAKE CITY UT 84103

0836284002
OVERFELT, DAVID
1191 W COUNTRY RIDGE DR
SOUTH JORDAN UT 84095

0931479006
OSTROM, LORI &
RANDEL S; JT
120 N 'H' ST
SALT LAKE CITY UT 84103

0932378009
MULLINS, SHANNON B
120 N 'M' ST
SALT LAKE CITY UT 84103

0836232030
HIRSCH, NIKKI
120 W GIRARD AVE
SALT LAKE CITY UT 84103

0932483006
KELNER, ALEXIS &
KARLA S; JT
1201 E FIRST AVE
SALT LAKE CITY UT 84103

0932433005
SLAWSON, E DOUGLAS III &
ANN H; TC
1203 E THIRD AVE
SALT LAKE CITY UT 84103

0932483007
SNOW, CHARLENE S.
1207 E FIRST AVE
SALT LAKE CITY UT 84103

0932429007
FINLEY, ANN
1209 E FOURTH AVE
SALT LAKE CITY UT 84103

0931326014
DURHAM, LYNN E
121 E FOURTH AVE
SALT LAKE CITY UT 84103

0932477020
FELT, DAVID P
121 N 'T' ST
SALT LAKE CITY UT 84103

0933303002
FARRINGTON, ROBERT F JR &
MARIA S; JT
1216 E FOURTH AVE
SALT LAKE CITY UT 84103

0933351001
DUTSON, RULON M &
REBECCA J; JT
1218 E THIRD AVE
SALT LAKE CITY UT 84103

0932378008
ESTY-GRAMA, JACQUELINE
122 N 'M' ST
SALT LAKE CITY UT 84103

0932389006
CHIDESTER, SHAWN
122 N 'N' ST # 6
SALT LAKE CITY UT 84103

0931440002
SULLIVAN, BLAINE W &
REENA D; TRS
1220 HIGHWAY 7
OROVILLE WA 98844

0933357002
SLOAN, MARY E
1224 E FIRST AVE
SALT LAKE CITY UT 84103

0933351002
SIMON, JOHN R
1224 E THIRD AVE
SALT LAKE CITY UT 84103

0933302007
BROWN, TIMOTHY H
1227 E FOURTH AVE
SALT LAKE CITY UT 84103

0825456019
POLLYANNA APARTMENTS LLC
121 N 'F' ST
SALT LAKE CITY UT 84103

0933354003
SHAW, KENNETH R &
JENNIFER S; JT
1211 E FIRST AVE
SALT LAKE CITY UT 84103

0932353006
3RD AVENUE APARTMENTS LC
12160 S NICKLAUS RD
SANDY UT 84092

0933351001
DUTSON, RULON M &
REBECCA J; JT
1218 E THIRD AVE
SALT LAKE CITY UT 84103

0932389003
BURNS, ANTHONY J &
LORIANN R; JT
122 N 'N' ST # 3
SALT LAKE CITY UT 84103

0836427006
FOWKES, MICHAEL V
122 W 300 N
SALT LAKE CITY UT 84103

0933302006
REGENASS, INGA &
EVANS, JODY; JT
1221 E FOURTH AVE
SALT LAKE CITY UT 84103

0933303004
BINGER, WILLIAM H; TR
1224 E FOURTH AVE
SALT LAKE CITY UT 84103

0933351003
MCCARDELL, STEVEN J &
MARION J (JT)
1225 E SECOND AVE
SALT LAKE CITY UT 84103

0932485012
GILE, JANE D
1229 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932351005
MATRISS, JOHANNA J
121 N 'I' ST
SALT LAKE CITY UT 84103

0932433006
THARP, BARBARA
1211 E THIRD AVE
SALT LAKE CITY UT 84103

0933302005
BINGER, WILLIAM H; TR ET AL
1217 E FOURTH AVE
SALT LAKE CITY UT 84103

0836151025
UNGRICHT, KELLY J &
ESTHER E; JT
1219 N GARNETTE ST
SALT LAKE CITY UT 84116

0932389004
ROSS, DOUGLAS D &
LAUREL L; JT
122 N 'N' ST # 4
SALT LAKE CITY UT 84103

0933354001
MOWER, MICHAEL L
1220 E SECOND AVE
SALT LAKE CITY UT 84103

0933302001
MILLER, JODY A
1224 E FIFTH AVE
SALT LAKE CITY UT 84103

0933354002
OHLSEN, RUTH B; TR
1224 E SECOND AVE
SALT LAKE CITY UT 84103

0933303012
RICH, JUSTIN &
KRISTINA; JT
1225 E THIRD AVE
SALT LAKE CITY UT 84103

0933303013
LOFTIN, JOSEPH R &
KARA A; JT
1229 E THIRD AVE
SALT LAKE CITY UT 84103

0931326006
WEST, ANNA K; ET AL
123 E FOURTH AVE
SALT LAKE CITY UT 84103

0932453008
TYSON, MARK
123 N 'R' ST
SALT LAKE CITY UT 84103

0836254014
MEAHAN, DONNA P
12358 S RELATION ST
DRAPER UT 84020

0931403008
WEIXLER, WERNER F. &
DOROTHY
124 N 'E' ST # 6
SALT LAKE CITY UT 84103

0932451002
GROSSI, JEAN-JACQUES D &
SONJA T; JT
124 N 'O' ST
SALT LAKE CITY UT 84103

0932479005
WOOLF, THOMAS H & JOY S
(JT)
124 N 'U' ST
SALT LAKE CITY UT 84103

0932377008
GRAHAM, FREDERICK W &
CHRISTINE L; JT
125 N 'M' ST
SALT LAKE CITY UT 84103

0932477031
MILLER, KIM
125 N 'T' ST # 1
SALT LAKE CITY UT 84103

0836283002
SWEET, JONATHAN
126 S 200 W
SALT LAKE CITY UT 84101

0825455023
BAIRD, ROBERT
12642 STOUTWOOD
POWAY CA 92064

0932377009
TOUSIGNANT, JAMES E &
PATRICIA M; JT
123 N 'M' ST
SALT LAKE CITY UT 84103

0932478012
BADENHAUSEN, RICHARD J JR &
VENTI, KATHERINE E; JT
123 N 'U' ST
SALT LAKE CITY UT 84103

0933357003
BARRUTIA, ALBERT &
MERILYN; JT
1238 E FIRST AVE
SALT LAKE CITY UT 84103

0932352009
KAUFMAN, ELAINE
124 N 'I' ST
SALT LAKE CITY UT 84103

0932453010
SODERQUIST, WILLIAM E
124 N 'Q' ST
SALT LAKE CITY UT 84103

0931404009
HORNE, JOHN T; LIFE ET AL
12438 S 2320 W
RIVERTON UT 84065

0932451012
CHAMBERS, DONALD C &
JANICE J; JT
125 N 'P' ST
SALT LAKE CITY UT 84103

0836304010
BLOSCH, GARY L
1254 SHEPARD LN
FARMINGTON UT 84025

0836232029
AVERETT, ARTHUR B
126 W GIRARD AVE
SALT LAKE CITY UT 84103

0932457017
A&A FUNK LLC
1265 E 100 S
SALT LAKE CITY UT 84102

0932378019
SCHWEIKARDT, LINDA B
123 N 'N' ST
SALT LAKE CITY UT 84103

0933351007
PIERSON, CRAIG A &
TIMMS, KIRSTEN M; TRS
1235 E SECOND AVE
SALT LAKE CITY UT 84103

0932358020
KEARL, KAREL
124 DIANA ROAD
PORTAGE IN 46368

0932378007
MACDONALD, JAMES D
124 N 'M' ST
SALT LAKE CITY UT 84103

0932478007
MARTIN, TIMOTHY C &
LESLIE V; JT
124 N 'T' ST
SALT LAKE CITY UT 84103

0932353016
DYKES, MARK W
125 N 'K' ST
SALT LAKE CITY UT 84103

0932453007
WIMMER, LELAND K
125 N 'R' ST
SALT LAKE CITY UT 84103

0931479005
STOWELL, KRISTEN
126 N 'H' ST
SALT LAKE CITY UT 84103

0932316006
SPOOR, HEIDI-KRIS; JT ET AL
1262 S 1700 E
SALT LAKE CITY UT 84108

0836233011
BAKER, RICHARD S
1275 E FORT UNION BLVD
COTTONWOOD HTS UT 84047

0932160014
MACKAY, ROSEMARY T
1278 GLENNEYRE ST # 257
LAGUNA BEACH CA 92651

0932353007
MONTANO, PAUL A
128 N 'J' ST
SALT LAKE CITY UT 84103

0836427005
LEE, JEFFREY L
128 W 300 N
SALT LAKE CITY UT 84103

0932478011
LARSEN, ROBIN
129 N 'U' ST
SALT LAKE CITY UT 84103

0932479003
STRICKLAND, CRAIG &
JANA; JT
130 N 'U' ST
SALT LAKE CITY UT 84103

0932103001
FARAHMANDI, CYRUS; TR
1305 COSTA BRAVA
PISMO BEACH CA 93449

0932451011
SEXTON, TED C &
TRACIE A; JT
131 N 'P' ST
SALT LAKE CITY UT 84103

0933357005
BRADLEY, MICHAEL J &
BROOK B; JT
1317 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0836234012
AVERETT, ARTHUR B &
FAUTIN, WHITNEY A; JT
132 W GIRARD AVE
SALT LAKE CITY UT 84103

0931288004
JENSEN ENGLE LLC
1323 N FORESTDALE PL
EAGLE ID 83616

0836284009
HOPE, RICHARD A & JANA L (JT)
1279 N SONATA ST
SALT LAKE CITY UT 84116

0932378006
KELEN, LESLIE G & JOYCE A
(JT)
128 N 'M' ST
SALT LAKE CITY UT 84103

0836129024
LAMBROSE, JOYCE
1283 E 970 N
TOOELE UT 84074

0836283009
STRINGFELLOW, ESTHER
129 W 400 N
SALT LAKE CITY UT 84103

0836226008
ST JOHN, STEPHEN C
130 W CLINTON AVE
SALT LAKE CITY UT 84103

0836283007
WHITE, ROBERT A &
E LEE; JT
1309 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932453006
WALKER, DON D & MARJORIE F;
TRS
131 N 'R' ST
SALT LAKE CITY UT 84103

0932477013
LOUIE, JANIS
132 N 'S' ST
SALT LAKE CITY UT 84103

0931440007
4TH AVENUE FAMILY
LIMITED PARTNERSHIP
1320 E 500 S # 1400
SALT LAKE CITY UT 84102

0836234016
BLACK, F JEFFERSON &
DE SILVA, DEEPIKA M; JT
1328 E THORNTON AVE
SALT LAKE CITY UT 84105

0932352006
MOONEY, JEROME H
128 N 'I' ST
SALT LAKE CITY UT 84103

0932477034
NIELSEN, BROOKE L
128 N 'S' ST
SALT LAKE CITY UT 84103

0836351031
ROBINSON, JON J; TR
129 N 600 W
SALT LAKE CITY UT 84116

0931403006
ALF ENTERPRISES LC
12976 S 300 E
DRAPER UT 84020

0931289009
KARSIAN, VARDUI
13033 VICTORY BLVD
NORTH HOLLYWOOD CA 91606

0932352015
FLANIGAN, KEVIN M &
CAROLINE D; JT
131 N 'J' ST
SALT LAKE CITY UT 84103

0836283008
NORIE, JESSICA
131 W 400 N
SALT LAKE CITY UT 84103

0932478006
BARTHOLOMEW, WILLIAM C &
MARRIOTT D; JT
132 N 'T' ST
SALT LAKE CITY UT 84103

0932458005
SHELLEY, WAYNE R
1320 S 740 E
OREM UT 84097

0932351004
ROBINSON, DAIMAR P
133 N 'I' ST
SALT LAKE CITY UT 84103

0932353014
HINCKLEY, IRA N
133 N 'K' ST
SALT LAKE CITY UT 84103

0932478010
RUSHO, SUSAN J &
WILLIAM J; TRS
133 N 'U' ST
SALT LAKE CITY UT 84103

0932455011
DIGIACOMO, JOHN
134 A PHOEBE STREET
ENCINITAS CA 92024

0932306017
SMO PROPERTIES LLC
1340 E MICHIGAN AVE
SALT LAKE CITY UT 84105

0931402013
LOOCK, RONALD D
1351 SERENO CIR
BOUNTIFUL UT 84010

0932479001
WADE, SALLY W &
MITCHELL; JT
136 N 'U' ST
SALT LAKE CITY UT 84103

0836284003
CLARK, SANDRA D
1369 W OURAY AVE
SALT LAKE CITY UT 84116

0836290001
GOVERNOR'S SQUARE CONDM
COMMON AREA MASTER CARD
1372 S 200 E
FARMINGTON UT 84025

0932160022
STONE, SHERILYN
1375 N UNIVERSITY AVE
PROVO UT 84604

0931406022
SPRINGER, CHRIS A &
MIDORI I; JT
1380 E WILSON AVE
SALT LAKE CITY UT 84105

0932377007
HEATH, MATTHEW C &
KAREN E; JT
133 N 'M' ST
SALT LAKE CITY UT 84103

0933351005
CULP, CARL A
133 N VIRGINIA ST
SALT LAKE CITY UT 84103

0932354002
TONGE, JENNIFER J
134 N 'K' ST
SALT LAKE CITY UT 84103

0836232035
DABAKIS, JAMES J
135 W 600 N
SALT LAKE CITY UT 84103

0932376006
BALLINGHAM, RICHARD L &
BARBARA H; TC
1352 E SHERMAN AVE
SALT LAKE CITY UT 84105

0836129007
OVERSON, DARWIN
1366 E MURRAY HOLLADAY RD
HOLLADAY UT 84117

0932352014
BORGENICHT, LOUIS &
PLANT, JODY; JT
137 N 'J' ST
SALT LAKE CITY UT 84103

0932308006
LARSEN, MERRILLA
13725 S 2200 W
RIVERTON UT 84065

0932452001
BRANDON, BRUCE M
138 N 'P' ST
SALT LAKE CITY UT 84103

0932112009
FELT, JOHN S
1388 S FOOTHILL DR # 262
SALT LAKE CITY UT 84108

0932451010
MCKAY, ROBERT T &
JOLENE, MANDI; JT
133 N 'P' ST
SALT LAKE CITY UT 84103

0931260002
BALMFORTH, SUSAN K
1335 ABBOT KINNEY BLVD
VENICE CA 90291

0932479002
BROWN, BECKY
134 N 'U' ST
SALT LAKE CITY UT 84103

0836286013
DALGLEISH, MARIE
135 W APRICOT AVE
SALT LAKE CITY UT 84103

0931441026
RED DOOR INVESTMENTS LP
136 E THIRD AVE
SALT LAKE CITY UT 84103

0836302014
OCAMPO, LORENZO &
GARCIA, MARIA; JT
1367 N GENERAL DR
SALT LAKE CITY UT 84116

0932381010
WASHINGTON, NETTIE L
1371 CARLSBAD STREET
SAN DIEGO CA 92114

0932328003
FELTON, ROBERT M &
DISHELL, AMY B; JT
1373 E THIRD AVE
SALT LAKE CITY UT 84103

0836232028
BEAUDOIN, DENISE E
138 W GIRARD AVE
SALT LAKE CITY UT 84103

0932326001
RICHES, HIROKO; ET AL
1389 E PERRYS HOLLOW DR
SALT LAKE CITY UT 84103

0933351004
GREIS, MELISSA
139 N VIRGINIA ST
SALT LAKE CITY UT 84103

0932109006
ASHTON, CHRISTIAN
1392 E BUTLER AVE
SALT LAKE CITY UT 84102

0836232026
HERMANSEN, ALLEN J. &
MERLENE
D.
140 W GIRARD AVE
SALT LAKE CITY UT 84103

0931406010
MOSCATO, ADELINE
141 CHELSEA ST
BOSTON MA 02128

0932386010
SUMMIT APARTMENTS LLC
1411 4TH AVE # 1325
SEATTLE WA 98101

0932459019
MCGINLEY, MICHAEL B
1424 E FEDERAL WY
SALT LAKE CITY UT 84102

0932353019
BECK, GERTRUD W
1433 E CIRCLE WY
SALT LAKE CITY UT 84103

0836230026
MURPHY, MILA J
144 MANCHESTER DR
SANTA CLARA CA 95050

0932452006
BURT, WILLIAM M
1441 E FAIRFAX RD
SALT LAKE CITY UT 84103

0932333019
SAYLOR, ANN; ET AL
1459 E HUDSON AVE
SALT LAKE CITY UT 84106

0931259011
VAN ORDEN, JOEL E, RICHARD T
&
LA VONNE T
1390 E THORNTON AVE
SALT LAKE CITY UT 84105

0836277012
FLAHERTY, MELANIE &
TIM; JT
140 MARIPOSA
SAN CLEMENTE CA 92672

0836226002
FLAHERTY, MELANIE G &
TIM; JT
140 W MARIPOSA
SAN CLEMENTE CA 92672

0932318003
STEWART, LYNN E
141 E SECOND AVE # 401
SALT LAKE CITY UT 84103

0931333001
DRIDGER DEVELOPMENT
COMPANY
1411 FOURTH AVE # 1325
SEATTLE WA 98101

0836232012
WERNER, JUDITH K
143 W 600 N
SALT LAKE CITY UT 84103

0836228016
FOX, JUDY G &
VERL E; JT
1436 E CHURCHILL DOWNS DR
SANDY UT 84092

0836277011
SPRINGS, PETER N
144 W 400 N
SALT LAKE CITY UT 84103

0932432004
BERARD, WAYNE R &
JENNIFER A; JT
1445 S AMBASSADOR WY
SALT LAKE CITY UT 84108

0931339004
FINLINSON, MARK W
1462 E FEDERAL HEIGHTS DR
SALT LAKE CITY UT 84103

0932377006
LAMBERT, JOHN D &
JULINE K; JT
1391 E COUNTRY LN
ERDA UT 84074

0836226013
MACDOUGALL, RICHARD G &
NELSON, MINDY M; JT
140 W CLINTON AVE
SALT LAKE CITY UT 84103

0931333015
HOBBS, CAROLE N; TR
1406 S BEACON DR
SALT LAKE CITY UT 84108

0836234011
BRANDOW, SHARON E &
FRAME, KELLI A; JT
141 W GIRARD AVE
SALT LAKE CITY UT 84103

0932312012
CALLISTER-STRINGHAM LLC
1415 E PENROSE DR
SALT LAKE CITY UT 84103

0836234010
CRUVER, CHARLES J
143 W GIRARD AVE
SALT LAKE CITY UT 84103

0931333020
BELL, MICHAEL D &
JENNIFER L; JT
1438 LITTLE RAVEN ST #105
DENVER CO 80202

0836283010
STEVENS, CAITLIN A; JT ET AL
144 W APRICOT AVE
SALT LAKE CITY UT 84103

0932102004
REED, SHELLY J &
MICHAEL R; JT
1454 E TOMAHAWK DR
SALT LAKE CITY UT 84103

0932429002
COMMON SOLUTIONS LLC &
LIOTIRIS, SUSAN; TC
1464 E VINEYARD CT
SALT LAKE CITY UT 84106

0836403009
GRONDAHL, HALVARD G &
LORINE K; JT
1467 S MAIN ST
SOUTH SALT LAKE UT 84115

0931431003
CACCIAMANI, MARK J
1471 E EMERSON AVE
SALT LAKE CITY UT 84105

0932429001
WEEKS, SUE J
1485 E ALTA CIR
SALT LAKE CITY UT 84103

0932451009
MECK, PHILLIPE L &
HELEN J; JTT
149 N 'P' ST
SALT LAKE CITY UT 84103

0931438001
JOHNSON, GARTH
1494 E 3045 S
SALT LAKE CITY UT 84106

0931292003
TELANDER, BRUCE N &
BARBARA J; JT
150 S 5TH ST SUITE 2800
MINNEAPOLIS MN 55402

0931326009
GLEAVE, JOSEPH H; ET AL
1509 E MICHIGAN AVE
SALT LAKE CITY UT 84105

0931432008
WILLIS, STACY &
RODRIQUEZ, MARITZA J; TC
1519 MONROE AVE
SAN DIEGO CA 92116

0932161019
BURY, ANNA T; TR
1522 HAIGHT CREEK DR
KAYSVILLE UT 84037

0931207017
BRITT, ROBERT M
15312 REIMS CIR
IRVINE CA 92604

0836351016
MUNOZ, OTELIA S
147 N 600 W
SALT LAKE CITY UT 84116

0932302008
GENTRY, ELLEN L
1477 TEXAS AVE
LOUISVILLE KY 40217

0931426007
WARD, STEPHEN M
1486 S 1100 E
SALT LAKE CITY UT 84105

0836232034
BOELIUS, LASSE I &
NELSON, CLAIRE E; JT
149 W 600 N
SALT LAKE CITY UT 84103

0836206017
MURPHY, PAUL C &
JENNIFER E; JT
1498 MAPLE HILLS DR
BOUNTIFUL UT 84010

0836228018
MULL, DAVID F
150 W 600 N
SALT LAKE CITY UT 84103

0931333017
MOUSESIAN, MATTHEW A
151 E FOURTH AVE
SALT LAKE CITY UT 84103

0932376004
MORRIS, LUKE P
152 N 'M' ST
SALT LAKE CITY UT 84103

0933303014
LINDQUIST, APRIL
153 N VIRGINIA ST
SALT LAKE CITY UT 84103

0836282019
SUMNER PLACE LLC
1532 E MICHIGAN AVE
SALT LAKE CITY UT 84105

0931436009
CRANDALL, LARRY; TR ET AL
147 S 800 E
SALT LAKE CITY UT 84102

0836426009
BERREY FAMILY PROPERTIES
OF
UTAH LC
1480 E PENROSE DR
SALT LAKE CITY UT 84103

0931441031
BROOKS, THOMAS &
CARRIE L; JT
1489 E TOMAHAWK DR
SALT LAKE CITY UT 84103

0836234009
VILLARI, JOSEPH J
149 W GIRARD AVE
SALT LAKE CITY UT 84103

0932310006
CONTINENTAL BANK & TRUST
CO
(TR)
15 W SOUTHTEMPLE ST # 200
SALT LAKE CITY UT 84101

0931409002
GERWELS, CATHERINE G; TR
1502 OAK RIDGE DR
OGDEN UT 84403

0836254049
LEWIS, JOSEPH W &
BEVERLY J; JT
151 W 1750 N
CENTERVILLE UT 84014

0932310023
SALT LAKE ORTHODONTIC LAB
LTD
1521 S CANTERBURY DR
SALT LAKE CITY UT 84108

0836228006
PICKETT, TIM M &
REBECCA; JT
153 W CLINTON AVE
SALT LAKE CITY UT 84103

0932104006
PHILPOT, CATHERINE ANN B &
RANDALL J (JT)
1533 E HUBBARD AVE
SALT LAKE CITY UT 84105

0932353008
WIMMER, LYNNE A
15350 AMBERLY DR #724
TAMPA FL 33647

0836232025
KOLB, CHRISTOPHER C &
MCLAUGHLIN, HEATHER D; JT
154 W GIRARD AVE
SALT LAKE CITY UT 84103

0836232008
GREGORIE, WAYNE A
155 W 600 N
SALT LAKE CITY UT 84103

0932319005
JD WELLNESS NETWORK LLC
156 N 'I' ST
SALT LAKE CITY UT 84103

0932376013
ALCOR INVESTMENT COMPANY
158 N 'M' ST
SALT LAKE CITY UT 84103

0836228017
BROWER, MAITLAND D &
CHERYL L; JT
158 W 600 N
SALT LAKE CITY UT 84103

0931432014
ROBBINS, HARRIET
1582 E YALE AVE
SALT LAKE CITY UT 84105

0932303002
FITZSIMMONS, VERL J; TR
1594 E MEADOWMOOR RD
HOLLADAY UT 84117

0931404022
253 5TH, LLC
1599 S DEVONSHIRE DR
SALT LAKE CITY UT 84108

0931440005
TRACHTENBERG, JOEL D
160 N 'F' ST
SALT LAKE CITY UT 84103

0931413006
STROUD, KATHERINE M &
DAVE W; JT
154 N 'D' ST
SALT LAKE CITY UT 84103

0931436015
MCBETH, JAMES R &
LAURA M; TRS
1543 TWENTYSEVENTH ST
OGDEN UT 84403

0931430015
SMITH'S FOOD & DRUG
CENTERS
INC
1550 S REDWOOD RD
SALT LAKE CITY UT 84104

0836255016
MORGAN, REX &
LINDA; JT
1569 W SHENANDOAH CIR
TAYLORSVILLE UT 84123

0836426012
WIGHTMAN, WALLACE J; TR
158 W 300 N
SALT LAKE CITY UT 84103

0932456011
MARCHASAN LLC
1581 COLAVITA WY
TOOELE UT 84074

0931439015
PETERSON, C ERICK &
HOLLY S; JT
159 N 'F' ST
SALT LAKE CITY UT 84103

0836203003
HARDISON, ERIC P
1596 W 4470 S
TAYLORSVILLE UT 84123

0932432017
APPLETON, MARTIN L &
REBECCA S; JT
16 PRIVATE DR #10461
PROCTORVILLE OH 45669

0836281017
OLSEN, BETTY LOU M
160 S 300 E
NORTH SALT LAKE UT 84054

0932376001
3RD & M TOWNHOUSES CONDM
COMMON AREA MASTER CARD
154 N 'M' ST # 2
SALT LAKE CITY UT 84103

0836303007
HENRY JAMES & ASSOCIATES
LC
1549 W 7800 S
WEST JORDAN UT 84088

0931280001
SMITH, HELENE K; TR
1555 W 4800 S
TAYLORSVILLE UT 84123

0932351002
FOX, LETHA M; TR
1575 E YALECREST AVE
SALT LAKE CITY UT 84105

0836233019
BYTHEWAY, RUTH S; TR
158 W 500 N
SALT LAKE CITY UT 84103

0932334019
CHRISTENSEN, BLANCHE M; TR
1582 E PARK PLACENORTH
HOLLADAY UT 84121

0932309001
WILDE, DAVID J &
WIRTHLIN, KATHLEEN W
1591 E HARVARD AVE
SALT LAKE CITY UT 84105

0931433049
THOMAS, PATRICIA M; TR
1599 DAPHNE AVE
VENTURA CA 93004

0931413005
PETERSON, PAULA R
160 N 'D' ST
SALT LAKE CITY UT 84103

0836203009
MCLAUGHLAN, SHIRLEY R
160 W CLINTON AVE
SALT LAKE CITY UT 84103

0836277020
GREEN ROOM REAL ESTATE LLC
1602 S 1000 E
SALT LAKE CITY UT 84105

0931426004
RASMUSSEN, RICHARD P
1611 CENTRAL AVE #B
ALAMEDA CA 94501

0931440017
BLACK, SUSAN L
1616 E SUNNYSIDE AVE
SALT LAKE CITY UT 84105

0932103004
BINGHAM, LUANN S; TR
162 W 1500 N
CENTERVILLE UT 84014

0931406021
WITTEN, BUNKIE J &
WIKOFF, KATHLEEN; JT
1626 SOUTHSHORE DR
PARK CITY UT 84098

0932317014
SMITH, FRANK A
163 N 'L' ST
SALT LAKE CITY UT 84103

0931439016
CAWLEY, MARTHA R
1633 E SPRING RUN DR
HOLLADAY UT 84117

0932430005
WILSON, MARK & CLAUDIA J; JT
164 N 'R' ST
SALT LAKE CITY UT 84103

0932333011
LEVITT, MARK S &
LUNG, KATHLEEN A; JT
165 N 'M' ST
SALT LAKE CITY UT 84103

0932404005
BOSEN, JOAN K; TR
166 N 'Q' ST
SALT LAKE CITY UT 84103

0931439014
REYNOLDS, PAUL L &
GRETCHEN L; JT
161 N 'F' ST
SALT LAKE CITY UT 84103

0931440004
FERGUSON, JAMES M; ET AL
1611 E FEDERAL HEIGHTS DR
SALT LAKE CITY UT 84103

0931439005
HEDGES, INGRID W
162 N 'E' ST
SALT LAKE CITY UT 84103

0836232015
KRUSELL, CHAD M &
STEPHANIE L; JT
162 W ALIDA PL
SALT LAKE CITY UT 84103

0932334003
HOWISEY, CHARLES W; TR
1628 E ST CHARLES PL
HOLLADAY UT 84121

0932431016
TELFORD, NANCY P
163 N 'T' ST
SALT LAKE CITY UT 84103

0931412005
KEY, JON N
164 N 'C' ST
SALT LAKE CITY UT 84103

0932152006
NOWLIN, LINDA M
1643 RUSHTON ST
OGDEN UT 84401

0931413004
JENSEN, BARBARA A
166 N 'D' ST
SALT LAKE CITY UT 84103

0836229015
MILLER, DEREK S
166 N 'T' ST
SALT LAKE CITY UT 84103

0932333013
ESTERMAN, MARK &
MARGARET; TC
161 N 'M' ST
SALT LAKE CITY UT 84103

0931333018
SHONJANI, ANGELA
161-1/2 E FOURTH AVE
SALT LAKE CITY UT 84103

0932376015
LINFORD, CHERYL D
162 N 'M' ST
SALT LAKE CITY UT 84103

0932158016
LECAVALIER, JOHN H &
REBECCA R; JT
1622 SE 55TH AVE
PORTLAND OR 97215

0931412014
KINIKINI, SUSANA A
163 N 'D' ST
SALT LAKE CITY UT 84103

0836228005
WALTON, CLAUD P. & AVA L.
163 W CLINTON AVE
SALT LAKE CITY UT 84103

0932376016
LAWRENCE, RHIANNON
164 N 'M' ST
SALT LAKE CITY UT 84103

0836351014
CORCORAN FAMILY INVESTMENTS
LLC
1644 S 1400 E
SALT LAKE CITY UT 84105

0932316005
CARABELLO, MAURA E &
CLARK, MATT W; JT
166 N 'J' ST
SALT LAKE CITY UT 84103

0836302016
OKUTANI, CARL Y
1660 W ERDA WAY
ERDA UT 84074

0932112014
NASIF, MICHAEL P
1664 FILBERT ST
SAN FRANCISCO CA 94123

0932314006
STORZ, BENJAMIN N &
CHADWICK, BARBARA E; JT
167 N 'I' ST
SALT LAKE CITY UT 84103

0932335011
TOTH, ROBERT C &
STOESSER, KIRSTEN L; TC
167 N 'O' ST
SALT LAKE CITY UT 84103

0932453005
JUDD, JESSE L &
DEBORAH M; TRS
1670 NAVAJO DR
OGDEN UT 84403

0931439004
ALLEN, SIMONE & ALLEN J
(JT)
168 N 'E' ST
SALT LAKE CITY UT 84103

0932317005
BARTON, RYAN J
168 N 'K' ST
SALT LAKE CITY UT 84103

0932433004
DONER, CLIFFORD O &
LAIRD-DONER, JODY; TRS
168 N 'U' ST
SALT LAKE CITY UT 84103

0931440011
HUISH, HENRY A &
BETTIE J; JT
169 N 'G' ST
SALT LAKE CITY UT 84103

0931441011
MORGENSTERN, CHAD &
ROBIN; JT
17 N 'H' ST
SALT LAKE CITY UT 84103

0932402004
LOOSLI, STUART L &
JACQUIE A; JT
170 N 'O' ST
SALT LAKE CITY UT 84103

0931412013
FRITZ, JOHN N &
VALERIE D; JT
167 N 'D' ST
SALT LAKE CITY UT 84103

0932317013
GRIFFIN, ANDREA M &
PATRICK A; JT
167 N 'L' ST
SALT LAKE CITY UT 84103

0932432012
LONDON, TERRY D & JEANINE B;
TRS
167 N 'U' ST
SALT LAKE CITY UT 84103

0930479007
ROGERS, EDWARD B &
JANIE L; JT
1675 N BECK ST
SALT LAKE CITY UT 84116

0931441004
OTTO, WALTER A &
URSULA S; TRS
168 N 'G' ST
SALT LAKE CITY UT 84103

0932333008
REED, JOHN S &
GUEVARA, GEMA R; JT
168 N 'L' ST
SALT LAKE CITY UT 84103

0932433003
DABNEY, VIRGINIUS &
BARBARA A; JT
1685 W 740 S
ST GEORGE UT 84770

0932431015
DIAZ, HERBERT J & JANET E
169 N 'T' ST
SALT LAKE CITY UT 84103

0932333007
CHATTERJEE, DEEN K
170 N 'L' ST
SALT LAKE CITY UT 84103

0932403021
TATE, JON M
170 N 'P' ST
SALT LAKE CITY UT 84103

0931441028
WILLIAMS, DAVID S &
MENAPACE, WILLIAM F; JT
167 N 'H' ST
SALT LAKE CITY UT 84103

0932333010
OLSON, ANDREA K &
YOUNT, MICHAEL D; JT
167 N 'M' ST
SALT LAKE CITY UT 84103

0931440012
TONEY, MICHAEL B &
MELINDA M; JT
1670 E 1500 N
LOGAN UT 84341

0931412004
URMANN, DANIEL
168 N 'C' ST
SALT LAKE CITY UT 84103

0931442007
LASCARIS, JOHN L JR &
CYNTHIA S; JT
168 N 'H' ST
SALT LAKE CITY UT 84103

0932432007
BURNS, CHERIE
168 N 'T' ST
SALT LAKE CITY UT 84103

0931333021
DIMOND, GLEN
169 E FOURTH AVE
SALT LAKE CITY UT 84103

0836282012
BUCKTHAL, DUSTIN
169 W 400 N
SALT LAKE CITY UT 84103

0932334005
JOHNSON, RACHELLE H
170 N 'M' ST
SALT LAKE CITY UT 84103

0931439013
WOODMAN, JAM M
171 N 'F' ST
SALT LAKE CITY UT 84103

0932315010
LINDQUIST, NADINE K
171 N 'J' ST
SALT LAKE CITY UT 84103

0836230018
FORSGREN, A FERRON &
ELIZABETH W; TRS
1711 S WASATCH DR
SALT LAKE CITY UT 84108

0932316004
WOLF, MARK R &
EDITH A; JT
172 N 'J' ST
SALT LAKE CITY UT 84103

0931259002
OCONNOR, LU ANN M
1725 HELENA ST
MADISON WI 53704

0932315009
PETTIT, KARA L &
BLOCH, STEPHEN H M; JT
173 N 'J' ST
SALT LAKE CITY UT 84103

0932452007
P STREET INVESTMENTS LC
1732 E YALECREST AVE
SALT LAKE CITY UT 84108

0931442006
KIM, HAN &
LINDA; JT
174 N 'H' ST
SALT LAKE CITY UT 84103

0932334004
BARTLETT, HOWARD W &
LESLEE C; JT
174 N 'M' ST
SALT LAKE CITY UT 84103

0836228014
BURTON, RANEE
174 W 600 N
SALT LAKE CITY UT 84103

0836155008
GSC MARKETING LLC
1745 SIDEWINDER DR
PARK CITY UT 84060

0932403018
PIGOTT, PETER T
171 N 'Q' ST
SALT LAKE CITY UT 84103

0932306016
BOLDS, BOB M
1713 E SUSAN DR
SANDY UT 84092

0931285011
MARRIOTT, CHRISTINE L
172 N 'N' ST
SALT LAKE CITY UT 84103

0931413012
VAN DER MEIDE, HELEN
173 N 'E' ST
SALT LAKE CITY UT 84103

0932403017
HUTTEN, DANIEL N &
SHERRI L; JT
173 N 'Q' ST
SALT LAKE CITY UT 84103

0932476012
DARGER/NOLF LIMITED
COMPANY
174 E 800 S
SALT LAKE CITY UT 84111

0932317003
GLEAVE, CAMILLE
174 N 'K' ST
SALT LAKE CITY UT 84103

0932402003
ROBERSON, JOHN H &
NEWMARK, ROSALIND; JT
174 N 'O' ST
SALT LAKE CITY UT 84103

0931443008
COATES, JERRY &
DEBRA W; JT
1742 E OAKRIDGE DR
SALT LAKE CITY UT 84106

0932351006
SWISS CHALET, LLC
1749 E VINE ST
SALT LAKE CITY UT 84121

0933303015
JONES, SHARISSA Y &
MEDWED, DANIEL S; JT
171 N VIRGINIA ST
SALT LAKE CITY UT 84103

0933357006
ENSIGN PINES PROPERTIES, LC
1714 E FORT DOUGLAS CIR
SALT LAKE CITY UT 84103

0932430004
DEPUTY, DARCIENNE D
172 N 'R' ST
SALT LAKE CITY UT 84103

0932314005
SCHACHT, KURT E
173 N 'I' ST
SALT LAKE CITY UT 84103

0932431014
SMALL, SALLY A
173 N 'T' ST
SALT LAKE CITY UT 84103

0931440003
NELSON, DOUGLAS S; TR ET AL
174 N 'F' ST
SALT LAKE CITY UT 84103

0932333006
PANICHELLO, JON G &
JANICE D; JT
174 N 'L' ST
SALT LAKE CITY UT 84103

0932432006
MC CREA, JAMES F, JR &
LAURIE ANN H
174 N 'T' ST
SALT LAKE CITY UT 84103

0931428007
TANNER, ARTHUR Z
1744 24TH ST
OGDEN UT 84401

0931333022
RUST, KENT E
175 E FOURTH AVE
SALT LAKE CITY UT 84103

0932314004
RICHARDS, EVAN D &
KATHLEEN M; JT
175 N 'I' ST
SALT LAKE CITY UT 84103

0932315008
ROONEY, ANN &
MARTIN, JOHN; JT
175 N 'J' ST
SALT LAKE CITY UT 84103

0932335010
STECKEL, ALEXANDER W
175 N 'O' ST
SALT LAKE CITY UT 84103

0932403016
GOWAN, NAANUE K
175 N 'Q' ST
SALT LAKE CITY UT 84103

0933303009
DAMON, BRYAN K
175 N VIRGINIA ST
SALT LAKE CITY UT 84103

0836228004
CARLSON, JOANN
175 W CLINTON AVE
SALT LAKE CITY UT 84103

0931412003
HENDRY, CLINT M &
KAREN A; TRS
176 N 'C' ST
SALT LAKE CITY UT 84103

0931413003
BENNETT, PETER H &
REBECCA W; JT
176 N 'D' ST
SALT LAKE CITY UT 84103

0931441003
ANDERSON, JANET H &
BUTLER, KIMBERLY; TC
176 N 'G' ST
SALT LAKE CITY UT 84103

0931442005
CARTER, ANN MARIE; TR
176 N 'H' ST
SALT LAKE CITY UT 84103

0932430003
COOK, CYNTHIA M
176 N 'R' ST
SALT LAKE CITY UT 84103

0932431004
MORSE, ANDREW M &
LEIGH ANN; JT
176 N 'S' ST
SALT LAKE CITY UT 84103

0933354004
CLARK, TERRY E &
TYREE G; JT
17624 REVELLO DR
PACIFIC PALISADES CA 90272

0931353036
NEWMAN, MAXWELL W
177 N CANYON SIDE LN
SALT LAKE CITY UT 84103

0931413011
BABCOCK, TRAVIS J &
DANIEL T; JT
177 N 'E' ST
SALT LAKE CITY UT 84103

0932317011
JOHNSEN, NORDEN M. & JOYCE
G.
177 N 'L' ST
SALT LAKE CITY UT 84103

0932335014
HOME SAVERS OF UTAH
1775 S MAIN ST
SALT LAKE CITY UT 84115

0932329008
HOUSING AUTHORITY OF SALT
LAKE CITY
1776 S WESTTEMPLE ST
SALT LAKE CITY UT 84115

0931439002
TERRY, EVAN R & JOAN C; JT
178 N 'E' ST
SALT LAKE CITY UT 84103

0932132007
BERG, DONALD F; TR
1780 S WASATCH DR
SALT LAKE CITY UT 84108

0932378014
WRIGHT, TYLER W
1781 E SEVERN DR
HOLLADAY UT 84124

0931412011
MARCELIS, GERARD & RUTH R
179 N 'D' ST
SALT LAKE CITY UT 84103

0931439012
PEREA, JEREMY
179 N 'F' ST
SALT LAKE CITY UT 84103

0932316014
ALEXANDER, JAN M
179 N 'K' ST
SALT LAKE CITY UT 84103

0932431012
HEATON, TRAVIS
179 N 'T' ST
SALT LAKE CITY UT 84103

0931436006
WETZEL INVESTMENTS LLC
1790 S 1400 E
SALT LAKE CITY UT 84105

0931438010
RUDD PROPERTIES LLC
1794 E FORT DOUGLAS CIR
SALT LAKE CITY UT 84103

0836228011
GOLDBERG, LINDA &
MATTHEW; JT
18 MITCHELL BLVD
SAN RAFAEL CA 94903

0932386021
HARRIS, BETTY V
18 N 'N' ST
SALT LAKE CITY UT 84103

0932489004
SHUTTLEWORTH, JOHN B; ET AL
18 N 'U' ST
SALT LAKE CITY UT 84103

0932316003
STAHELI, KATHY JO
180 N 'J' ST
SALT LAKE CITY UT 84103

0932404004
HALE, STEPHEN P. &
GHERDENNA H
180 N 'Q' ST
SALT LAKE CITY UT 84103

0931333023
DE AZEVEDO, ALEXIS K; TR
181 E FOURTH AVE
SALT LAKE CITY UT 84103

0932432011
VOELKER, STEVEN A
181 N 'U' ST
SALT LAKE CITY UT 84103

0931234016
DOUGAN, TERRELL H; TR
1813 E FORT DOUGLAS CIR
SALT LAKE CITY UT 84103

0932403002
JONES, RUSSELL D &
CONNIE; TRS
182 N 'P' ST
SALT LAKE CITY UT 84103

0932310003
PAPPAS, MICHAEL &
LESLIE; JT
183 N 'J' ST
SALT LAKE CITY UT 84103

0932403015
BEVAN, BRIAN R &
CAMERON, HEATHER; JT
183 N 'Q' ST
SALT LAKE CITY UT 84103

0932404003
BURT, BARBARA
184 N 'Q' ST
SALT LAKE CITY UT 84103

0931260006
ROUNDS, WILLIAM R &
ANDREA; JT
1847 E DIMPLE DELL RD
SANDY UT 84092

0932334002
MARCUM, BETH A: AKA
MYNTTI, BETH A
180 N 'M' ST
SALT LAKE CITY UT 84103

0932431003
HANSEN, LORI G
180 N 'S' ST
SALT LAKE CITY UT 84103

0931441010
CLAUSSEN, RALPH
181 N 'H' ST
SALT LAKE CITY UT 84103

0836228003
COSTELLO, YVONNE T
181 W CLINTON AVE
SALT LAKE CITY UT 84103

0931408007
CITY CREEK PROPERTY
HOLDINGS
LLC; ET AL
1815 S STATE ST
OREM UT 84097

0931413010
MONTGOMERY, GARY
183 N 'E' ST
SALT LAKE CITY UT 84103

0932316013
HAYES, SAMANTHA
183 N 'K' ST
SALT LAKE CITY UT 84103

0931443007
CURRAN, FRANCINE F
1830 E PARKS HWY #A-113
WASILLA AK 99654

0932431029
HORNBROOK, CHRISTOPHER &
TRINA; JT
184 N 'S' ST
SALT LAKE CITY UT 84103

0931232007
HUNTSMAN, ALONZO B &
GUSTIN, JULIE; JT
185 E VILLANOVA DR
CLAREMONT CA 91711

0932402002
DAY, BRIAN M &
KAREN B; JT
180 N 'O' ST
SALT LAKE CITY UT 84103

0932432005
MANG, SUZY W
180 N 'T' ST
SALT LAKE CITY UT 84103

0932334011
RIETBROCK, DAVID B &
CHELANE J; JT
181 N 'N' ST
SALT LAKE CITY UT 84103

0836304032
CARTER, COLLEEN; TR
1810 W INDIANA AVE
SALT LAKE CITY UT 84104

0932317002
DEPEW, MARK E
182 N 'K' ST
SALT LAKE CITY UT 84103

0932314003
DUKE, JAMES B &
PRESTGARD, KAY L; JT
183 N 'I' ST
SALT LAKE CITY UT 84103

0932317010
LOCKE, BRIAN K
183 N 'L' ST
SALT LAKE CITY UT 84103

0931442013
STILLINGER, THOMAS C &
DISA; JT
184 N 'H' ST
SALT LAKE CITY UT 84103

0932403023
BARCELLONA, ANN
1843 E GUNDERSEN LN
HOLLADAY UT 84124

0931412010
FULLMER, TRICIA
185 N 'D' ST
SALT LAKE CITY UT 84103

0932404011
KAHN, JAMES S &
HARRIS, LOIS M; JT
185 N 'R' ST
SALT LAKE CITY UT 84103

0932432009
MESSNER, ARTHUR C
185 N 'U' ST
SALT LAKE CITY UT 84103

0836427010
EKSTROM, COURTNEY &
AMANDA; JT
1858 E CRESCENT VIEW DR
SANDY UT 84092

0932316002
GIBBONS, DOUGLAS &
MOORE, STEPHANIE; TC
186 N 'J' ST
SALT LAKE CITY UT 84103

0932430002
SNELGROVE, HOLLY L &
STEPHEN H; JT
186 N 'R' ST
SALT LAKE CITY UT 84103

0931431014
MAYO, VANDORA; TR
1865 E 3780 S
SALT LAKE CITY UT 84106

0931439011
BERENSON, MALCOLM M
187 N 'F' ST
SALT LAKE CITY UT 84103

0932314002
ANDERSON, CHARLES G &
CRAIG G; JT
187 N 'I' ST
SALT LAKE CITY UT 84103

0932334010
DERUM, CHAD R &
MAY, HEATHER A; JT
187 N 'N' ST
SALT LAKE CITY UT 84103

0932404010
ANDERSON, PAUL B &
WRIGHT, MARY A; JT
187 N 'R' ST
SALT LAKE CITY UT 84103

0932430010
HANSEN, VAN L &
MELISSA A; JT
185 N 'S' ST
SALT LAKE CITY UT 84103

0933303006
HUNT, DAVID S
185 N VIRGINIA ST
SALT LAKE CITY UT 84103

0836403035
LARSEN, CHARLES D &
CHARLES R; TRS
186 E DORCHESTER DR
SALT LAKE CITY UT 84103

0932334001
SMOAK, CHRISTOPHER G; ET AL
186 N 'M' ST
SALT LAKE CITY UT 84103

0836177002
JOHNSON, ALBERT W
1861 W LEISURE LN
TAYLORSVILLE UT 84118

0931406002
HUNDLEY, RODNEY C &
FLORENCE R; TRS
1868 E SIGGARD DR
SALT LAKE CITY UT 84106

0931441007
BEAUCHAMP, CRAIG F
187 N 'H' ST
SALT LAKE CITY UT 84103

0932315006
HICKS, JAMES H &
WINSLOE, AMANDA; TC
187 N 'J' ST
SALT LAKE CITY UT 84103

0932335008
THOMAS, TINA &
LEONARD; TC
187 N 'O' ST
SALT LAKE CITY UT 84103

0931432011
COLLENBURG, MARK
187 THREE MILE COURSE
GUILFORD CT 06437

0932431011
HEGG, ERIC L &
COLLEEN C; JT
185 N 'T' ST
SALT LAKE CITY UT 84103

0931437016
MALONEY, MARIAN, ET AL
18504 NW LOGIE TRAIL RD
PORTLAND OR 97231

0932315001
SIMEON, KENNETH P &
VALDEZ-SIMEON, RENEA P; JT
186 N 'I' ST
SALT LAKE CITY UT 84103

0932335001
ELLERBECK, MICHAEL R &
CONNIE J (TC)
186 N 'N' ST
SALT LAKE CITY UT 84103

0931205014
WHITTAKER, ERIC L
18640 N 79TH ST
PHOENIX AZ 85050

0932308012
WICKS, CAROL
1869 E 7200 S
COTTONWOOD HTS UT 84121

0931441008
KELLY, KATHRYN
187 N 'H' ST
SALT LAKE CITY UT 84103

0932317009
NORMAN, KATHERINE
187 N 'L' ST
SALT LAKE CITY UT 84103

0932403014
SMITH, KATHLEEN P
187 N 'Q' ST
SALT LAKE CITY UT 84103

0931412001
KIPPEN, NICOLE L
188 N 'C' ST
SALT LAKE CITY UT 84103

0931439001
FLANDERS, LINDA T
188 N 'E' ST
SALT LAKE CITY UT 84103

0931440001
MICHAEL, ALAN
188 N 'F' ST
SALT LAKE CITY UT 84103

0931441029
REID, ERIK
188 N 'G' ST
SALT LAKE CITY UT 84103

0931442001
GAYNARD, CLIFFORD A &
LAURA; JT
188 N 'H' ST
SALT LAKE CITY UT 84103

0932317001
SHERRY, TIMOTHY J &
KATHERIN F; JT
188 N 'K' ST
SALT LAKE CITY UT 84103

0932402001
KING, GARY J
188 N 'O' ST
SALT LAKE CITY UT 84103

0932404002
HUTTEN, DANIEL N &
SHERRI L; JT
188 N 'Q' ST
SALT LAKE CITY UT 84103

0932480001
CANNON, BYRON &
DOMINIQUE; TRS
1885 E 900 S
SALT LAKE CITY UT 84108

0836402015
POWELL, ROBERT V JR
1888 S 2500 E
SALT LAKE CITY UT 84108

0932333009
NORMAN, GAYLE T
189 N 'M' ST
SALT LAKE CITY UT 84103

0932404009
WILSON, ROBERT P II &
JEANETTE M; JT
189 N 'R' ST
SALT LAKE CITY UT 84103

0933303005
FRAZIER, ROBERT L &
JACQUELINE J; JT
189 N VIRGINIA ST
SALT LAKE CITY UT 84103

0825457008
JULIEN, NATHAN R
1890 S BROWNS PARK DR
BOUNTIFUL UT 84010

0932310010
COWLEY, CARLTON W
1898 E 2700 S
SALT LAKE CITY UT 84106

0931281001
WEEKS, E. NORDELL & CAROL L.
19 E 200 S # 1050
SALT LAKE CITY UT 84111

0932386012
PAUL, ERNEST H
19 N 'O' ST
SALT LAKE CITY UT 84103

0931282003
IMIG, SABRINA L & KURT E; JT
1917 E 10980 S
SANDY UT 84092

0931440013
MCOMBER, W TYLER &
TERESA; JT
1917 E WILSON AVE
SALT LAKE CITY UT 84108

0932454014
WILLIAMS, FRANKLIN H, JR
1937 E 7325 S
COTTONWOOD HTS UT 84121

0836154026
MARTIN, IRA L. & EDNA M.
1943 W 800 N
SALT LAKE CITY UT 84116

0932111011
MILLER, CHRISTINE E &
ROBINSON, J WESLEY; JT
1955 E BRYAN AVE
SALT LAKE CITY UT 84108

0931353014
SNOW, PORTIA M &
BREWER, DEE S; JT
197 N CANYON RD
SALT LAKE CITY UT 84103

0932311019
WHITE, JILL H; TR
1971 E YALECREST AVE
SALT LAKE CITY UT 84108

0932455013
COLLIER, JOHN
1971 S BROADMOOR ST
SALT LAKE CITY UT 84108

0932404001
TATUM, ROBERT S &
KATHRYN K (JT)
198 N 'Q' ST
SALT LAKE CITY UT 84103

0932477009
KULMER, MORRIS H
1980 S RIDGE HOLLOW DR
BOUNTIFUL UT 84010

0825456018
GATHERUM, RICHARD G &
BARTON, KEITH A (TC)
1983 E FOREST CREEK LN
COTTONWOOD HTS UT 84121

0932451014
JONES, RONALD &
LORNA R; JT
2 LAVTAGENA WAY
RANCHO MIRAGE CA 92270

0931353015
HATHAWAY, PEGGI
20 IVY CIR APT B
WEST HAVEN CT 06516

0932458011
BROTHERS, MARGARITA; ET AL
2000 SUNSET
LAKE POINT UT 84074

0931405004
SALT LAKE COUNTY
2001 S STATE ST # N4500
SALT LAKE CITY UT 84190

0931177005
SMITH, BRIANT J; TR
201 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931404001
DUNCAN, LINDA K; TR
2017 E LAIRD DR
SALT LAKE CITY UT 84108

0932481001
LORD, ROBERT L & CAROL J (JT)
2029 E HIGHLAND VIEW CIR
SALT LAKE CITY UT 84109

0931333006
NOYES, LINNEA S
204 N CANYON RD
SALT LAKE CITY UT 84103

0836177035
BRUSS, HERBERT A & DENZA L (JT)
2041 E GRAYSTONE CT
DRAPER UT 84020

0836234029
STERLING FURNITURE
2051 S 1100 E
SALT LAKE CITY UT 84106

0931406015
MAHONEY, ALLYN R & CONNIE B; TRS
2061 E SIERRA VIEW CIR
SALT LAKE CITY UT 84109

0931332002
YOST, H JOSEPH & CONDIC, MAUREEN; JT
207 E FIFTH AVE
SALT LAKE CITY UT 84103

0932313019
HARRISON, CRAIG R & HEIDI C; JT
207 N 'L' ST
SALT LAKE CITY UT 84103

0932312014
WESTIEN, DONALD H & MARY JO; TRS
2006 S 775 E
BOUNTIFUL UT 84010

0931256016
I H C HOSPITALS INC
201 S MAIN ST # 1100
SALT LAKE CITY UT 84111

0932451001
KNOWLTON, KATHLEEN C & ERICKSON, AMY K; JT
2017 E PHEASANT CIR
HOLLADAY UT 84121

0931335019
GURNEY, ELIZABETH T; TR
203 E FOURTH AVE
SALT LAKE CITY UT 84103

0932331007
STORK, GRAHAM E & RANDOLPH, LESLIE J; TRS
204 N 'M' ST
SALT LAKE CITY UT 84103

0836177042
BOLINDER, DAVID V
2045 E 6060 S
HOLLADAY UT 84121

0931435025
CARROLL, SUSAN E
206 N 'E' ST
SALT LAKE CITY UT 84103

0836236008
NELSON, JAY E & KATHLEEN C; TRS
2065 E WILDWOOD DR
HOLLADAY UT 84121

0931334001
COBBLE KNOLL CONDM, AM'D COMMON AREA MASTER CARD
207 E FOURTH AVE
SALT LAKE CITY UT 84103

0836202025
JOHNSON, DAVID M
208 W 600 N
SALT LAKE CITY UT 84103

0836289002
KENDALL, PATRICIA; ET AL
2007 29TH ST
SAN DIEGO CA 92104

0931282015
SCHREIBER, DAVID B & WOODEN, STACEY L; TC
2012 GREENBERRY RD
BALTIMORE MD 21209

0932310009
BLANCH, JONATHAN W & GARDINIER, LAINE; JT
202 N 'I' ST
SALT LAKE CITY UT 84103

0932304004
BORDLEY, ROGER W
2035 W 4225 S
ROY UT 84067

0836202026
LINDSAY, RHONDA W
204 W 600 N
SALT LAKE CITY UT 84103

0932112005
NASSER, RANDA I & MOUSA, RIYAD K; JT
2051 E SANDS DR
HOLLADAY UT 84124

0932310008
BURTON, TYLER & STEPHANIE; JT
206 N 'I' ST
SALT LAKE CITY UT 84103

0931177006
SMITH, HOWARD C & SANDRA B; JT
207 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932306002
ETTINGER, KENNETH C & POTTER, R WILLIAM (TC)
207 HERITAGE LN
PLEASANTON CA 94566

0825455032
TRAEDEN, STACY S
208 W FERN AVE
SALT LAKE CITY UT 84103

0932379002
ROSE FAMILY INVESTMENTS
2082 E 9060 S
SANDY UT 84093

0836304019
DAVIDSON, STEVE
209 N 600 W
SALT LAKE CITY UT 84116

0931434005
MATTHEWS, GREGORY S &
MONICA L; JT
2092 E LONSDALE DR
COTTONWOOD HTS UT 84121

0932310007
SHIRLEY, DAVID M
210 N 'I' ST
SALT LAKE CITY UT 84103

0931339007
LONG, EMILY J A
211 E FIFTH AVE # 106
SALT LAKE CITY UT 84103

0931339010
POWELL, SHARON
211 E FIFTH AVE # 203
SALT LAKE CITY UT 84103

0931339014
OGATA, CARY & NANCY L; JT
211 E FIFTH AVE # 301
SALT LAKE CITY UT 84103

0931339016
WOLFE, DOUGLAS B
211 E FIFTH AVE # 303
SALT LAKE CITY UT 84103

0931339019
MILLER, JANICE L; TR
211 E FIFTH AVE # 306
SALT LAKE CITY UT 84103

0932311015
NIELSEN, TROY L &
EVA M; JT
211 N 'K' ST
SALT LAKE CITY UT 84103

0931276006
SALT LAKE CITY PUBLIC
LIBRARY
209 E 500 S
SALT LAKE CITY UT 84111

0931333014
ATHAS, BONNIE M
209 N 'A' ST
SALT LAKE CITY UT 84103

0932380007
O'NEAL, GARY S &
KATHLEEN; TRS
2092 FOOTS CREEK RD
GOLD HILL OR 97525

0825455030
RIPPEL, ANDREW
210 W FERN AVE
SALT LAKE CITY UT 84103

0931339008
HOWER, JONNE M
211 E FIFTH AVE # 201
SALT LAKE CITY UT 84103

0931339012
BROWN, ROSANNE
211 E FIFTH AVE # 205
SALT LAKE CITY UT 84103

0931339001
POLARIS GARDENS COMMON
AREA
MASTER CARD
211 E FIFTH AVE # 301
SALT LAKE CITY UT 84103

0931339017
THORPE, DEBORAH M
211 E FIFTH AVE # 304
SALT LAKE CITY UT 84103

0931335020
SEELEY, CLAUDIA
211 E FOURTH AVE
SALT LAKE CITY UT 84103

0836207003
DHINDSA, HARINDAR K
211 W 600 N
SALT LAKE CITY UT 84103

0931334003
CLARKE, TRACYLEE
209 E FOURTH AVE
SALT LAKE CITY UT 84103

0933302008
SNEDDEN, MALCOLM L
209 N VIRGINIA ST
SALT LAKE CITY UT 84103

0931332018
WALKOWSKI, JOSEPH A &
CYNTHIA E; JT
210 E SIXTH AVE
SALT LAKE CITY UT 84103

0931339006
BRUNN, MARGARET N
211 E FIFTH AVE # 105
SALT LAKE CITY UT 84103

0931339009
POWER, BELINDA
211 E FIFTH AVE # 202
SALT LAKE CITY UT 84103

0931339013
WHITE, KELLY S
211 E FIFTH AVE # 206
SALT LAKE CITY UT 84103

0931339015
VANDONGEN, MARINUS A &
BECKY L; JT
211 E FIFTH AVE # 302
SALT LAKE CITY UT 84103

0931339018
HOWELLS, CYNTHIA A
211 E FIFTH AVE # 305
SALT LAKE CITY UT 84103

0931178012
BOHMAN, JOHN R &
LOUISE W; JT
211 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836152029
ANDERSON, JERED & JENTZ,
DAVE
2116 S 750 W
WOODS CROSS UT 84087

0931335007
JENKIN, JAMES C & YVONNE B L; JT
212 E FIFTH AVE
SALT LAKE CITY UT 84103

0932328007
ERNSTSEN, GRACE F; ET AL
2126 E MARWOOD CIR
HOLLADAY UT 84124

0931176003
TINKER, ANN K
213 E NINTH AVE
SALT LAKE CITY UT 84103

0932313009
MATSUNO, ELBERT & YURIKO & RICHARD; TC
213 N 'L' ST
SALT LAKE CITY UT 84103

0931409006
SWEENEY, CAROL
214 N 'D' ST
SALT LAKE CITY UT 84103

0836202024
BROOKS, JASON L & MARY M; JT
214 W 600 N
SALT LAKE CITY UT 84103

0931335018
ANSALDO, NICOLE M & MICHAEL S; JT
215 N 'B' ST
SALT LAKE CITY UT 84103

0931436016
RAPP, JAMES
215 N 'G' ST
SALT LAKE CITY UT 84103

0836255015
CHATFIELD, CATHERINE & SMITH, ANDREW E; JT
215 W 400 N
SALT LAKE CITY UT 84103

0836232007
CUMMINGS, WILFORD A JR
2152 EUCLID AVE
EL CAJON CA 92019

0931408009
GROB, KIMBERLY & LEE, KEVIN; JT
212 N 'C' ST
SALT LAKE CITY UT 84103

0931291002
CANN, MICHAEL T
213 19TH ST
DEL MAR CA 92014

0931330004
CHARLES, RICHELLE
213 E SIXTH AVE
SALT LAKE CITY UT 84103

0836207002
JOHNSON, TREVOR
213 W 600 N
SALT LAKE CITY UT 84103

0932331006
DAVID E SPERRY FAMILY INC
214 N 'M' ST
SALT LAKE CITY UT 84103

0931129003
WILSON, MERRILL L & LA RAE E; TRS
215 E TENTH AVE
SALT LAKE CITY UT 84103

0931407016
HARDY, ELLEN E
215 N 'C' ST
SALT LAKE CITY UT 84103

0932309008
MUELLER, CRAIG
215 N 'I' ST
SALT LAKE CITY UT 84103

0825456014
LUND, MARTHA J (TR)
215 W FERN AVE
SALT LAKE CITY UT 84103

0931428005
SCHAUERHAMER LIMITED
2152 S HANNIBAL ST
SALT LAKE CITY UT 84106

0932112001
DUNHAM, GREG L
2124 E ROOSEVELT AVE
SALT LAKE CITY UT 84108

0931177023
HEINER, RANDALL R; TR
213 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931435015
ALLEN, F KENT
213 N 'F' ST
SALT LAKE CITY UT 84103

0931335006
STANLEY, DAVID H
214 N 'A' ST
SALT LAKE CITY UT 84103

0836207027
ZAMORA, ROBERT & MELANIE; JT
214 W 500 N
SALT LAKE CITY UT 84103

0931333011
FONNESBECK, CHRISTIAN S. & SYDNEY
215 N 'A' ST
SALT LAKE CITY UT 84103

0931409011
ROBBINS, LORETTA G & WILLIAM H; TRS
215 N 'E' ST
SALT LAKE CITY UT 84103

0932330009
HUDSON -WALNUT GROUP LLC
215 N MARENYO AVE
PASADENA CA 91101

0825455016
WILSON, LOUIS
215 W REED AVE
SALT LAKE CITY UT 84103

0836281015
HOPKINS, ARIN L
2159 MONTANA PINE DR
HENDERSON NV 89052

0931335008
JUNGE, BRIAN D &
CAROLYN S; JT
216 E FIFTH AVE
SALT LAKE CITY UT 84103

0932330005
LOVELESS, EVELYN W &
SCOTT W; TRS
216 N 'L' ST
SALT LAKE CITY UT 84103

0932310020
219 J STREET LTD
2169 S BELAIRE DR
SALT LAKE CITY UT 84109

0825477021
SULICH, JOHN
217 N ALMOND ST
SALT LAKE CITY UT 84103

0931435014
LUND, JANET
217 N 'F' ST
SALT LAKE CITY UT 84103

0931433027
COURTNEY, ROBERT J &
COURTNEY, LURLINE B; TC
2170 79TH AVE
BATON ROUGE LA 70807

0931435005
TERRY, RICHARD C &
KAREN W; JT
218 N 'E' ST
SALT LAKE CITY UT 84103

0932310025
PUTNAM, TAMARA L
218 N 'I' ST
SALT LAKE CITY UT 84103

0931177008
DALE, PATRICIA; TR
219 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932309013
BECK, BRUCE K &
DUONG, HONG T; JT
219 N 'I' ST
SALT LAKE CITY UT 84103

0932102001
MERON, JO-ANN; TR
216 MIRA MAR AVE APT B
LONG BEACH CA 90803

0825455029
NAK, LYNETTE C; TR
216 W FERN AVE
SALT LAKE CITY UT 84103

0931404018
279 5TH AVENUE LTD
2169 S BELAIRE DR
SALT LAKE CITY UT 84109

0931335017
YOUNG, ROBERT A &
DEBORAH L; JT
217 N 'B' ST
SALT LAKE CITY UT 84103

0932309014
VETAS, MARIA
217 N 'I' ST
SALT LAKE CITY UT 84103

0931335009
CLEMENTS, AMY K
218 E FIFTH AVE
SALT LAKE CITY UT 84103

0931436004
GOODRICH, STEVEN M &
SUSAN B (JT)
218 N 'F' ST
SALT LAKE CITY UT 84103

0932311006
SEWELL, LISA
218 N 'J' ST
SALT LAKE CITY UT 84103

0931335021
LEMMON, MICHAEL L &
CORINNE; JT
219 E FOURTH AVE
SALT LAKE CITY UT 84103

0932311014
BECK, KAREN J
219 N 'K' ST
SALT LAKE CITY UT 84103

0931407005
LESLIE, JON D &
MARY P; JT
216 N 'B' ST
SALT LAKE CITY UT 84103

0931330003
SSL PROPERTIES LLC
2165 S HANNIBAL ST
SALT LAKE CITY UT 84106

0932310022
WELLS FARGO BANK
NORTHWEST
NA; TR
217 CEDER ST #286
SANDPOINT ID 83864

0931407015
DURBACH, NADJA
217 N 'C' ST
SALT LAKE CITY UT 84103

0836207001
COMOLLO, ADRIANO F &
JERRILYNN M; JT
217 W 600 N
SALT LAKE CITY UT 84103

0931177010
LOUX, ANN K &
JENSEN, JULIE A F; JT
218 E NINTH AVE
SALT LAKE CITY UT 84103

0931438007
NIELSEN, LOUISE &
CUTLER, DOUGLASS E (JT)
218 N 'H' ST
SALT LAKE CITY UT 84103

0932331005
COOMANS, HERMINA M AKA
RIETA M
218 N 'M' ST
SALT LAKE CITY UT 84103

0931176002
MALHERBE, JENNIFER H; ET AL
219 E NINTH AVE
SALT LAKE CITY UT 84103

0825457011
PHIPPS, TANYA T
219 W 700 N
SALT LAKE CITY UT 84103

0932458003
DE JONG, GARY &
JOHANNA; JT
22 N 'P' ST
SALT LAKE CITY UT 84103

0931106009
CRUMLEY, SERENA J; ET AL
22 W ZANE AVE
SALT LAKE CITY UT 84103

0931335012
WADSWORTH, AMY C
220 N 'A' ST
SALT LAKE CITY UT 84103

0836303005
BURT, ANDREW S &
GINA M; JT
2206 S TEXAS ST
SALT LAKE CITY UT 84109

0932331012
CMS FAMILY LIMITED
PARTNERSHIP; ET AL
221 N 'N' ST
SALT LAKE CITY UT 84103

0931332007
KLOPFER, W HERBERT &
CAROLYN H; TRS
222 E SIXTH AVE
SALT LAKE CITY UT 84103

0932313010
CHRISTENSEN, MICHAEL L &
JANET B; JT
222 N 'K' ST
SALT LAKE CITY UT 84103

0932318011
HAMPTON, DEBRA
223 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932484003
GABIOLA, JULIETA M
223 OLYMPIAN WAY
PACIFICA CA 94044

0932305004
FEROLIE, LARRY B &
ELLEN A; TRS
2238 S HANNIBAL ST
SALT LAKE CITY UT 84106

0932459004
CUMBERLAND, MARY J
22 N 'Q' ST
SALT LAKE CITY UT 84103

0931178004
BRECKON, LESLIE V
220 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931333002
WALLACE, DAVID J & NANCY L;
JT
220 N CANYON RD
SALT LAKE CITY UT 84103

0931260005
JOHNSON, RODERICK V &
SCHNAPER, PAULEEN F; TRS
221 N 'C' ST
SALT LAKE CITY UT 84103

0825456013
DOLPH, MATTHEW J
221 W FERN AVE
SALT LAKE CITY UT 84103

0932310004
SLINGERLAND, TOBY S
222 N 'I' ST
SALT LAKE CITY UT 84103

0932478009
BIRDWELL, BARBARA A
2222 SMITH ST APT 213
HOUSTON TX 77002

0931435013
LAMBOURNE, JEAN M; TR
223 N 'F' ST
SALT LAKE CITY UT 84103

0836255014
VON SIVERS, PETER & JUDITH
(JT)
223 W 400 N
SALT LAKE CITY UT 84103

0931178005
NORDFELT, GREG &
LAURA; TC
224 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932109005
SMITH, PHYLLIS M; TR
22 PENNANCE RD
FALMOUTH CORWALL TR114

0836285013
RICHARDSON, DAVID S &
WADSWORTH, AMY C; JT
220 N 'A' ST
SALT LAKE CITY UT 84103

0932311005
DEIS, KEVIN H
220 N 'J' ST
SALT LAKE CITY UT 84103

0932330011
PALMER, GAYLEN C &
LAUREL M; JT
221 N 'M' ST
SALT LAKE CITY UT 84103

0931179005
BALDWIN, PHILIP D &
MARSHA K; JT
222 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932311004
GIRARDI, ANDREO &
GINA; JT
222 N 'J' ST
SALT LAKE CITY UT 84103

0931326016
CALL, ARDELL P &
CHAUNCY C; TRS
2224 E LOGAN AVE
SALT LAKE CITY UT 84108

0932311013
FLOWER, ALICE J &
RICHARD D JR; JT
223 N 'K' ST
SALT LAKE CITY UT 84103

0836287008
HARRY & TOM MEATS INC
2233 E CESAR E CHAVEZ AVE
LOS ANGELES CA 90033

0931407004
CARLING, PEGGY J B
224 N 'B' ST
SALT LAKE CITY UT 84103

0931435004
BLAZ, SOLOMON
224 N 'E' ST
SALT LAKE CITY UT 84103

0932313003
WONG, ROBERT F
224 N 'K' ST
SALT LAKE CITY UT 84103

0931227011
LUNDERGAN, DAN K
2241 E BRYAN CIR
SALT LAKE CITY UT 84108

0931129008
GAHLINGER, PAUL M
225 E TENTH AVE
SALT LAKE CITY UT 84103

0836403012
KEYES, JOHN S
225 W 300 N
SALT LAKE CITY UT 84103

0836304024
CHRISTENSEN, NANCY A
2250 W 14850 S
RIVERTON UT 84065

0825456025
WALKER, ALAN
226 W 700 N
SALT LAKE CITY UT 84103

0931443005
KANG, EUN Y &
YUN JIN; JT
227 N 'H' ST
SALT LAKE CITY UT 84103

0931443001
THE AVENUES CONDOMINIUMS
COMMON AREA MASTER CARD
227 N 'H' ST # 110
SALT LAKE CITY UT 84103

0931443013
ILLING, CAROL ANNE; TR
227 N 'H' ST # 203
SALT LAKE CITY UT 84103

0931437005
COOK, ROBERT L &
BECKY W; JT
224 N 'G' ST
SALT LAKE CITY UT 84103

0932331004
SAUSEDO, BOE R
224 N 'M' ST
SALT LAKE CITY UT 84103

0931332020
HOUCK, KARA M &
TANNER, COLBY J; JT
225 E FIFTH AVE
SALT LAKE CITY UT 84103

0931333013
WILLMORE, JEROLD N
225 N 'A' ST
SALT LAKE CITY UT 84103

0825456012
ROBERTSON, WILFRED &
CLEA; JT
225 W FERN AVE
SALT LAKE CITY UT 84103

0931332008
WEBB, EUGENE L
226 E SIXTH AVE
SALT LAKE CITY UT 84103

0825455037
OLSEN, JEFFEREY C
226 W FERN AVE
SALT LAKE CITY UT 84103

0931443004
STAHELI, CRAIG W &
SARAH M; JT
227 N 'H' ST # 103
SALT LAKE CITY UT 84103

0931443011
WARD, JANICE
227 N 'H' ST # 201
SALT LAKE CITY UT 84103

0931443014
BLAKES, SUSAN M
227 N 'H' ST # 204
SALT LAKE CITY UT 84103

0931438006
VAUGHAN, MICHAEL T
224 N 'H' ST
SALT LAKE CITY UT 84103

0836255027
ALLEN, ORICE J &
MAXINE A; TRS
224 W ARDMORE PL
SALT LAKE CITY UT 84103

0931178014
AFEAKI, NICHOLAS M
225 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931408006
LOWDEN, DAVID P & ANN B; TRS
225 N 'D' ST
SALT LAKE CITY UT 84103

0825455014
FELDMAR, MATHEW R
225 W REED AVE
SALT LAKE CITY UT 84103

0931333009
HANSEN, ANDREA G
226 N SPENCER CT
SALT LAKE CITY UT 84103

0931335023
HARRIS, JAMES H &
SUTHERLAND, CORI; JT
227 E FOURTH AVE
SALT LAKE CITY UT 84103

0931443006
VARANAKIS, ELENI P
227 N 'H' ST # 105
SALT LAKE CITY UT 84103

0931443012
RIEMER, FREDERICK J
227 N 'H' ST # 202
SALT LAKE CITY UT 84103

0931443015
MCFARLAND, THOMAS D &
SZU-YING; JT
227 N 'H' ST # 205
SALT LAKE CITY UT 84103

0931443017
JENSEN, RYAN D
227 N 'H' ST # 207
SALT LAKE CITY UT 84103

0932311012
ROBISON, GEORGE A
227 N 'K' ST
SALT LAKE CITY UT 84103

0931438005
ASHBY, JEANETTE M; TR
2278 E LOGAN AVE
SALT LAKE CITY UT 84108

0931330006
FUSHIMI, FLORENCE M &
MARUYAMA, HENRY H
229 E SIXTH AVE
SALT LAKE CITY UT 84103

0931341001
CELESTA VU CONDMN COMMON AREA
MASTER CARD
229 N 'B' ST # 3
SALT LAKE CITY UT 84103

0931341007
SARIKOVA, ZUZANA &
TOMAS, ALEKSANDAR; JT
229 N 'B' ST # 6
SALT LAKE CITY UT 84103

0931436014
DAVIDSON, DIANE W; TR ET AL
229 N 'G' ST
SALT LAKE CITY UT 84103

0932457011
GASCOIGNE, HAROLD E &
NAN J; JT
23 N 'P' ST
SALT LAKE CITY UT 84103

0932156002
WINAND, THOMAS F
230 W 200 S # 3201
SALT LAKE CITY UT 84101

0825455039
GIBSON, CARRIE
230 W FERN AVE
SALT LAKE CITY UT 84103

0932309003
PETERSON, KELVIN &
ROBIN; JT
227 N 'I' ST
SALT LAKE CITY UT 84103

0836255013
LUNBECK, JOHN
227 W 400 N
SALT LAKE CITY UT 84103

0932313002
GUNNING, KAREN M &
LEAVITT, NATHAN H; JT
228 N 'K' ST
SALT LAKE CITY UT 84103

0931341002
LAKE, CHERIES
229 N 'B' ST # 1
SALT LAKE CITY UT 84103

0931341005
AVELLAR, HENRY &
MARIA B; JT
229 N 'B' ST # 4
SALT LAKE CITY UT 84103

0931407013
LEVY, TESS A TR
229 N 'C' ST
SALT LAKE CITY UT 84103

0932330010
PENFOLD, STAN
229 N 'M' ST
SALT LAKE CITY UT 84103

0931156002
LEGGE, JOAN S
23 W 400 N
SALT LAKE CITY UT 84103

0836254052
SPEIRS, MARIA L
230 W 400 N
SALT LAKE CITY UT 84103

0931129009
FULLER, JUDITH H.
231 E TENTH AVE
SALT LAKE CITY UT 84103

0932310026
CLIFFORD, KRISTINE J &
MICHAEL R; JT
227 N 'J' ST
SALT LAKE CITY UT 84103

0931431020
CROFT, GEORGE &
TERESA T; JT
2273 S PRESTON ST
SALT LAKE CITY UT 84106

0931178015
WEGLARZ, MICHAEL A &
KASS, MARY T; JT
229 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931341003
MURRAY, KATHRYN A
229 N 'B' ST # 2
SALT LAKE CITY UT 84103

0931341006
KEYES, DAVID L
229 N 'B' ST # 5
SALT LAKE CITY UT 84103

0931435012
CHENEY, JEAN B
229 N 'F' ST
SALT LAKE CITY UT 84103

0836403011
FELTON, TONI; ET AL
229 W 300 N
SALT LAKE CITY UT 84103

0931409003
HODGDON, HELEN K
230 N 'D' ST
SALT LAKE CITY UT 84103

0836229033
SANCHES, MICHAEL S &
OLSEN-SANCHES, SUSAN E; TRS
230 W CENTER STREET #31
BOUNTIFUL UT 84010

0931326008
CHILDS, RAYMOND L
231 N CANYON RD
SALT LAKE CITY UT 84103

0931408005
FOX, JEFFREY A
231 N 'D' ST
SALT LAKE CITY UT 84103

0931335002
BACKLUND, DAN R &
COLEMAN, TED; JT
232 N 'A' ST
SALT LAKE CITY UT 84103

0931207022
SMITH, JEREMY &
KATIE R; JT
232 ODELL LN
NORTH SALT LAKE UT 84054

0836206010
SELIN, HENRY D &
PHYLLIS; TC
2329 S LAKE ST
SALT LAKE CITY UT 84106

0931409009
FREED, DANIEL B &
TAMARA K; JT
233 N 'E' ST
SALT LAKE CITY UT 84103

0931407002
FREEMAN, FLORA E
234 N 'B' ST
SALT LAKE CITY UT 84103

0932330002
HOAD, MARIANNA
234 N 'L' ST
SALT LAKE CITY UT 84103

0931176010
SOTIRIOU, MARGO
235 E NINTH AVE
SALT LAKE CITY UT 84103

0825455011
BOSTEELS, THOMAS M &
TCACIUC, ISABELLA; JT
235 W REED AVE
SALT LAKE CITY UT 84103

0931409001
GLEAVE, JOHN P
236 N 'D' ST
SALT LAKE CITY UT 84103

0932310016
COOPER, JOHN L, III &
SAMANTHA; JT
231 N 'J' ST
SALT LAKE CITY UT 84103

0931437001
O'MALLEY, CHRISTOPHER M &
BRUNETTI, DAVID; JT
232 N 'G' ST
SALT LAKE CITY UT 84103

0825455026
BYTHEWAY, RUTH S; TR
232 W FERN AVE
SALT LAKE CITY UT 84103

0931335024
KEYES, BRETT &
AMBER D; JT
233 E FOURTH AVE
SALT LAKE CITY UT 84103

0931436013
SMITH, WENDY L; TR
233 N 'G' ST
SALT LAKE CITY UT 84103

0931435001
HA, HOANG H
234 N 'E' ST
SALT LAKE CITY UT 84103

0932331001
CARROLL, DANA &
MARLOWE, JEANNINE; TRS
234 N 'M' ST
SALT LAKE CITY UT 84103

0931437009
RUDOLPH, JEFF
235 N 'H' ST
SALT LAKE CITY UT 84103

0931177015
BETTIN, EDWARD E &
MARGARET J;
TRS
236 E NINTH AVE
SALT LAKE CITY UT 84103

0932310001
JOHNSON, SCOTT C &
KAREN T; JT
236 N 'I' ST
SALT LAKE CITY UT 84103

0836255012
ARCHER, WARREN M & BONNIE
J
231 W 400 N
SALT LAKE CITY UT 84103

0932331002
HORN, MATTHEW A &
WEIGEL, CHRISTINE M; JT
232 N 'M' ST
SALT LAKE CITY UT 84103

0932308020
DANIELSON, ALAN R &
LINDA G; JT
2324 E SO ALTAMONT BLVD
SPOKANE WA 99202

0931335015
GOWEN, DONALD E
233 N 'B' ST
SALT LAKE CITY UT 84103

0825455038
WARCHOL, GLEN A
233 W REED AVE
SALT LAKE CITY UT 84103

0932310002
KIUHARA, DIANE &
FIELD, ROSEMARY B (JT)
234 N 'I' ST
SALT LAKE CITY UT 84103

0932106003
CLARK, DAVID M &
LUCY C; TRS
2348 CAYUGA ROAD
NISKAYANA NY 12309

0931409008
LANGHEINRICH, ANNETTE M B &
FRANK-ARMIN (TRS)
235 S 600 E
SALT LAKE CITY UT 84102

0931327015
THOMAS, FRANK &
DIANA; JT
236 N CANYON RD
SALT LAKE CITY UT 84103

0932311002
MANNEBACH, STEVEN C &
MEREDITH S; JT
236 N 'J' ST
SALT LAKE CITY UT 84103

0836254051
CANNELL, MERRILL W; ET AL
236 W 400 N
SALT LAKE CITY UT 84103

0932307018
ANGELL REALTY LC
2360 E 1700 S
SALT LAKE CITY UT 84108

0931407012
FENUS, SHAWN J &
JENNIFER J; JT
237 N 'C' ST
SALT LAKE CITY UT 84103

0931335001
SAMIE, DIANE C
238 N 'A' ST
SALT LAKE CITY UT 84103

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RICHARDS, STACEY L
239 N 'J' ST
SALT LAKE CITY UT 84103

0825456021
POLLOCK, JIM C &
THERESA M; JT
240 W 700 N
SALT LAKE CITY UT 84103

0932152012
SEEGMILLER, DAVID C &
KATHLEEN A; JT
2406 WOOD HOLLOW WAY
BOUNTIFUL UT 84010

0836403010
SOTIRIOU INVESTMENT GROUP
242 E 300 S
SALT LAKE CITY UT 84111

0931436002
ENTERPRISES INC
2439 E 900 S
SALT LAKE CITY UT 84108

0825454012
GREEN, MICHAEL A
244 W REED AVE
SALT LAKE CITY UT 84103

0836206013
WERNER, NANCY
236 W 500 N
SALT LAKE CITY UT 84103

0931178016
OKELBERRY, HELEN R; TR ET AL
237 E SEVENTH AVE
SALT LAKE CITY UT 84103

0825456009
DAKIS, EMANUEL
237 W FERN AVE
SALT LAKE CITY UT 84103

0931436001
NARUS, SCOTT 7
JO ANN; JT
238 N 'F' ST
SALT LAKE CITY UT 84103

0932489003
HUEFNER, DIXIE S; TR
24 N 'U' ST
SALT LAKE CITY UT 84103

0825455025
ROMNEY, LISA R
240 W FERN AVE
SALT LAKE CITY UT 84103

0836255010
SANDSTROM, NORD E
241 W 400 N
SALT LAKE CITY UT 84103

0836283014
GCII INVESTMENTS LC
242 S 200 E
SALT LAKE CITY UT 84111

0932131008
REID, CORY
244 CORLISS DR
MORAGA CA 94556

0825454011
WATSON, MARY F.
244 W REED AVE
SALT LAKE CITY UT 84103

0931335010
JOHNSON, MARIA L
236 W BERRIDGE LN
PHOENIX AZ 85013

0931335014
FISCHER, GARY R
237 N 'B' ST
SALT LAKE CITY UT 84103

0932158007
CAMERON, IAIN
2377 E 3395 S
SALT LAKE CITY UT 84109

0836254050
DECARIA, MERI
238 W 400 N
SALT LAKE CITY UT 84103

0931333007
SPENCER, PHYLLIS G &
STEPHEN G; TRS
240 N SPENCER CT
SALT LAKE CITY UT 84103

0931289010
ATKINS, JOHN F; TR
2405 E 6780 S
COTTONWOOD HTS UT 84121

0836429001
KELLER, FERRIS J
2412 S 3400 W
WEST VALLEY UT 84119

0825454013
SHEPARD, ELIZABETH
242 W REED AVE
SALT LAKE CITY UT 84103

0836254059
BRISCOE, ROSCOE E
244 W 400 N
SALT LAKE CITY UT 84103

0932486001
ER CARR LLC
2441 PARK BLVD
PALO ALTO CA 94306

0836404019
HANCOCK, LAWRENCE T; TR
245 N QUINCE ST
SALT LAKE CITY UT 84103

0836430006
WILKINSON, JAMES F &
DIANE L; JT
246 N QUINCE ST
SALT LAKE CITY UT 84103

0931327012
JANSEN, HERMAN J
248 N CANYON RD
SALT LAKE CITY UT 84103

0825455007
ALLESSI, MATTHEW
249 W REED AVE
SALT LAKE CITY UT 84103

0836202020
RUESCH, BRENT W
250 W 600 N
SALT LAKE CITY UT 84103

0825457007
JENSEN, KRISTEN
251 W 700 N
SALT LAKE CITY UT 84103

0931205001
ROBERTS, JAMES T &
SUSAN E (JT)
252 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836430005
SHIRTS, ELVIRA B
252 N QUINCE ST
SALT LAKE CITY UT 84103

0931401002
REED, MICHAEL W
253 E SIXTH AVE
SALT LAKE CITY UT 84103

0825477019
EVANS, PAUL K &
THEONE J; JT
2546 S WILSHIRE CIR
SALT LAKE CITY UT 84109

0836256007
HOLLADAY, JACKSON D &
JENNIFER L; JT
245 W ARDMORE PL
SALT LAKE CITY UT 84103

0836304013
YEUNG, WING CHIP
246 N RENDON CT
SALT LAKE CITY UT 84116

0931405001
ZEITLIN, ALAN M &
KATHLEEN B; JT
2483 E MICHIGAN AVE
SALT LAKE CITY UT 84108

0836284018
ZEILE, ARTHUR H &
DALY, JOEL C; JT
25 DOWNING ST #I-602
DENVER CO 80218

0931332016
LINDSEY, STEVEN &
HARMS, CANDACE A (JT)
251 N 'B' ST
SALT LAKE CITY UT 84103

0825455006
ROYBAL, RITA L
251 W REED AVE
SALT LAKE CITY UT 84103

0931327011
GREENAMYRE, DORIS J; TR
252 N CANYON RD
SALT LAKE CITY UT 84103

0825455022
HAFNER, MADELINE
252 W FERN AVE
SALT LAKE CITY UT 84103

0836205013
CARRILLO, BEN & ANGIE;
JT
253 W 600 N
SALT LAKE CITY UT 84103

0836403019
THOMPSON, NEIL D
255 N 200 W
SALT LAKE CITY UT 84103

0836305004
MONTOYA, LEO
246 N 600 W
SALT LAKE CITY UT 84116

0825455008
OLIVARES, CHRISTOPHER R
247 W REED AVE
SALT LAKE CITY UT 84103

0836304009
BRADY, ANNETTE
249 N 600 W
SALT LAKE CITY UT 84116

0932459011
URE, LINCOLN III &
MAUREEN O; JT
25 N 'R' ST
SALT LAKE CITY UT 84103

0836404018
SIMMONS, D GENE &
PEARL M; TRS
251 N QUINCE ST
SALT LAKE CITY UT 84103

0932457007
SCHMUNK, SHAUNA D; TR
2515 ASPEN SPRINGS DR
PARK CITY UT 84060

0932307008
PUHL, JENNIFER J
252 N 'J' ST
SALT LAKE CITY UT 84103

0931407007
MCCANDLESS, RICKIE L
253 E FOURTH AVE
SALT LAKE CITY UT 84103

0825456007
RINKER, EARL & LEILA; JT
253 W FERN AVE
SALT LAKE CITY UT 84103

0931441032
MARTINDALE, DUSTIN
255 N 'N' ST
SALT LAKE CITY UT 84103

0932480033
MOCK, HENRY P; ET AL
2552 E 9800 S
SANDY UT 84092

0932311018
WALLACE PROPERTIES LLC
2568 E 3020 S
SALT LAKE CITY UT 84109

0836404017
257 NORTH QUINCY LLC
257 N QUINCE ST
SALT LAKE CITY UT 84103

0932307007
KIEL, PAUL H & JUDITH H; JT
258 N 'J' ST
SALT LAKE CITY UT 84103

0931401003
SANDERS, JEANETTE R
259 E SIXTH AVE
SALT LAKE CITY UT 84103

0825456006
BYTHEWAY, EARL M
259 W FERN AVE
SALT LAKE CITY UT 84103

0825456017
GARCIA, MARGARET &
JUANITA; JT
260 W 700 N
SALT LAKE CITY UT 84103

0931341004
POCH, CHRISTOPHER
2628 E CRUISE BAY CT
COTTONWOOD HTS UT 84121

0931332013
LAVELLE, MICHAEL P
263 N 'B' ST
SALT LAKE CITY UT 84103

0836281007
DUNFORD, MICHAEL D &
ELIZABETH; JT
2630 S FILMORE ST
SALT LAKE CITY UT 84106

0836430004
BETTRIDGE, EVA M; TR
256 N QUINCE ST
SALT LAKE CITY UT 84103

0931205015
BOHMAN, VERNAL K &
WENDY W; JT
257 E TENTH AVE
SALT LAKE CITY UT 84103

0836254015
KURZ, DAVID M
257 W 500 N
SALT LAKE CITY UT 84103

0931176009
GARRETT, SCOTT O &
ANNE E; TRS
2582 E CAVALIER DR
COTTONWOOD HTS UT 84121

0932308019
L CALLE 259 LTD
259 N 'L' ST
SALT LAKE CITY UT 84103

0931205002
CARPENTER, ALMA L. & HELEN
B.
260 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932307006
BELLO, CLAUDIO M &
JEFFERSON G; JT
262 N 'J' ST
SALT LAKE CITY UT 84103

0931401004
CIZINSKY, GASTON
263 E SIXTH AVE
SALT LAKE CITY UT 84103

0931431021
GOERES, DAVID H &
JOANN C; JT
263 N 'G' ST
SALT LAKE CITY UT 84103

0836202018
EVANS, PEARL H
2635 STRINGHAM AVE # 217C
SALT LAKE CITY UT 84109

0825454010
ALESSI, ROBERT
256 W REED AVE
SALT LAKE CITY UT 84103

0836403018
MEANS, SEAN P &
LESLIE R; JT
257 N 200 W
SALT LAKE CITY UT 84103

0825457006
SHAVER, MONSON W III
257 W 700 N
SALT LAKE CITY UT 84103

0836429010
JONES, OLIVE L &
GOULD, ELIZABETH J; TRS
2586 W 500 S
SALT LAKE CITY UT 84104

0836255008
RILEY, SHAUN
259 W 400 N
SALT LAKE CITY UT 84103

0931327010
CROCKER, JOHN A
260 N CANYON RD
SALT LAKE CITY UT 84103

0825456016
HAMILTON, MARIA
262 W 700 N
SALT LAKE CITY UT 84103

0931205016
JENKINS, RICHARD M &
PEARSON-JENKINS, JAN; JT
263 E TENTH AVE
SALT LAKE CITY UT 84103

0931261007
ANGLESEY, LEON R &
BEVERLY ANN; TRS
263 WESTLAND DR
BRIGHAM CITY UT 84302

0836305002
JOHNSON, ARDIE KAY
264 N 600 W
SALT LAKE CITY UT 84116

0932307005
OLSEN, LEGRAND N &
FRY, COREY W; JT
264 N 'J' ST
SALT LAKE CITY UT 84103

0836304007
ERICKSON, STEVEN R
265 N 600 W
SALT LAKE CITY UT 84116

0931205003
DANIELS, RONALD W &
CYNTHIA F; TRS
266 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931431030
SCHINE, LAUREN
266 N 'F' ST
SALT LAKE CITY UT 84103

0836403039
CONGER, WARREN E &
RUTH C; JT
267 N 200 W
SALT LAKE CITY UT 84103

0836427004
FASSIO, ANNA B; TR
2675 E SKYLINE DR
SALT LAKE CITY UT 84108

0932306006
DISMUKE, WENDI
268 N 'I' ST
SALT LAKE CITY UT 84103

0931332014
GEURTS, JON W &
LAYNE T; JT
269 N 'B' ST
SALT LAKE CITY UT 84103

0932458012
CHENG, VINCENT J &
SHREIBER, MAEERA Y; TC
27 N 'Q' ST
SALT LAKE CITY UT 84103

0931407009
SKR PROPERTIES LLC
270 E FIFTH AVE
SALT LAKE CITY UT 84103

0836430003
THOMPSON, MARSHA
264 N QUINCE ST
SALT LAKE CITY UT 84103

0931404013
WALTON, MARK J
265 N 'C' ST
SALT LAKE CITY UT 84103

0931229007
HOROWITZ, ALAN S &
MARY V; JT
266 E FOURTH AVE # 603
SALT LAKE CITY UT 84103

0932329005
SONNEBORN, LAURIE A
266 N 'M' ST
SALT LAKE CITY UT 84103

0932377016
DARGAN-MCDONALD, ANN
2674 S PRESTON ST
SALT LAKE CITY UT 84106

0931178001
JONES, MARJORIE A; TR
268 E TENTH AVE
SALT LAKE CITY UT 84103

0932308004
FRIEDRICHS, MICHAEL &
YEAGLE, ANNE; JT
268 N 'K' ST
SALT LAKE CITY UT 84103

0932329012
STECKEL, ALEX
269 N 'N' ST
SALT LAKE CITY UT 84103

0836177012
BLISS, ANNA C
27 S UNIVERSITY ST
SALT LAKE CITY UT 84102

0931332019
V L THOMSEN HOMESTEAD LLC
270 N 'A' ST
SALT LAKE CITY UT 84103

0836202017
EGE, JUDITH G
264 W 600 N
SALT LAKE CITY UT 84103

0932305006
WILLIAMS, JIMMIE L
265 N 'I' ST
SALT LAKE CITY UT 84103

0931331010
KNIGHT, THOMAS &
ST CYR, TOM S; TC
266 N CANYON RD
SALT LAKE CITY UT 84103

0932402017
CHASE, JOHN R &
CAROLYN R; JT
267 E SECOND AVE
SALT LAKE CITY UT 84103

0931339002
HUGHES, WILLIAM G &
BARBARA A; JT
2675 E 2700 N
LAYTON UT 84040

0931434010
SORENSEN, MICHELLE L
268 N 'H' ST
SALT LAKE CITY UT 84103

0931443002
HURTADO, TONY JR
268 N 'U' ST
SALT LAKE CITY UT 84103

0931229010
ROMAN CATHOLIC BISHOP OF
SALT LAKE CITY
27 N 'C' ST
SALT LAKE CITY UT 84103

0931205004
TAYLOR, ANNE B
270 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931432007
OLSON, SUSAN M &
KELLEY, PAUL S; JT
270 N 'G' ST
SALT LAKE CITY UT 84103

0931434009
JENSON, NEIL C. & PATRICIA J.
270 N 'H' ST
SALT LAKE CITY UT 84103

0932353013
KJKQT PROPERTIES LLC
2703 E EVERGREEN AVE
SALT LAKE CITY UT 84109

0931440010
G STREET LC
271 N 'C' ST
SALT LAKE CITY UT 84103

0931405013
CORNELI, HOWARD M &
PATRICE S (JT)
272 N 'C' ST
SALT LAKE CITY UT 84103

0931401006
TALBOT, ARTHUR C
273 E SIXTH AVE
SALT LAKE CITY UT 84103

0836304044
BUSTILLOS, ANTONIETTE
273 N 600 W
SALT LAKE CITY UT 84116

0932329011
OTT, KATHERINE L
273 N 'N' ST
SALT LAKE CITY UT 84103

0931251011
JONES, GLENN F; TRS, ET AL
274 E TENTH AVE
SALT LAKE CITY UT 84103

0931434008
BALL, JAMES S & JANET O (JT)
274 N 'H' ST
SALT LAKE CITY UT 84103

0932354004
PILLING, THOMAS P
274 N SPRINGRIDGE DRIVE
NORTH SALT LAKE UT 84054

0932307004
MOTTOLA, KAREN L &
WALKER, WILLIAM M; JT
270 N 'J' ST
SALT LAKE CITY UT 84103

0931407011
MARKLEY, JESSAMYN S
271 E FOURTH AVE
SALT LAKE CITY UT 84103

0931432016
FISHER, T LANGDON &
DEBRA S; JT
271 N 'H' ST
SALT LAKE CITY UT 84103

0931327008
OGAN, CRAIG S
272 N CANYON RD
SALT LAKE CITY UT 84103

0931205018
WALKER, DENNIS H & GAYLE D
(JT)
273 E TENTH AVE
SALT LAKE CITY UT 84103

0931405010
JURAS, INGRID E
273 N 'D' ST
SALT LAKE CITY UT 84103

0836404015
CUNNINGHAM, STEVEN L
273-1/2 N QUINCE ST
SALT LAKE CITY UT 84103

0931404023
QUAAL, SUSAN J; TR
274 N 'B' ST
SALT LAKE CITY UT 84103

0932308003
HELGESEN, JOHN O. & INGRID
274 N 'K' ST
SALT LAKE CITY UT 84103

0932379017
WILHELM, WALTER M
2744 E EAGLE WY
SALT LAKE CITY UT 84108

0836430002
DAVIS, ERLINDA T &
DUANE R; JT
270 N QUINCE ST
SALT LAKE CITY UT 84103

0931332012
SNYDER, HORACE S & CHELTA
M
(TRS)
271 N 'B' ST
SALT LAKE CITY UT 84103

0932305005
SIMONS, JENNIFER
271 N 'I' ST
SALT LAKE CITY UT 84103

0932310021
LINDA BLAIN, LLLC
2727 N RIVER BLUFF DR
JANESVILLE WI 53545

0836403015
THOMPSON, MARLINDA
273 N 200 W
SALT LAKE CITY UT 84103

0931431034
CALLOWAY, BERNICE
273 N 'G' ST
SALT LAKE CITY UT 84103

0931407017
JENSEN, KEVIN D &
MARTIN, STACY; JT
2735 E PARLEYS WY # 203
SALT LAKE CITY UT 84109

0931431004
FLORES, VINCENT E &
CHRISTINE M
274 N 'F' ST
SALT LAKE CITY UT 84103

0932329004
MONAHAN, RUSSELL T
274 N 'M' ST
SALT LAKE CITY UT 84103

0931206007
TAYLOR, MILTON D & PAMELA K
(TC)
275 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931404017
ROCKWOOD, TYLER H &
NAAVA R; JT
275 E FIFTH AVE
SALT LAKE CITY UT 84103

0931406011
BERGSTROM, DONOVAN A &
DEMILLE, KIMBERLY; TC
275 N 'E' ST
SALT LAKE CITY UT 84103

0932329010
FAIRBOURNE, SCOTT D &
ENGLEMAN, DARREN E; JT
275 N 'N' ST
SALT LAKE CITY UT 84103

0931329015
THORNBLAD, RICHARD
2755 E COTTONWOOD PKWY
COTTONWOOD HTS UT 84121

0932306004
OSTERLING, WENDY L
276 N 'I' ST
SALT LAKE CITY UT 84103

0931277018
BLONDES LLC
277 N 5TH WEST
PRICE UT 84501

0932379009
ALLRED, MELANIE
277 N 'K' ST
SALT LAKE CITY UT 84103

0931332017
HESLINGTON, DAVID C &
LINDA K; JT
278 N 'A' ST
SALT LAKE CITY UT 84103

0932308002
BATES, MICHAEL K &
OSTERMANN, JULIE M; JT
278 N 'K' ST
SALT LAKE CITY UT 84103

0836235006
PETERSON, GARY L &
ANDREWS, ALISA; JT
2784 E MORNINGSIDE DR
SALT LAKE CITY UT 84124

0931404016
ROCKWOOD, TYLER H &
KEITH; TC
275 E FIFTH AVE # 1
SALT LAKE CITY UT 84103

0931432015
GOLD, STEVEN &
SAUNDERS, NANCY; JT
275 N 'H' ST
SALT LAKE CITY UT 84103

0825456005
HOLDER, BRYON J &
DIANE M; JT
275 W FERN AVE
SALT LAKE CITY UT 84103

0931404004
KEAY, DIANE
276 N 'B' ST
SALT LAKE CITY UT 84103

0932307003
MURTHA, HELEN H
276 N 'J' ST
SALT LAKE CITY UT 84103

0931332011
GARRICK, JUDITH A &
BOYD; JT
277 N 'B' ST
SALT LAKE CITY UT 84103

0932329009
PACK, EUGENE G, II & DENNIS H
277 N 'N' ST
SALT LAKE CITY UT 84103

0931405012
CHRISTOPHERSON, HELEN C
278 N 'C' ST
SALT LAKE CITY UT 84103

0836430001
WILKINSON, JAMES F &
DIANE L; JT
278 N QUINCE ST
SALT LAKE CITY UT 84103

0931205020
YOUNG, JOAN B; TR
279 E TENTH AVE
SALT LAKE CITY UT 84103

0931405009
JUSTESEN, GARY
275 N 'D' ST
SALT LAKE CITY UT 84103

0932305003
NORBY, TEKOA
275 N 'I' ST
SALT LAKE CITY UT 84103

0825456005
HOLDER, BRYON J &
DIANE M; JT
275 W FERN AVE
SALT LAKE CITY UT 84103

0931432006
NAEATA, SIOSAIA & VIOLA M.
276 N 'G' ST
SALT LAKE CITY UT 84103

0931401007
KNAUER, LOUISE T; TR
277 E SIXTH AVE
SALT LAKE CITY UT 84103

0932305002
CAGATAY, NILUFER &
ERTURK, KORKUT; JT
277 N 'I' ST
SALT LAKE CITY UT 84103

0931406007
WIGGINTON, SUSAN L &
WILLIAM J; JT
277-1/2 N 'E' ST
SALT LAKE CITY UT 84103

0931331006
TONIN, ROGER G &
LOUISE M; JT
278 N CANYON RD
SALT LAKE CITY UT 84103

0836207025
STEEP AND DEEP CONSULTING
LLC
2782 S LAKEVIEW DR
SALT LAKE CITY UT 84109

0931406023
JELLINS, INA M
279 N 'E' ST
SALT LAKE CITY UT 84103

0825455021
RIO, TERI; TR
279 W STERLING DR
BOUNTIFUL UT 84010

0836230031
FRAME, KELLI A
28 W GIRARD AVE
SALT LAKE CITY UT 84103

0932307026
DICOU, JACOBA J &
DE WOLF, GERRITJE; JT
280 N 'J' ST
SALT LAKE CITY UT 84103

0836283016
PADDOCK, COLLEEN B &
THOMAS E; JT
2815 MAPLE COVE LN
BOUNTIFUL UT 84010

0932328002
MCMILLIAN, DAVID J &
LOUISE S; TC
282 N 'L' ST
SALT LAKE CITY UT 84103

0931432013
WAVREK, DAVID A &
BETH A; JT
283 N 'H' ST
SALT LAKE CITY UT 84103

0932308001
POWELL, ALFRED H; ET AL
284 N 'K' ST
SALT LAKE CITY UT 84103

0931426008
ROBERTS, C STEWART &
CONNIE J
(TRS)
2846 N 1050 E
LEHI UT 84043

0932382007
HOWARD, JEFFREY M
2850 OCEN PARK BLVD #300
SANTA MONICA CA 90405

0931401010
TANG, CHEN &
CHEN, YANG; JT
287 E SIXTH AVE
SALT LAKE CITY UT 84103

0932353023
CANNON, RICHARD N &
ELLA-RENE; JT
2797 S CHADWICK ST
SALT LAKE CITY UT 84106

0931434007
BESSEY, JOAN
280 N 'H' ST
SALT LAKE CITY UT 84103

0932329003
KIMBALL, SUSAN &
CAPITOLA C; JT
280 N 'M' ST
SALT LAKE CITY UT 84103

0931251012
YIM, GARY Y S; ET AL
282 E TENTH AVE
SALT LAKE CITY UT 84103

0931401008
STONE, ANDREW H &
DEBORAH H; JT
283 E SIXTH AVE
SALT LAKE CITY UT 84103

0931405021
GRANITI, JACK
2837 WILSHIRE BLVD
SANTA MONICA CA 90403

0932329002
BIRKINSHAW, ROBERT F &
MARIANA; JT
284 N 'M' ST
SALT LAKE CITY UT 84103

0932312016
STENDER, KATHRYN M &
PETER J; TRS
2847 S 3000 W
OGDEN UT 84401

0932378016
FELTON, JEROME L &
NORIN B
2856 E LIVE OAK CIR
HOLLADAY UT 84117

0931332009
EVANS, DIXIE B
287 N 'B' ST
SALT LAKE CITY UT 84103

0932386005
SAMMANN, ERNST K W & KATHE
I;
TRS
28 N 'N' ST
SALT LAKE CITY UT 84103

0932306003
ASHTON, ART C & MERLA G; TRS
280 N 'I' ST
SALT LAKE CITY UT 84103

0836403014
SIMONIAN, MARO
2808 E 3220 S
SALT LAKE CITY UT 84109

0931327020
BECKER, RALPH E JR &
NANCY B; JT
282 N CANYON RD
SALT LAKE CITY UT 84103

0931332010
REGER, ROBERT B &
CHRISTINE S; JT
283 N 'B' ST
SALT LAKE CITY UT 84103

0931431002
LARSEN, LYNDA L
284 N 'F' ST
SALT LAKE CITY UT 84103

0931253030
ENSIGN PLACE HOMEOWNERS
ASSOCIATION
2845 E PALMA WY
COTTONWOOD HTS UT 84121

0931404010
LAWRENCE, MICHAEL W &
AMY H; JT
285 N 'C' ST
SALT LAKE CITY UT 84103

0931406001
GRAHAM, FRASER H &
LESLIE L; JT
286 N 'D' ST
SALT LAKE CITY UT 84103

0931405008
JARVIS, FRANK C
287 N 'D' ST
SALT LAKE CITY UT 84103

0932307013
ADAMS, BROOKE &
THOMAS L; JT
287 N 'K' ST
SALT LAKE CITY UT 84103

0931327017
WEEKLEY, D LANCE
288 N CANYON RD
SALT LAKE CITY UT 84103

0932307012
STUART, BIRGIT E
289 N 'K' ST
SALT LAKE CITY UT 84103

0932329001
DEDMAN, ROBERT A &
JAMIE; JT
290 N 'M' ST
SALT LAKE CITY UT 84103

0932316015
MICHEL INVESTMENTS, LLC
2956 E COBBLEMOOR LN
SANDY UT 84093

0932429003
MS2 PROPERTIES LLC
298 E REGENT PARK CT
MIDVALE UT 84047

0933357007
ATWOOD, GENEVIEVE
30 N 'U' ST
SALT LAKE CITY UT 84103

0931206012
DODWORTH, JULIE A &
SEARE, SUSANNAH; TC
3000 S CONNOR ST # 26
SALT LAKE CITY UT 84109

0931177019
HEKKING, WALTER &
LAURA A; TC
3005 TRUDI LN
BURBANK CA 91504

0931329024
HANSON, DON J & LUCILLE C
(JT)
302 N 'A' ST # 201
SALT LAKE CITY UT 84103

0931404020
MARTINDALE, DUSTIN
287-1/2 E FIFTH AVE
SALT LAKE CITY UT 84103

0932307001
FURLOW, RUSSELL H. &
ROSALYNN
288 N 'J' ST
SALT LAKE CITY UT 84103

0931278010
CHRISTENSEN, BRENT D
2890 E NEWMANS LN
HOLLADAY UT 84121

0836237012
ARRINGTON, BURTON J &
KAREN L (TC)
2900 COTTONWOOD DR
COALVILLE UT 84017

0932354010
PLENK, BRUCE M
2958 N ST AUGUSTINE PL
TUCSON AZ 85712

0933303007
MOXLEY, PAUL T
299 S MAIN ST # 1800
SALT LAKE CITY UT 84111

0836230030
CARLISLE, GREGORY N
30 W GIRARD AVE
SALT LAKE CITY UT 84103

0825456022
WORTHEN, JAMES M &
COLLEEN P; TRS
3002 W 3835 S
WEST VALLEY UT 84119

0836427012
MEYER, STEVEN N &
MICHELLE W; JT
3007 WACONIA LN
MIDDLETON WI 53562

0825454016
MOUNTAINSIDE INVESTMENTS
INC
302 S COUNTRY MANOR LN
ALPINE UT 84004

0931205006
HARMON, MICHAEL S &
RANDELLE W; TRS
288 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931405007
MACMILLAN, LAURIE
289 N 'D' ST
SALT LAKE CITY UT 84103

0931205017
BULLEN, JOAN; TR
29 BUENA VISTA
MILL VALLEY CA 94941

0931229014
WHITEHOUSE, SANDRA L
2920 COCHISE CT
PARK CITY UT 84060

0931329007
SWENSEN, KARL J & VIRGINIA E;
JT
297 N 1100 E
OREM UT 84057

0931106004
FIELD, CODY W
3 W GIRARD AVE
SALT LAKE CITY UT 84103

0931261004
DILLON, WILLIAM H & BETTY J &
KELLOGG, DIANE, TRS
3000 S CONNOR ST # 20
SALT LAKE CITY UT 84109

0932382020
MC LEAN, ROBERT E & NORMA J
3005 S JONETTA DR
SALT LAKE CITY UT 84109

0931330009
BRUNER, JAMES A &
VENEDA B; JT
301 N 'B' ST
SALT LAKE CITY UT 84103

0836283012
CROFTS HOLDINGS LLC
3020 CREEK RD
PARK CITY UT 84098

0931409004
HOCK, MICHAEL P & EILEEN N (JT)
3024 NEWPORT AVE
SAN RAMON CA 94583

0931405015
HINCKLEY, ADAM S
303 E FIFTH AVE
SALT LAKE CITY UT 84103

0931408010
CUTLIP, CHERYLE L
303 E FOURTH AVE
SALT LAKE CITY UT 84103

0931402005
NATTER, DARRELL O & SADIE N
303 E SIXTH AVE
SALT LAKE CITY UT 84103

0931329003
HALES, CLEO K
303 N 'A' ST # 102
SALT LAKE CITY UT 84103

0931329004
LEVERICH, RAE
303 N 'A' ST # 200
SALT LAKE CITY UT 84103

0931329006
OUSLEY, JUDY C
303 N 'A' ST # 202
SALT LAKE CITY UT 84103

0931329009
GREGOIRE, JEANNINE D
303 N 'A' ST # 301
SALT LAKE CITY UT 84103

0931329010
HOLBROOK, D STEPHEN
303 N 'A' ST # 302
SALT LAKE CITY UT 84103

0931329011
CAMOMILE, GLEN R
303 N 'A' ST # 303
SALT LAKE CITY UT 84103

0931329012
SIMONS, SPENCER W & LUCILLE M; JT
303 N 'A' ST # 400
SALT LAKE CITY UT 84103

0931329013
BESSENYEI, ZOLTAN & ANNA (JT)
303 N 'A' ST # 401
SALT LAKE CITY UT 84103

0931329019
BESSENYEI, ZOLTAN & ANNA
303 N 'A' ST # 402
SALT LAKE CITY UT 84103

0931329020
BESSENYEI, ZOLTAN & ANNA
303 N 'A' ST # 402
SALT LAKE CITY UT 84103

0931329016
ROWELL, DEAN W
303 N 'A' ST # 501
SALT LAKE CITY UT 84103

0931329018
SQUIRES, EDGAR L & APRIL B; JT
303 N 'A' ST # 503
SALT LAKE CITY UT 84103

0931206001
BURTON, DAVID E. & ORA D.
304 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836281022
EHRENKRANZ, JOEL R L
304 N CENTER ST # A
SALT LAKE CITY UT 84103

0931285004
LEAVITT, MARTHA D & MARCO D; TC
304 STATE ST 3.7
ALBANY NY 12210

0931428003
MELLEN, R D & BONNIE J (TC)
306 N 'G' ST
SALT LAKE CITY UT 84103

0931405016
THOMAS, KIM
307 E FIFTH AVE
SALT LAKE CITY UT 84103

0931403009
HOLFELTZ, BERT R & VIOLET B
307 N 'E' ST
SALT LAKE CITY UT 84103

0932326007
BATTIN, MARGARET P; TR
307 N 'M' ST
SALT LAKE CITY UT 84103

0932308018
C & T PROPERTIES LLC
308 N ALTA ST
SALT LAKE CITY UT 84103

0930477013
678 F STREET LLC
308 W BROADWAY ST #112
SALT LAKE CITY UT 84101

0931408011
KLINDT, IRMGARD H; TR
309 E FOURTH AVE
SALT LAKE CITY UT 84103

0931402006
MANIS, SEAN D
309 E SIXTH AVE
SALT LAKE CITY UT 84103

0836427017
NOYES, GAVIN S & TONIN, STEPHANIE; JT
309 N ALMOND ST
SALT LAKE CITY UT 84103

0836304041
EARL, STEPHEN & ANTHONY J; TC
310 MILLBROOK CT
VACAVILLE CA 95687

0931405017
SAVASTANO, JENNIFER B
311 E FIFTH AVE
SALT LAKE CITY UT 84103

0836302015
ESTRADA, HILARION &
ROSITA O; JT
311 N 600 W
SALT LAKE CITY UT 84116

0931176001
KNOWLTON, ELSIE M (LIFE),
ET AL
3111 CAMINO DEL RIO
SAN DIEGO CA 92108

0836254053
DIMAS, DAVID J
312 S SANTA MARIA ST
ORANGE CA 92669

0932110001
SYMES, SHAWN
31346 FLYING CLOUD
LAGUNA NIGUEL CA 92677

0836427003
GOODWIN, THOMAS J
314 N QUINCE ST
SALT LAKE CITY UT 84103

0931426001
SIMMS, JON &
ANGI; JT
316 N 'E' ST
SALT LAKE CITY UT 84103

0931401009
JOHNSON, NANCY B
317 N 'C' ST
SALT LAKE CITY UT 84103

0932327005
WEBB, WELLINGTON T II &
DRASBEK, MARY M W; TC
317 N 'N' ST
SALT LAKE CITY UT 84103

0836428004
GASSMANN, EMILY
318 N ALMOND ST
SALT LAKE CITY UT 84103

0932302001
BERMAN, JILL D &
MAGNUSSON, KJARTAN T; JT
318 N 'I' ST
SALT LAKE CITY UT 84103

0931426009
HANSEN, STEN D &
ETTINA A; JT
311 N 'F' ST
SALT LAKE CITY UT 84103

0931428002
JEDRZIEWSKI, RICHARD C; ET
AL
312 N 'G' ST
SALT LAKE CITY UT 84103

0932311001
SCOTT, MICHAEL B
3125 E KENNEDY DR # 604
SALT LAKE CITY UT 84108

0931402004
SMOOT, GUY P &
JENSEN, TIFFANY F; JT
314 N 'C' ST
SALT LAKE CITY UT 84103

0931437008
KERR, LORI J
315 W 3400 S
BOUNTIFUL UT 84010

0931405018
STRICKLAND, KIMBERLY B
317 E FIFTH AVE
SALT LAKE CITY UT 84103

0931428004
STODDARD, GERALD L; ET AL
317 N 'H' ST
SALT LAKE CITY UT 84103

0836426005
CHAMBERS, MARK &
PITTI, JOSEPH; TC
317 N QUINCE ST
SALT LAKE CITY UT 84103

0836429002
KELLER, FERRIS
318 N CENTER ST
SALT LAKE CITY UT 84103

0932382001
MANN, MAYNARD L & JANET C
319 LAUREL RDG
SAN ANTONIO TX 78253

0836426016
GIBBS, JAMIE L &
PLEUNE, RYAN; TC
311 N QUINCE ST
SALT LAKE CITY UT 84103

0932327002
EDMISTEN, SCOTT B
312 N 'M' ST
SALT LAKE CITY UT 84103

0931402007
TERRY, RANDALL
313 E SIXTH AVE
SALT LAKE CITY UT 84103

0932304002
ENCE, BROOKE L
314 N 'K' ST
SALT LAKE CITY UT 84103

0931408003
ROGERS, RICHARD B &
ELIZABETH D; TR
315 W HUENEME RD
CAMARILLO CA 93012

0931330002
STARLING, JARED T &
RENEE; JT
317 N 'B' ST
SALT LAKE CITY UT 84103

0932301002
MIESCIER, MICHAEL
317 N 'I' ST
SALT LAKE CITY UT 84103

0931405003
SHAVER, BEN
318 E SIXTH AVE
SALT LAKE CITY UT 84103

0931428001
KANNAPEL, JOHN J &
ESTHER L; JT
318 N 'G' ST
SALT LAKE CITY UT 84103

0836427014
NOYES, WESTON &
AMY; JT
319 N ALMOND ST
SALT LAKE CITY UT 84103

0932166011
WILLIAMS, SCOTT D &
ALICE L R; JT
319 N 'L' ST
SALT LAKE CITY UT 84103

0836253004
WHITE, DICKIE M
319 W 400 N
SALT LAKE CITY UT 84103

0932459017
ALLCOTT, SOPHIA F
32 N 'Q' ST
SALT LAKE CITY UT 84103

0836303002
OCAMPO, EFRAIN &
NORMA; JT
320 N 600 W
SALT LAKE CITY UT 84116

0931427001
RICHMAN, CHRISTINE C
320 N 'F' ST
SALT LAKE CITY UT 84103

0931206018
EGLY, ROBERT J &
LORI C; JT
321 E TENTH AVE
SALT LAKE CITY UT 84103

0932301001
ZAVITIZ, KENTON H &
ATTIX, SUZANNE; JT
321 N 'I' ST
SALT LAKE CITY UT 84103

0931331004
HANSON, MARY J; TR
3212 MILLER HEIGHTS RD
OAKTON VA 22124

0932183003
CAMOIN, FRANCOIS A &
SHELLEY H; TRS
322 N 'M' ST
SALT LAKE CITY UT 84103

0931288012
MCENTEE, JANET
323 N 'F' ST
SALT LAKE CITY UT 84103

0932326006
ERNSTSEN, SHELDON D &
KATHLEEN; JT
319 N 'M' ST
SALT LAKE CITY UT 84103

0931436007
HOMER, ANN R &
BRIAN L; TRS
3190 E DANISH WY
COTTONWOOD HTS UT 84121

0931106008
PAXTON, DAVID
32 W ZANE AVE
SALT LAKE CITY UT 84103

0836428003
JENSEN, JENNIFER
320 N ALMOND ST
SALT LAKE CITY UT 84103

0932327001
MOONEY, ANNE G &
SPARANO, JOHN P; JT
320 N 'M' ST
SALT LAKE CITY UT 84103

0931412018
PATEY, DAVID
321 E THIRD AVE
SALT LAKE CITY UT 84103

0836429007
HOFFMAN, MATTHEW &
SMITH, EMILY V; JT
321 N MAIN ST
SALT LAKE CITY UT 84103

0931405005
MARQUARDT, SEAN
322 E SIXTH AVE
SALT LAKE CITY UT 84103

0836427002
KLUKO, THOMAS M
322 N QUINCE ST
SALT LAKE CITY UT 84103

0931290010
LEVIN, ALI; TR
323 N 'H' ST
SALT LAKE CITY UT 84103

0836426006
DAIN, BRUCE R &
HARPER, MARGARET B; JT
319 N QUINCE ST
SALT LAKE CITY UT 84103

0825477026
ROBERTS, TRAVIS G
31921 ODYSSEY DR
WINCHESTER CA 92596

0931206003
SMITH, DOUGLAS L &
VIRGINIA S; JT
320 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931403001
WANKIER, JAMIE
320 N 'D' ST # 2
SALT LAKE CITY UT 84103

0931402008
WINKLER, AMY
321 E SIXTH AVE
SALT LAKE CITY UT 84103

0836427011
GILBERT, JONNIE A
321 N ALMOND ST
SALT LAKE CITY UT 84103

0836253003
HRVATIN, DIANA M; ET AL
321 W 400 N
SALT LAKE CITY UT 84103

0836428002
ELLIOTT, T SPENSER
322 N ALMOND ST
SALT LAKE CITY UT 84103

0931405019
CHRISTIANSEN, CARL S &
WINKLER, SARAH L; JT
323 E FIFTH AVE
SALT LAKE CITY UT 84103

0932166009
SPENCER, LESLIE G. & SANDRA
N.
323 N 'L' ST
SALT LAKE CITY UT 84103

0932182010
HEINEMAN, ROBERT K
323 N 'M' ST
SALT LAKE CITY UT 84103

0931206004
SMITH, JOHN R &
JANIE L; JT
324 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931262004
LENZ, PETER S &
CAROL A; JT
324 N 'D' ST
SALT LAKE CITY UT 84103

0932155010
OLSEN, JOHN R H
3249 S 500 E
SALT LAKE CITY UT 84106

0932302009
WORTH, JOLENE
325 N 'J' ST
SALT LAKE CITY UT 84103

0932183011
BANZ, RUSSELL K &
TARA; JT
325 N 'N' ST
SALT LAKE CITY UT 84103

0931405006
HASRATIAN, MADIA &
TONY & PAULA; TC
326 E SIXTH AVE
SALT LAKE CITY UT 84103

0931262003
STEPHENS, TERENCE K; TR
326 N 'D' ST
SALT LAKE CITY UT 84103

0836427001
ANDREE, CAROLYN
326 N QUINCE ST
SALT LAKE CITY UT 84103

0931206021
JAQUIER, RAYMOND M.
3263 S PEARCE DR
WEST VALLEY UT 84119

0836233016
CREEL, JALNA R
3231 EMIGRATION CANYON RD
SALT LAKE CITY UT 84108

0836426002
PITTI, JOSEPH &
CHAMBERS, MARK; JT
324 N 200 W
SALT LAKE CITY UT 84103

0931289003
WARREN, LANCE C
324 N 'F' ST
SALT LAKE CITY UT 84103

0931441033
HINTON, SCOTT C &
DEBORAH K; JT
325 E HERBERT AVE
SALT LAKE CITY UT 84111

0932165011
JOESTEN, MATTHEW W; TR
325 N 'K' ST
SALT LAKE CITY UT 84103

0836426003
CHAMBERS, MARK &
PITTI, JOSEPH; TC
325 N QUINCE ST
SALT LAKE CITY UT 84103

0836303001
BARAJAS, JORGE &
MARIA D; JT
326 N 600 W
SALT LAKE CITY UT 84116

0931280007
CARLISLE, STEPHEN R; TR
326 N 'I' ST # C
SALT LAKE CITY UT 84103

0931429005
KEY FAMILY LLC
326 S 500 E
SALT LAKE CITY UT 84102

0931204008
MARKOSIAN, NICHOLAS T
3267 E 3300 S
SALT LAKE CITY UT 84109

0836427009
CALDERON, JULIANNE M
323-327 N ALMOND ST
SALT LAKE CITY UT 84103

0931179004
ANDRUS, LORI
324 N 'A' ST
SALT LAKE CITY UT 84103

0931290014
GRANT, LISA M &
SUE R; JT
324 N 'G' ST
SALT LAKE CITY UT 84103

0836402013
RICHARDSON, OWEN H JR &
AMY P; JT
325 N 200 W
SALT LAKE CITY UT 84103

0932183011
BANZ, RUSSELL K &
TARA; JT
325 N 'N' ST
SALT LAKE CITY UT 84103

0836252002
HALES, PAUL T
325 W OURAY AVE
SALT LAKE CITY UT 84103

0836428001
MANGOLD, BONNIE J; TR
326 N ALMOND ST
SALT LAKE CITY UT 84103

0932166003
DARAIS, THOMAS C
326 N 'K' ST
SALT LAKE CITY UT 84103

0836252009
BARKER, BRUCE E
326 W 400 N
SALT LAKE CITY UT 84103

0931402010
LIECHTY, SEYMOUR K &
ARLENE M; TRS
327 E SIXTH AVE
SALT LAKE CITY UT 84103

0931206019
BENNETT, STEPHEN D
327 E TENTH AVE
SALT LAKE CITY UT 84103

0931260003
LYNN, DAVID &
KELLERLYNN, KATIE; JT
327 N 'C' ST
SALT LAKE CITY UT 84103

0931206005
SWEIGERT, SUSAN
328 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836302022
CANNON, LAURA J
328 N ARGYLE CT
SALT LAKE CITY UT 84116

0931291005
MORRISON, RICHARD L. &
CAROL E
328 N 'H' ST
SALT LAKE CITY UT 84103

0931405020
RADIKE, ELLEN L; TR
329 E FIFTH AVE
SALT LAKE CITY UT 84103

0932163004
PITTS, ALMA
329 N 'I' ST
SALT LAKE CITY UT 84103

0931261003
MORRIS, PETER R &
LORI A; JT
330 N 'C' ST
SALT LAKE CITY UT 84103

0931289011
SHRUM, DANIEL B &
JOAN H; JT
331 N 'G' ST
SALT LAKE CITY UT 84103

0836429005
MIDDLLETON, RICHARD N &
ELISABETH A; JT
331 N MAIN ST
SALT LAKE CITY UT 84103

0931412019
LLOYD, CECIL E. & LUACINE S.
327 E THIRD AVE
SALT LAKE CITY UT 84103

0932163005
POUNDS, CHRISTOPHER B &
OKHUYSEN, GERARDO A; TC
327 N 'I' ST
SALT LAKE CITY UT 84103

0836426001
DALLAS, CAROLYN S
328 N 200 W
SALT LAKE CITY UT 84103

0836288007
MITCHELL, MIKE K &
CINDY; JT
328 N CENTER ST
SALT LAKE CITY UT 84103

0932313008
KELLGREEN, JERRY F
328 N 'L' ST
SALT LAKE CITY UT 84103

0931408014
KRUITHOF, DOUGLAS A
329 E FOURTH AVE
SALT LAKE CITY UT 84103

0825479004
BLEAZARD, WILLIAM W &
BEVERLY L; TRS
329 S VINCENT CT
SALT LAKE CITY UT 84102

0931289002
VANDERBEEK, MARK R &
JENNIFER E; JT
330 N 'F' ST
SALT LAKE CITY UT 84103

0931290009
KLEIN, WERNER H &
LINDA J; JT
331 N 'H' ST
SALT LAKE CITY UT 84103

0931261006
LARSEN, CAROL
332 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836302013
LOZANCICH, PETER S &
FORTIER, CHELENE; JT
327 N 600 W
SALT LAKE CITY UT 84116

0836208010
WOODBURY, ANN
327 W 200 S # 101
SALT LAKE CITY UT 84101

0836287012
NORDLUND, RICHARD H &
RENEE L; JT
328 N ALMOND ST
SALT LAKE CITY UT 84103

0931290003
BURNS, JAMES B & JEAN W (JT)
328 N 'G' ST
SALT LAKE CITY UT 84103

0932183002
SINGLETON, COLETTE
328 N 'M' ST
SALT LAKE CITY UT 84103

0836402012
MILLARD, DENNIS J &
JO ELLEN D; JT
329 N 200 W
SALT LAKE CITY UT 84103

0836351030
JONDON INVESTMENTS LLC
3296 E ENCHANTED HILLS DR
COTTONWOOD HTS UT 84121

0836286005
BAGLEY, WILLIAM G
330 N QUINCE ST
SALT LAKE CITY UT 84103

0932165010
MERRILL, WILLIAM D &
DOROTHY S; TRS
331 N 'K' ST
SALT LAKE CITY UT 84103

0836204017
BEGLARIAN, ROBIN L & ANN
MARIE
(JT)
332 W 500 N
SALT LAKE CITY UT 84103

0931230006
SHARP, HUGH J &
ANIKA N; JT
333 E 102ND ST APT 712
NEW YORK NY 10029

0931412020
CLARK, ROBERT J & KATHLEEN A;
JT
333 E THIRD AVE
SALT LAKE CITY UT 84103

0931261008
ROMER, MARISHA H
333 N 'D' ST
SALT LAKE CITY UT 84103

0932163003
BYRNE, DANIEL E
333 N 'I' ST
SALT LAKE CITY UT 84103

0836288006
EVANS, ROBERT N
333 N MAIN ST
SALT LAKE CITY UT 84103

0836287011
HERBOLD, LISA &
GUTE, JAMES W; TC
334 N ALMOND ST
SALT LAKE CITY UT 84103

0932165003
HICKS, GLENN E
334 N 'J' ST
SALT LAKE CITY UT 84103

0931412022
OAKLAND INVESTMENTS LLC;
ET AL
3344 S OAKWOOD ST
SALT LAKE CITY UT 84109

0931332006
NEILSON, ANGELA F
3348 E STONEHILL LN
COTTONWOOD HTS UT 84121

0931289007
CANNON, EMILY M
335 N 'G' ST
SALT LAKE CITY UT 84103

0931408015
OTTERSTROM, F CRAIG &
JOYCE C (JT)
333 E FOURTH AVE
SALT LAKE CITY UT 84103

0836256014
JONES, ELIZABETH B &
CHRISTOPHER; JT
333 N 200 W
SALT LAKE CITY UT 84103

0931290008
BLUME, HEATHER
333 N 'H' ST
SALT LAKE CITY UT 84103

0932164007
STOKES, WILLIAM M
333 N 'J' ST
SALT LAKE CITY UT 84103

0836177039
LOVE, RONALD R &
KIMBERLY J; TRS
333 W OURAY AVE
SALT LAKE CITY UT 84103

0931261002
ORSINI, GIORGIO &
SHORE, ROSA O; TRS
334 N 'C' ST
SALT LAKE CITY UT 84103

0932166002
TARR, CHARLES F
334 N 'K' ST
SALT LAKE CITY UT 84103

0931277014
NINTH K & D PROPERTIES LLC
3345 FOREST MEADOWS RD
WANSHIP UT 84017

0931408016
ROSENZWEIG, MORRIS &
MARY JANE; JT
335 E FOURTH AVE
SALT LAKE CITY UT 84103

0932163002
BEAMS, KELLY
335 N 'I' ST
SALT LAKE CITY UT 84103

0931206020
REID, NATHAN J
333 E TENTH AVE
SALT LAKE CITY UT 84103

0931179007
LEECH, KATHERINE E
333 N 'B' ST
SALT LAKE CITY UT 84103

0932163003
BYRNE, DANIEL E
333 N 'I' ST
SALT LAKE CITY UT 84103

0932166008
CHALLED, NANCY S; TR
333 N 'L' ST
SALT LAKE CITY UT 84103

0931179002
OWEN, ALLISON S; TR
334 N 'A' ST
SALT LAKE CITY UT 84103

0931262002
BOWLAND, JOSHUA M
334 N 'D' ST
SALT LAKE CITY UT 84103

0932182002
WATTS, GARY M
334 N 'L' ST
SALT LAKE CITY UT 84103

0931253010
H & K I PROPERTIES, LLC
3345 SO FOREST MEADOWS DR
WANSHIP UT 84017

0931262009
BARNES, COLLEEN L &
DOUGLAS A; JT
335 N 'E' ST
SALT LAKE CITY UT 84103

0932163002
BEAMS, KELLY
335 N 'I' ST
SALT LAKE CITY UT 84103

0932163007
GRAHAM, JASON K
335 N 'I' ST
SALT LAKE CITY UT 84103

0931289001
STRAYER, DAVID L & KAY; JT
336 N 'F' ST
SALT LAKE CITY UT 84103

0932352001
LONE PEAK CAPITAL LLC
337 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931290007
THUNNEL, MARK H &
NANCE J; JT
337 N 'H' ST
SALT LAKE CITY UT 84103

0931206006
REITER, ANTHONY S &
BYRD, VIRGINIA; JT
338 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932166001
BOWES, FLORENCE N.
338 N 'K' ST
SALT LAKE CITY UT 84103

0931206022
MOTES, CHARISSA N
339 E TENTH AVE
SALT LAKE CITY UT 84103

0932165008
CAMOZZI, CAROL
339 N 'K' ST
SALT LAKE CITY UT 84103

0932380011
ARMSTRONG, LEE R &
BECKIE H; TRS
34 N 'J' ST
SALT LAKE CITY UT 84103

0931262001
ORTON, MIGAN
340 N 'D' ST
SALT LAKE CITY UT 84103

0836253014
PULLIAM, JEANNE B &
JOEL; JT
335 W 400 N
SALT LAKE CITY UT 84103

0836286004
HOMER, MICHAEL W &
BROWNING, NANCY A; JT
336 N QUINCE ST
SALT LAKE CITY UT 84103

0931262008
RICHARDSON, JAMI L &
MARK A; JT
337 N 'E' ST
SALT LAKE CITY UT 84103

0932165009
HENSLEY, TERESA
337 N 'K' ST
SALT LAKE CITY UT 84103

0931179001
BENNION, BRIAN S &
JENNY O; JT
338 N 'A' ST
SALT LAKE CITY UT 84103

0932182001
MONGKOLPRASIT, VIRACH &
SAEEIA, SAIPIN; JT
338 N 'L' ST
SALT LAKE CITY UT 84103

0931412021
SPECIALE, CANDACE B
339 E THIRD AVE
SALT LAKE CITY UT 84103

0932166007
CANALES, JILL A
339 N 'L' ST
SALT LAKE CITY UT 84103

0836282008
LIVINGSTON, ROGER L
340 N 200 W
SALT LAKE CITY UT 84103

0932183001
LONE, DAVID M
340 N 'M' ST
SALT LAKE CITY UT 84103

0931412006
MONSTROLA, DONALD P &
LOUISA
(JT)
3354 S 2540 E
SALT LAKE CITY UT 84109

0836204016
BAKER, WILLIAM R & LILIA
336 W 500 N
SALT LAKE CITY UT 84103

0932303011
RICHARDSON, MARK A &
JAMI L; JT
337 N 'E' ST
SALT LAKE CITY UT 84103

0836288005
BADGER, DON J
337 N MAIN ST
SALT LAKE CITY UT 84103

0932165001
STROUP, ERIC &
SUSAN; JT
338 N 'J' ST
SALT LAKE CITY UT 84103

0931429004
KEY PARTNERSHIPS LTD
338 S 1000 E
SALT LAKE CITY UT 84102

0931262007
BURNINGHAM, EDNA P; TR
339 N 'E' ST
SALT LAKE CITY UT 84103

0836179010
BONO, KAREN &
RODGERS, KENNA; JT
339 W 400 N
SALT LAKE CITY UT 84103

0836154056
JORDAN, DONALD R &
SANDRA; JT
340 N ARGYLE CT
SALT LAKE CITY UT 84116

0836179009
RAMIREZ, JOSE L &
JAIME; JT
341 W 400 N
SALT LAKE CITY UT 84103

0932313007
PAPEZ, JAROSLAV
341 W REED AVE
SALT LAKE CITY UT 84103

0836154030
BECERRA, JESUS; ET AL
343 N 600 W
SALT LAKE CITY UT 84116

0836288004
HARKNESS, MICHELLE D; TR ET AL
345 N MAIN ST
SALT LAKE CITY UT 84103

0836154022
SMITH, REED G
347 N 600 W
SALT LAKE CITY UT 84116

0836177024
THOMAS, LYONA A
347 W 500 N
SALT LAKE CITY UT 84103

0932482002
PAVONI, JUSTIN &
KIMBERLY A; JT
348 N BOWMAN AVE
MERION STATION PA 19066

0932388011
WHITNEY, REBECCA A
349 E RIDGEWOOD AVE #2K
RIDGEWOOD NJ 07450

0932162018
AOKI, F LESTER &
KELSEY, C ANN (JT)
351 N 'L' ST
SALT LAKE CITY UT 84103

0836287001
COX, JULIANNE
352 N ALMOND ST
SALT LAKE CITY UT 84103

0931204005
DIMINO, ROBERT A &
KIMBERLY K; JT
353 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931205005
HIGUCHI, SETSUKO; TR
342 E CAPITOL PARK AVE
SALT LAKE CITY UT 84103

0836286010
LELIS, BRIAN
343 N ALMOND ST
SALT LAKE CITY UT 84103

0932458004
BIARNESEN, CYBIL
346 W PIERPONT AVE # W211
SALT LAKE CITY UT 84101

0931253013
COCHRAN, KATHLEEN
347 N CENTER ST
SALT LAKE CITY UT 84103

0932101006
M & C REAL ESTATE LLC
3479 S MILLHOLLOW CIR
SALT LAKE CITY UT 84106

0932453014
ANJEWIERDEN, JOHN &
FREDA; TRS
3480 S 3610 E
SALT LAKE CITY UT 84109

0836287002
PETERSON, PATRICIA C; TR
350 N ALMOND ST
SALT LAKE CITY UT 84103

0931157006
HORTON, LORRAINE; TR
351 N WALL ST
SALT LAKE CITY UT 84103

0836286015
BROWN, KAREN M
352 N QUINCE ST
SALT LAKE CITY UT 84103

0932376002
HENDRIX VENTURES LLC
353 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836177005
MITCHELL, REX A
3425 S EASTWOOD DR
SALT LAKE CITY UT 84109

0836282007
RUDD, JAMES L &
MICHELLE L A; JT
344 N 200 W
SALT LAKE CITY UT 84103

0836256012
SCHULZ, ALAN E &
RUTH L; TRS
347 N 200 W
SALT LAKE CITY UT 84103

0836282017
GARDINER, DIANA G
347 N QUINCE ST
SALT LAKE CITY UT 84103

0836282006
ROBISON, NATHAN &
LAURA; TC
348 N 200 W
SALT LAKE CITY UT 84103

0931353035
NOOSH PROPERTIES LLC
3485 S 3650 E
SALT LAKE CITY UT 84109

0931259023
BIRD, MARK &
TRELA M; JT
351 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836282005
HANSEN, RUSSELL L &
HAPAIRAI, TERAVA L; JT
352 N 200 W
SALT LAKE CITY UT 84103

0931402011
BOOTH, HARRY R &
SHARON M; TRS
3529 ROLPH WAY
EL DORADO HILLS CA 95762

0836154029
GRAHAM, ROSIE; ET AL
353 N 600 W
SALT LAKE CITY UT 84116

0931207001
YORGASON, ALAN B &
JANNETTE J; JT
354 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836285007
THUESON, J DARRELL; ET AL
354 N MAIN ST
SALT LAKE CITY UT 84103

0836255032
BERCHTOLD, MARGARET W &
KEVIN A; JT
355 N 200 W
SALT LAKE CITY UT 84103

0932156016
GILES, JOHN B; TR
3556 E EASTWOOD DR
SALT LAKE CITY UT 84109

0931207023
METOS, CHARLES T & JULIE M;
JT
357 E TENTH AVE
SALT LAKE CITY UT 84103

0932160015
EPSTEIN, EDWARD C & TESSA H
358 N 'I' ST
SALT LAKE CITY UT 84103

0836129014
TAN, RAY NINO
358 W 500 N
SALT LAKE CITY UT 84103

0836154028
MARTINEZ, CHRISTINA R
359 N 600 W
SALT LAKE CITY UT 84116

0836230019
YERKOVICH, MARILEE; TR
36 W GIRARD AVE
SALT LAKE CITY UT 84103

0931178011
EVANS, JOYCE O; TR
360 N 'A' ST
SALT LAKE CITY UT 84103

0931253001
SHELDON, ROBERT B
354 E TENTH AVE
SALT LAKE CITY UT 84103

0932335002
STOKER, STEPHEN G &
PATRICIA H
3541 S NEFFS CIR
SALT LAKE CITY UT 84109

0932162017
GOODPASTURE, GLADYS B.
355 N 'L' ST
SALT LAKE CITY UT 84103

0836155005
RENDON, ROBERT B
356 N 600 W
SALT LAKE CITY UT 84116

0836283022
LEVINE, RANDEE
357 N CENTER ST
SALT LAKE CITY UT 84103

0836177021
ANTIQUE HOUSE LLP
358 S 700 E # 430
SALT LAKE CITY UT 84102

0931204006
AZZI, JENNIFER L
359 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836129018
LAMBROSE, JOYCE
359 W 600 N
SALT LAKE CITY UT 84103

0931253002
WILLIAMS, LYNN J & LAVONA M;
TRS
360 E TENTH AVE
SALT LAKE CITY UT 84103

0931286013
COLANGELO, DANIEL V &
GARDNER, KERI L; JT
360 N 'G' ST
SALT LAKE CITY UT 84103

0836155006
RIZZO-PEA, ELAINE A
354 N 600 W
SALT LAKE CITY UT 84116

0932307017
MANOUKIAN, NORMAN &
TEREZA; JT
3542 EMMETT PLACE
SANTA CLARA CA 95051

0836277005
HART, POLLY S
355 N QUINCE ST
SALT LAKE CITY UT 84103

0836152004
MARTIN, JANICE
356 S POST ST
SALT LAKE CITY UT 84104

0836179004
NIELSEN, RONALD Y &
NANCY W; JT
357 W 400 N
SALT LAKE CITY UT 84103

0931408012
CBS PROPERTIES, LLC
358 S 700 E # B
SALT LAKE CITY UT 84102

0931207010
HANKINSON, ANN S &
DUNHAM, HEATHER M; JT
359 E TENTH AVE
SALT LAKE CITY UT 84103

0932458002
DAVIS, STEWART W &
MARION T; TRS
36 N 'P' ST
SALT LAKE CITY UT 84103

0836282004
SUDBURY, JULIE J
360 N 200 W
SALT LAKE CITY UT 84103

0932161005
SELJAAS, HELGE
360 N 'J' ST
SALT LAKE CITY UT 84103

0931409013
BOGDANICH, LAURENCE J
361 E FOURTH AVE
SALT LAKE CITY UT 84103

0931413014
ESPLIN, WAYNE
361 E THIRD AVE
SALT LAKE CITY UT 84103

0836226007
FACKRELL, MELVIN D &
DELORA D; TRS
3610 S HWY 66
MORGAN UT 84050

0931406017
TANNER, WILLIAM W; ET AL
363 E FIFTH AVE
SALT LAKE CITY UT 84103

0932161015
BLANKMAN, EDWARD L &
CHRISTI M; JT
363 N 'K' ST
SALT LAKE CITY UT 84103

0931479007
MUIR, MICHAEL D
3635 S CHOKE CHERRY DR
SALT LAKE CITY UT 84109

0836155004
ORTEGA, BENNY J. &
SINFOROSA
364 N 600 W
SALT LAKE CITY UT 84116

0836283020
MEYER, MIRIAH D &
WILLIAM P; TC
365 N CENTER ST
SALT LAKE CITY UT 84103

0836129017
EVANS, ROMA
365 W 600 N
SALT LAKE CITY UT 84103

0931204007
DUFFIN, DEIDRA C
367 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931259013
JONSSON, JOLYN; TR
361 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836283021
MAUGHAN, JACK B &
CAROLINE H; JT
361 N CENTER ST
SALT LAKE CITY UT 84103

0932432002
DUNFORD, C KENT; ET AL
3616 S HILLSIDE LN
SALT LAKE CITY UT 84109

0931253021
BAKER, DAVID R &
DANA D; JT
363 E NINTH AVE
SALT LAKE CITY UT 84103

0931157005
WILCOCK, EDNA M
363 N WALL ST
SALT LAKE CITY UT 84103

0931291006
MEREDITH, PETER A &
ANGIE J; TRS
3637 E CAPSTONE AVE
COTTONWOOD HTS UT 84121

0931284005
SOLDEN, CARL W JR
364 N 'E' ST
SALT LAKE CITY UT 84103

0931284013
NELSON, LYNN
365 N 'F' ST
SALT LAKE CITY UT 84103

0931406004
REES, ROSE
366 E SIXTH AVE
SALT LAKE CITY UT 84103

0931253022
PURNELL, BRENDA &
MARK; TRS
367 E NINTH AVE
SALT LAKE CITY UT 84103

0931403003
DIEZMA, CHRISTOPHE
361 E SIXTH AVE
SALT LAKE CITY UT 84103

0836284015
BENINGTON, ROGER C
361 N MAIN ST
SALT LAKE CITY UT 84103

0931406003
TOPDJIAN, HAGOP & OSSANNA
362 E SIXTH AVE
SALT LAKE CITY UT 84103

0836255023
CARDON, STEVEN C
363 N 200 W
SALT LAKE CITY UT 84103

0836179003
AMES, IRA L & BETH L; TRS
363 W 400 N
SALT LAKE CITY UT 84103

0931253003
LITTLE, SUSAN
364 E TENTH AVE
SALT LAKE CITY UT 84103

0836129013
DAVIS, DUANE R &
ERLINDA T; JT
364 W 500 N
SALT LAKE CITY UT 84103

0836282015
PETTIGREW, DAVID S
365 N QUINCE ST
SALT LAKE CITY UT 84103

0932162005
REYNOLDS, IRIS E.
366 N 'K' ST
SALT LAKE CITY UT 84103

0931403004
FLOOR, BASIL N. & ANGE G.
367 E SIXTH AVE
SALT LAKE CITY UT 84103

0931207016
LUND, CHRISTOPHER
367 E TENTH AVE
SALT LAKE CITY UT 84103

0931178010
WRIGHT, AUGUSTUS &
KATHRYN J; TRS
367 N 'B' ST
SALT LAKE CITY UT 84103

0931157004
KENNEDY, JUDY J
367 N WALL ST
SALT LAKE CITY UT 84103

0932312006
PATTERSON, JERRY C &
MARILYN S; TRS
3678 PARKSIDE DRIVE
SAN BERNARDINO CA 92404

0836155003
ILOA, HINGANO & LOUAKI K;
JT
368 N 600 W
SALT LAKE CITY UT 84116

0931406018
BURTON, SCOTT D &
LYNN T; JT
369 E FIFTH AVE
SALT LAKE CITY UT 84103

0931409014
BERRYMAN, PHILIP A &
SHAIL-BERRYMAN, PATRICIA E;
JT
369 E FOURTH AVE
SALT LAKE CITY UT 84103

0931178002
KOVNICK, JEFFREY A &
JAIME; JT
370 N 'A' ST
SALT LAKE CITY UT 84103

0931259015
GREEN, WAYNE F; ET AL
371 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931285012
LEMING, NORMA D; TR
371 N 'G' ST
SALT LAKE CITY UT 84103

0931413015
MASON, JOHN R; ET AL
367 E THIRD AVE
SALT LAKE CITY UT 84103

0931286012
BURNS, STANTON T
367 N 'H' ST
SALT LAKE CITY UT 84103

0836179002
MONTGOMERY, MARCEL K; TR
ET AL
367 W 400 N
SALT LAKE CITY UT 84103

0931207005
LEIGH, LAWRENCE J & WENDY F
(JT)
368 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931286005
WILMOT, RAYMOND P &
FOLLAND-WILMOT, NANCY; TRS
368 N 'G' ST
SALT LAKE CITY UT 84103

0931406018
BURTON, SCOTT D &
LYNN T; JT
369 E FIFTH AVE
SALT LAKE CITY UT 84103

0931259014
MAHOOD, JAMES A
369 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931287018
BOYER, RICHARD &
KAREN; JT
370 N 'H' ST
SALT LAKE CITY UT 84103

0931413016
BERRY, J JASON &
KRISTIN F; JT
371 E THIRD AVE
SALT LAKE CITY UT 84103

0931157003
JARRELL, R KENNETH
371 N WALL ST
SALT LAKE CITY UT 84103

0836255022
HOECHST, DANIEL W
367 N 200 W
SALT LAKE CITY UT 84103

0932161024
LEWIS, LEE T
367 N 'K' ST
SALT LAKE CITY UT 84103

0825455020
HORNE, THOMAS B
DBA: BARTON INVESTMENT CO
367 W 900 N
SALT LAKE CITY UT 84103

0931262011
GOODALL, PETER D
368 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836283003
BABALIS, JAMES G.
368 N QUINCE ST
SALT LAKE CITY UT 84103

0931409014
BERRYMAN, PHILIP A &
SHAIL-BERRYMAN, PATRICIA E;
JT
369 E FOURTH AVE
SALT LAKE CITY UT 84103

0836282014
KAYE, SANDY S
369 N QUINCE ST
SALT LAKE CITY UT 84103

0932389011
NOTTING COURT
CONDOMINIUMS
OWNERS ASSOCIATION
3701 S MONTEREY CIR
OUNTIFUL UT 84010

0931178009
OUTSEN, ARVILLA
371 N 'B' ST
SALT LAKE CITY UT 84103

0931157003
JARRELL, R KENNETH
371 N WALL ST
SALT LAKE CITY UT 84103

0836129016
JOAB, ROSE E
371 W 600 N
SALT LAKE CITY UT 84103

0931284004
LARSEN, DAVID A &
ANDREA C; JT
372 N 'E' ST
SALT LAKE CITY UT 84103

0931406019
BARNES, WILLIAM C &
ALICE E; JT
373 E FIFTH AVE
SALT LAKE CITY UT 84103

0931286011
WEEKS, LIONEL EDWARDS III
373 N 'H' ST
SALT LAKE CITY UT 84103

0932162014
KNICKERBOCKER, RICHARD A &
SHIRLEY A; JT
373 N 'L' ST
SALT LAKE CITY UT 84103

0931406005
OGAN, MARY J
374 E SIXTH AVE
SALT LAKE CITY UT 84103

0836282002
PARKER, CHARLOTTE L
374 N 200 W
SALT LAKE CITY UT 84103

0932161004
POPHAM, SEAN A &
JENNIFER R; JT
374 N 'J' ST
SALT LAKE CITY UT 84103

0836285012
DELPHENICH, ERIC &
HORMAN, NATALIE; JT
374 N MAIN ST
SALT LAKE CITY UT 84103

0931413017
HAMLET, ROGER L JR &
BERMOND-HAMLET, AUDE C; JT
375 E THIRD AVE
SALT LAKE CITY UT 84103

0931406012
REMINGTON, MICHELLE
372 15TH ST., APT. 2A
BROOKLYN NY 11215

0931287004
WOODRUFF, SUSAN A; TR
372 N 'H' ST
SALT LAKE CITY UT 84103

0931253024
TANNDER, DAVID W &
LINDA J; JT
373 E NINTH AVE
SALT LAKE CITY UT 84103

0932160013
SECRIST, DAVID H &
PATRICIA J; JT
373 N 'J' ST
SALT LAKE CITY UT 84103

0836282011
PETERSON, CORA M
373 N QUINCE ST # REAR
SALT LAKE CITY UT 84103

0931253004
HANSEN, AMANDA J
374 E TENTH AVE
SALT LAKE CITY UT 84103

0931285005
LIVERS, GREGORY L &
JULIE R; JT
374 N 'F' ST
SALT LAKE CITY UT 84103

0932162004
WARD, VIRGINIA B
374 N 'K' ST
SALT LAKE CITY UT 84103

0931253025
DAVIS, RICHARD E &
DIANNE J; JT
375 E NINTH AVE
SALT LAKE CITY UT 84103

0836154040
GIRON, ANNA MARIE
375 N 600 W
SALT LAKE CITY UT 84116

0836155002
HACHIYA, STEVEN R
372 N 600 W
SALT LAKE CITY UT 84116

0932160008
GORISHEK, CHASE F
372 N 'I' ST
SALT LAKE CITY UT 84103

0836255021
KRANENDONK, DAVID & HAZEL
S.
373 N 200 W
SALT LAKE CITY UT 84103

0932161013
PAN, HUI
373 N 'K' ST
SALT LAKE CITY UT 84103

0931207006
RAPP, DANIEL C &
FEDORCHAK, DIANE S; JT
374 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931204009
COLVIN, KELLEY A; TR
374 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932160007
SAALSAA, RICHARD M &
SUSAN K; JT
374 N 'I' ST
SALT LAKE CITY UT 84103

0932179003
BOLLINGER, WILLIAM H
374 N 'L' ST
SALT LAKE CITY UT 84103

0931403005
KEESEN, WILLIAM L &
HOLLINGER, SHANNON M; JT
375 E SIXTH AVE
SALT LAKE CITY UT 84103

0932159005
REYNOLDS, STEPHEN E. & ANN
W.
375 N 'I' ST
SALT LAKE CITY UT 84103

0932162013
ANDREWS, JOAN MARIE &
CARLSON, SHANE; JT
375 N 'L' ST
SALT LAKE CITY UT 84103

0931406006
WANKIER, PETER &
BETHANY; JT
376 E SIXTH AVE
SALT LAKE CITY UT 84103

0931287003
BERTELSEN, KRISTY L
376 N 'H' ST
SALT LAKE CITY UT 84103

0931253027
OMEARA, CAROL
377 E SALLIE AVE
SALT LAKE CITY UT 84103

0836283026
ROOD, BRIAN R &
JONES, DEBORAH L; JT
377 N CENTER ST
SALT LAKE CITY UT 84103

0836179008
FUCHS, WELLA J; TR
3778 S 4565 W
WEST VALLEY UT 84120

0932160004
POWERS, EDITH E.
378 N 'I' ST
SALT LAKE CITY UT 84103

0931406013
GARBETT, JAMEY L &
HAYLEY M; JT
379 E FIFTH AVE
SALT LAKE CITY UT 84103

0931207018
DREWS, JANICE L
379 E TENTH AVE
SALT LAKE CITY UT 84103

0932179010
MOUNTAIN STATES BANK; TR
379 N 'M' ST
SALT LAKE CITY UT 84103

0836282013
LACY, TERRY J
375 N QUINCE ST
SALT LAKE CITY UT 84103

0836282009
COTTRELL, REBECCA A
376 N 200 W
SALT LAKE CITY UT 84103

0836129012
DAVIS, STEPHEN L &
CONNIE; JT
376 W 500 N
SALT LAKE CITY UT 84103

0836255020
ALLEMAN, ALMA F
377 N 200 W
SALT LAKE CITY UT 84103

0931284011
SEARLE, RUTH H
377 N 'F' ST
SALT LAKE CITY UT 84103

0931286003
YOUSSEFIAN, MARTHA; TR
378 N 'G' ST
SALT LAKE CITY UT 84103

0932161003
HAWLEY, BRONSON W &
MARGARET M (JT)
378 N 'J' ST
SALT LAKE CITY UT 84103

0931253008
ALCOTT, LISA
379 E NINTH AVE
SALT LAKE CITY UT 84103

0932160012
HARVEY, JAMES J &
GREENWOOD, CHRISTINE T; JT
379 N 'J' ST
SALT LAKE CITY UT 84103

0932457001
STEELE, ROBERT E & SALLY C
(JT)
38 N 'O' ST
SALT LAKE CITY UT 84103

0836152046
PACE, MILLIE J &
ALMA-CHERIE; JT
375 N VIRGINIA ST
SALT LAKE CITY UT 84103

0931286004
SOMMER, JOHN F &
MYRA L; TRS
376 N 'G' ST
SALT LAKE CITY UT 84103

0836285002
PARKER, JONATHAN W
3760 S HIGHLAND DR # 416
SALT LAKE CITY UT 84106

0931178008
CARROLL, MARTHA J & DAVID M
(JT)
377 N 'B' ST
SALT LAKE CITY UT 84103

0932159004
ORTIZ, RUDY &
SUSAN; JT
377 N 'I' ST
SALT LAKE CITY UT 84103

0932160005
BAXTER, KEITH & DALENE
378 N 'I' ST
SALT LAKE CITY UT 84103

0932315016
MARRON INVESTMENTS LLC
3780 E THOUSAND OAKS CIR
SALT LAKE CITY UT 84124

0931253026
PERSHING, DAVID W
379 E SALLIE AVE
SALT LAKE CITY UT 84103

0932161011
DAVIS, DARRELL R
379 N 'K' ST
SALT LAKE CITY UT 84103

0836284017
SCHLISMAN, SCOTT &
ALISON; JT
380 N CENTER ST
SALT LAKE CITY UT 84103

0931259003
WALZ, STEWART C &
MARYBETH; JT
380 N 'D' ST
SALT LAKE CITY UT 84103

0932162003
LINDGREN, NORMAN H
380 N 'K' ST
SALT LAKE CITY UT 84103

0836235011
HARTY, KIMM M; TR
381 E HOLLYWOOD AVE
SOUTH SALT LAKE UT 84115

0931286010
MARTIN, DAVID C &
SWEDLUND, BRADLEY D; TC
381 N 'H' ST
SALT LAKE CITY UT 84103

0932162012
BOSWELL, DONALD L; TR
381 N 'L' ST
SALT LAKE CITY UT 84103

0931286002
BROWN, DALE S. JR. & KAREN G.
382 N 'G' ST
SALT LAKE CITY UT 84103

0932179002
BECKWITH, DONALD &
KRISTINE; TRS
382 N 'L' ST
SALT LAKE CITY UT 84103

0931407003
STONEMAN, CATHERINE
3826 S 1950 E
SALT LAKE CITY UT 84106

0931284010
FRANCIS, DEXTER W &
JEAN; JT
383 N 'F' ST
SALT LAKE CITY UT 84103

0836285011
DELPHENICH, ERIC R &
NATALIE R; JT
383 N WALL ST
SALT LAKE CITY UT 84103

0931284021
HUMPHREYS, LLEWELLYN B &
SALLY F; TRS
380 N 'E' ST
SALT LAKE CITY UT 84103

0932352016
HARN, LAURIE A
3805 LARIAT RD
PARK CITY UT 84098

0931259016
HILLS, ELOISE S. & NUNN,
NANCY
H.
381 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932160011
JOHNSON, MICHAEL R &
JAMIE L; JT
381 N 'J' ST
SALT LAKE CITY UT 84103

0931207007
WATSON, CLIVE E
382 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932161002
BENNION, J MICHAEL
382 N 'J' ST
SALT LAKE CITY UT 84103

0932179002
BECKWITH, DONALD &
KRISTINE; TRS
382 N 'L' ST
SALT LAKE CITY UT 84103

0931259021
PRIDDY, MICHAEL R &
HARRIS, MARTY JO; JT
383 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931285010
PULLEY, PAUL R
383 N 'G' ST
SALT LAKE CITY UT 84103

0931284002
BRAM, JEFFREY A
384 N 'E' ST
SALT LAKE CITY UT 84103

0931287002
BLACK, MICHAEL D
380 N 'H' ST
SALT LAKE CITY UT 84103

0931204012
PERKINS, LARRY R
381 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836283024
BOGENSCHUTZ, CONNIE B
381 N CENTER ST
SALT LAKE CITY UT 84103

0932162012
BOSWELL, DONALD L; TR
381 N 'L' ST
SALT LAKE CITY UT 84103

0931285003
SCHWIND, BRIAN D &
LEE, SUSAN E; JT
382 N 'F' ST
SALT LAKE CITY UT 84103

0932179002
BECKWITH, DONALD &
KRISTINE; TRS
382 N 'L' ST
SALT LAKE CITY UT 84103

0932179002
BECKWITH, DONALD &
KRISTINE; TRS
382 N 'L' ST
SALT LAKE CITY UT 84103

0931207019
ALLRED, DWAINE D
383 E TENTH AVE
SALT LAKE CITY UT 84103

0932159003
TANNER, JOHN &
TARA L; JT
383 N 'I' ST
SALT LAKE CITY UT 84103

0932162002
RAABERG, ROSS
384 N 'K' ST
SALT LAKE CITY UT 84103

0932458001
360 1ST LLC
38-40 N 'P' ST
SALT LAKE CITY UT 84103

0932161010
DEEB, ELIAS J
385 N 'K' ST
SALT LAKE CITY UT 84103

0931204011
TURNER, DAVID O
386 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931178006
KNIGHT, RANDY; TR
387 N 'B' ST
SALT LAKE CITY UT 84103

0932159002
CHRISTENSEN, JOHN W JR; TR
387 N 'I' ST
SALT LAKE CITY UT 84103

0931286001
BITTER, PAUL R &
MENCONI, SUSAN M; TRS
388 N 'G' ST
SALT LAKE CITY UT 84103

0931285001
MUNN, THOMAS W &
SCHLOSSER, J ALAN; JT
390 N 'F' ST
SALT LAKE CITY UT 84103

0931156001
LANDRY, JEFFREY A
390 N WALL ST
SALT LAKE CITY UT 84103

0836285009
LARSON, W SHANE &
DEENA L; TC
391 N WALL ST
SALT LAKE CITY UT 84103

0932328004
WILSON, SHIELA E; TR ET AL
3957 PACK SADDLE CIR
PARK CITY UT 84098

0931178007
BELLINA, JOHN P
385 N 'B' ST
SALT LAKE CITY UT 84103

0836285010
YANAKI, JAMAL S &
MOSS, SUSAN I; JT
385 N WALL ST
SALT LAKE CITY UT 84103

0931285002
KIEDA, DAVID & LISA D; JT
386 N 'F' ST
SALT LAKE CITY UT 84103

0931284009
FEHLBERG, MARK A
387 N 'F' ST
SALT LAKE CITY UT 84103

0932162011
HAGGERTY, JAMES D
387 N 'L' ST
SALT LAKE CITY UT 84103

0932179001
VOMBAUR, BRADLEY M
388 N 'L' ST
SALT LAKE CITY UT 84103

0932162001
PHELPS, CLARK J
390 N 'K' ST
SALT LAKE CITY UT 84103

0931442009
TYRRELL, JAMES L &
RITA L; TRS
390 S MAIN
BOUNTIFUL UT Y UT 84010

0836285001
GULLA, MANFRED W &
MONIKA; JT
394 N MAIN ST
SALT LAKE CITY UT 84103

0931412007
BESS, ROBERT D &
MICHAEL D; TC
3958 E VIEWCREST DR
SALT LAKE CITY UT 84124

0931259009
STOCKMAN, JOHN &
MERLENE; TRS
385 N 'E' ST
SALT LAKE CITY UT 84103

0836155009
MARTINEZ, JOHN M; ET AL
3859 W SUGAR BEET DR
WEST VALLEY UT 84120

0932161001
PIXTON, JAMES F &
SULLIVAN, JOANNE; JT
386 N 'J' ST
SALT LAKE CITY UT 84103

0931286009
FLUKE, CHARLES R
387 N 'H' ST
SALT LAKE CITY UT 84103

0932179007
CUMMINGS, JOANN A
387 N 'M' ST
SALT LAKE CITY UT 84103

0931207020
ALLEN, HYRUM J. & LUCILE
389 E TENTH AVE
SALT LAKE CITY UT 84103

0836283001
SWEET, JONATHAN
390 N QUINCE ST
SALT LAKE CITY UT 84103

0836284012
HAWKES, KRISTEN
391 N MAIN ST
SALT LAKE CITY UT 84103

0836228019
ROBBINS, DENNIS; TR ET AL
3945 S WASATCH BLVD # 278
SALT LAKE CITY UT 84124

0836279042
ADAMS, LEO B
3959 S OLYMPIC WY
SALT LAKE CITY UT 84124

0932161009
LEATHAM, TROY &
HAYES, ANGELA; JT
397 N 'K' ST
SALT LAKE CITY UT 84103

0836402014
BYTHEWAY, CHARLES H &
CHERI L; JT
3978 S PHARAOH RD
MURRAY UT 84123

0931402009
BLUE SKY GROUP LLC
4000 N 250 E
PARK CITY UT 84098

0932105003
VINE, DANIEL B &
PERRY, KIM J; JT
4020 S 2835 E
SALT LAKE CITY UT 84124

0931426003
EVANS, RANDI K
403 E SIXTH AVE
SALT LAKE CITY UT 84103

0836252013
CLARK, DOUGLAS W
404 E 4500 S # B21
MURRAY UT 84107

0836254064
AVOCET ENTERPRISES LLC
404 N 300 W # 103
SALT LAKE CITY UT 84103

0931155004
CLAYTON, WILLIAM B &
VERDA L W; JT
404 N WALL ST
SALT LAKE CITY UT 84103

0836129035
BINGHAM, SHERRIE &
YOUNGBERG, ROBIN K; JT
4055 W 3830 S
WEST VALLEY UT 84120

0836277010
FREITAS, DEBBIE A
406 N QUINCE ST
SALT LAKE CITY UT 84103

0836284011
FARMER, PEGGY
397 N MAIN ST
SALT LAKE CITY UT 84103

0930477012
HIGGINS, THOMAS F
398 N PIONEER RIDGE RD
SALT LAKE CITY UT 84108

0836277021
MYLES, SEAN
401 N CENTER ST
SALT LAKE CITY UT 84103

0931280012
SMITH, PILAR P; TR
403 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931233011
MOORE, J DOUGLAS &
MICHELLE T; TRS
403 E TENTH AVE
SALT LAKE CITY UT 84103

0836254028
EQUITY CAPITAL GROUP LLC
404 E 4500 S # B21
MURRAY UT 84107

0932158013
MCDONOUGH, JAMES R &
DILKS, ANGELA; JT
404 N 'K' ST
SALT LAKE CITY UT 84103

0931439017
CAMERON, IAIN;
405 E THIRD AVE
SALT LAKE CITY UT 84103

0932103005
LIGNELL, INGIE &
TOM; TC
406 E 300 S # 310
SALT LAKE CITY UT 84111

0836285006
HOWARD, TED H
4067 GRASMERE AVE
LAS VEGAS NV 89121

0931431023
LINSCOTT, ROBERT E JR &
BRUCE; TC
397 SMITH RANCH RD
SAN RAFAEL CA 94903

0931339005
BROWN, KIMBERLI D
3986 VOELKER CT
PARK CITY UT 84098

0931233001
RICHLAND LLC
402 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931284014
KEENAN, HEATHER T
403 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931177022
NICHOLS, KIRK L &
LOUISE J; JT
403 N 'B' ST
SALT LAKE CITY UT 84103

0931263002
KIRK, RON &
ROSELYN; JT
404 E TENTH AVE # 1
SALT LAKE CITY UT 84103

0931155004
CLAYTON, WILLIAM B &
VERDA L W; JT
404 N WALL ST
SALT LAKE CITY UT 84103

0836129035
BINGHAM, SHERRIE &
YOUNGBERG, ROBIN K; JT
4055 W 3830 S
WEST VALLEY UT 84120

0931284001
GARDNER, MARK E &
MELISSA K; JT
406 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931284015
LOCKE, JUDITH; TR
407 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931233012
AZZI, JAMES R &
DONNA M; JT
407 E TENTH AVE
SALT LAKE CITY UT 84103

0931401005
KUHRE, MARTIN J & SYDNIE W
(JT)
4078 S MONARCH WY
SALT LAKE CITY UT 84124

0932178008
BARTLEY, TONY JR &
STEPHANIE D; JT
408 N 'L' ST
SALT LAKE CITY UT 84103

0931176008
CHIN, LESLIE A; ET AL
41 OAKWOOD ST
SAN FRANCISCO CA 94110

0931288006
SOLEZ, JEANINE &
VAN DYKE, RUSSELL; JT
410 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931292006
MCCONNELL, NANCY A &
MCGUIRE, THOMAS E; JT
411 E NINTH AVE
SALT LAKE CITY UT 84103

0836277022
JOHNSON, JERRY D
411 N CENTER ST
SALT LAKE CITY UT 84103

0931229002
JONES, WALTER R & HELEN W
(JT)
412 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931435018
BULLOUGH, ROBERT & DAWN;
JT
413 E FOURTH AVE
SALT LAKE CITY UT 84103

0931177020
MCKINNEY, C RUSSELL &
LINDA C; JT
413 N 'B' ST
SALT LAKE CITY UT 84103

0931177021
WADE, TRAVIS B &
DEBRA A; JT
407 N 'B' ST
SALT LAKE CITY UT 84103

0931263003
MARRIOTT, MICHAEL; TR
408 E TENTH AVE
SALT LAKE CITY UT 84103

0931280013
CARSON, CHRISTINE A &
MATZ, KERRY S; TC
409 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931106002
JOHNSON, JEREMIAH P &
DEBORAH L; JT
41 W GIRARD AVE
SALT LAKE CITY UT 84103

0931263004
PETERSON, LINDA C; TR
410 E TENTH AVE
SALT LAKE CITY UT 84103

0931233013
MC GREGOR, F REED &
CHARLENE R
411 E TENTH AVE
SALT LAKE CITY UT 84103

0931281009
EUTROPIUS, LOUISE J
411 N 'G' ST
SALT LAKE CITY UT 84103

0836152013
DINSMORE, TRAVIS J &
VALERIE; JT
412 N 600 W
SALT LAKE CITY UT 84116

0931284016
BASSO, MATTHEW L &
SMITH, ANGELA; JT
413 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932457003
KEIVER LIMITED
4131 S MARS WY
SALT LAKE CITY UT 84124

0931235006
BRINTON, RICHARD C &
MARILYN M; JT
40755 CANYON HEIGHTS DR
FREMONT CA 94539

0932178008
BARTLEY, TONY JR &
STEPHANIE D; JT
408 N 'L' ST
SALT LAKE CITY UT 84103

0931439018
WOLSEY, BRANDON A &
DARCY K; TC
409 E THIRD AVE
SALT LAKE CITY UT 84103

0931233002
SENIOR, CONATANCE L &
NICHOLS, CHARLES R; JT
410 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932157008
PACE, STEPHANIE A
410 N 'J' ST
SALT LAKE CITY UT 84103

0836151017
QUETZAL IMPORTS LLC
411 N 600 W
SALT LAKE CITY UT 84116

0932158022
BEAUDIN, LINDA
411 N 'L' ST
SALT LAKE CITY UT 84103

0836202016
SUDHAN TRADING INC
4123 W CHESTNUT VIEW DR
SOUTH JORDAN UT 84095

0836151016
ARGUETA, JUAN A
413 N 600 W
SALT LAKE CITY UT 84116

0931435002
ANDERSEN, JENS G, EMMA E &
VINNI L (JT)
414 E FIFTH AVE
SALT LAKE CITY UT 84103

0931263005
THOMAS, LESLIE
414 E TENTH AVE
SALT LAKE CITY UT 84103

0931284017
SCHUMANN, SONDRA K H; TR ET AL
415 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931233003
PEEK, ALISON D
416 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931288007
EVANS, WILLIAM S &
SPAINHOWER, JERROLD V; JT
416 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932157007
ROECA, WILLIAM B &
BROWN-ROECA, NOREEN J; JT
416 N 'J' ST
SALT LAKE CITY UT 84103

0931280015
HIGBEE, KELLER A &
DICKSON, MARY L; JT
417 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836151015
MEIK, JEFF R &
MURDOCK, BRETT; JT
417 N 600 W
SALT LAKE CITY UT 84116

0932158021
HOLLAND, LAUREN; TR
417 N 'L' ST
SALT LAKE CITY UT 84103

0932318015
SANDERSON, MARK B &
LYNNE W; JT
4174 BOUNTIFUL BLVD
BOUNTIFUL UT 84010

0931281011
GADDIS, GLEN W. & JUDITH ANN
418 N 'F' ST
SALT LAKE CITY UT 84103

0836277009
JONES, CHRISTINE A
414 N QUINCE ST
SALT LAKE CITY UT 84103

0931439019
LYNCH, L PATRICK &
ELIZABETH L; JT
415 E THIRD AVE
SALT LAKE CITY UT 84103

0931439006
GRANATH, BRUCE D &
ERIKA L; JT
416 E FOURTH AVE
SALT LAKE CITY UT 84103

0931263006
PAPULAK, KAY &
MUIR, DONALD C; TRS
416 E TENTH AVE # 5
SALT LAKE CITY UT 84103

0932178007
MARRIOTT, CHRISTINE L &
ARNOLDSON, EARL; JT
416 N 'L' ST
SALT LAKE CITY UT 84103

0931292004
PALM, MARY J
417 E NINTH AVE # 4
SALT LAKE CITY UT 84103

0836277017
BERNARD, FRANK P
417 N CENTER ST
SALT LAKE CITY UT 84103

0932178015
ANANTASINKUL, NAWAPORN
417 N 'M' ST
SALT LAKE CITY UT 84103

0931288008
HOLMES, THOMAS R III
418 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932158006
WALTER, LAVARRE J SR &
FERN E; TRS
418 N 'K' ST
SALT LAKE CITY UT 84103

0931292005
BUTLER, JEAN P
415 E NINTH AVE
SALT LAKE CITY UT 84103

0931284006
AMUSSEN, KATHERINE E; TR
416 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931288003
EVANS, STEWART &
SPAINHOWER, JERROLD V; JT
416 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931229003
HALL, TERRY &
DREW; TC
416 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932156005
SCHAFFER, ERIC
416-420 N 'I' ST
SALT LAKE CITY UT 84103

0931233014
WONG, LINDA
417 E TENTH AVE
SALT LAKE CITY UT 84103

0931280011
EASON, STUART B
417 N 'F' ST
SALT LAKE CITY UT 84103

0932178015
ANANTASINKUL, NAWAPORN
417 N 'M' ST
SALT LAKE CITY UT 84103

0836152012
GARCIA, MARISOL
418 N 600 W
SALT LAKE CITY UT 84116

0931435019
BYRNES, LISA
419 E FOURTH AVE
SALT LAKE CITY UT 84103

0931426005
SILCOX, FIONA A
419 E SIXTH AVE
SALT LAKE CITY UT 84103

0836351026
AMERICAN TRAVEL
ASSOCIATION INC; ET AL
420 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84111

0932378005
BROMAN, L ERIC
420 N 1200 W
SALT LAKE CITY UT 84116

0931280005
LAWRENCE, PATRICK K
420 N 'E' ST
SALT LAKE CITY UT 84103

0836280010
DEMURI, CHRISTOPHER R
420 N MAIN ST
SALT LAKE CITY UT 84103

0931233021
DUFF, DONALD A
421 E TENTH AVE
SALT LAKE CITY UT 84103

0932178014
TYSON, ELIZABETH S &
ADAM B; JT
421 N 'M' ST
SALT LAKE CITY UT 84103

0836280013
CLAUSEN, NATALIE J
421 N WALL ST
SALT LAKE CITY UT 84103

0931263008
HILLIS, KATHLEEN P
422 E TENTH AVE
SALT LAKE CITY UT 84103

0931229013
PATTEE, JEFFREY W
423 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932155007
DE CASTRO, JEAN &
MICHAEL; JT
419 N 'I' ST
SALT LAKE CITY UT 84103

0931263007
MARQUARDT, SUSAN R
420 E TENTH AVE
SALT LAKE CITY UT 84103

0931177012
BURBIDGE, L DAVID &
LISA L; JT
420 N 'A' ST
SALT LAKE CITY UT 84103

0931282004
FORTIN, JENNIFER A &
KNOTTS, MATTHEW; JT
420 N 'G' ST
SALT LAKE CITY UT 84103

0931435020
BACHMAN, JAY S &
HENNIG, CATHERINE A (JT)
421 E FOURTH AVE
SALT LAKE CITY UT 84103

0931233021
DUFF, DONALD A
421 E TENTH AVE
SALT LAKE CITY UT 84103

0836280013
CLAUSEN, NATALIE J
421 N WALL ST
SALT LAKE CITY UT 84103

0836152001
DEAN, WILLARD F &
CAROL W; JT
4217 S ATHERTON DR # 11
TAYLORSVILLE UT 84123

0836277008
CAVANAGH, M C
422 N QUINCE ST
SALT LAKE CITY UT 84103

0931435021
JAHROMI, FARID
423 E FOURTH AVE
SALT LAKE CITY UT 84103

0932155007
DE CASTRO, JEAN &
MICHAEL; JT
419 N 'I' ST
SALT LAKE CITY UT 84103

0931229004
FLINT, LOU J
420 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931177004
BURBIDGE, L DAVID &
LISA L; JT
420 N 'A' ST
SALT LAKE CITY UT 84103

0932157006
GILLMOR, CAROLL M; TR
420 N 'J' ST
SALT LAKE CITY UT 84103

0931292002
LEITKO, THOMAS &
CAROLYN; JT
421 E NINTH AVE
SALT LAKE CITY UT 84103

0836277016
BOUCHER, KENNETH M &
MCKNIGHT, ELIZABETH C; JT
421 N CENTER ST
SALT LAKE CITY UT 84103

0836280013
CLAUSEN, NATALIE J
421 N WALL ST
SALT LAKE CITY UT 84103

0931284007
AMUSSEN, KATHERINE E; TR
422 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932431020
CHILD, NORMA J; TR
4229 S JUPITER DR
SALT LAKE CITY UT 84124

0931292001
EFROS, NATALIA
423 E NINTH AVE
SALT LAKE CITY UT 84103

0836151029
THIEBAULT, THOMAS A
423 N 600 W
SALT LAKE CITY UT 84116

0931282014
BENSON, BRIGITTE
423 N 'H' ST
SALT LAKE CITY UT 84103

0932353021
D SACK FAMILY LIMITED
PARTNERSHIP
4230 KENNETH AVE
FAIR OAKS CA 95628

0931436010
BUSBY, MELBA A; TR
424 E LESLIE AVE
SALT LAKE CITY UT 84115

0931281010
THEEL, WILLIAM C
424 N 'F' ST
SALT LAKE CITY UT 84103

0932158005
PAPPAS, STEVEN L &
KATHERINE K (JT)
424 N 'K' ST
SALT LAKE CITY UT 84103

0932310013
JONES, ERZA THOMAS P
425 E SECOND AVE
SALT LAKE CITY UT 84103

0931177018
WELSH, WAYNE B. & JOAN S.
425 N 'B' ST
SALT LAKE CITY UT 84103

0931263009
CUMMING, BARBARA; TR
426 E TENTH AVE
SALT LAKE CITY UT 84103

0932178005
ARNOLDSON, EARL R
426 N 'L' ST
SALT LAKE CITY UT 84103

0931280010
BURNETT, MATTHEW D &
RACHEL A; JT
423 N 'F' ST
SALT LAKE CITY UT 84103

0932156015
WEISER, MICHAEL &
ANTHONY, MARIE; JT
423 N 'J' ST
SALT LAKE CITY UT 84103

0932353020
D SACK FAMILY LIMITED
PARTNERSHIP
4230 KENNETH AVE
FAIR OAKS CA 95628

0836152011
PRICE, WILLIAM L &
FRANKIE; TRS
424 N 600 W
SALT LAKE CITY UT 84116

0932156004
CROUCH, ANDRE &
HEATHER; TC
424 N 'I' ST
SALT LAKE CITY UT 84103

0836281010
GRANDI, VANIA &
CAPPELLANO, CARLO T; JT
424 N WALL ST
SALT LAKE CITY UT 84103

0931233016
FOGLESONG, TODD S
425 E TENTH AVE
SALT LAKE CITY UT 84103

0932156014
SCHWEMMER, FRED A
425 N 'J' ST
SALT LAKE CITY UT 84103

0932157004
MORTENSEN, JILL
426 N 'J' ST
SALT LAKE CITY UT 84103

0932178005
ARNOLDSON, EARL R
426 N 'L' ST
SALT LAKE CITY UT 84103

0931281007
WALKER, NICOLE; ET AL
423 N 'G' ST
SALT LAKE CITY UT 84103

0932157019
HORROCKS, ELLEN K C
423 N 'K' ST
SALT LAKE CITY UT 84103

0931233004
GRIFFIN, GARY S
424 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931177003
ENGBERSON, PAUL C &
ERIKA; JT
424 N 'A' ST
SALT LAKE CITY UT 84103

0932157005
BUXTON, REBECCA L
424 N 'J' ST
SALT LAKE CITY UT 84103

0836154032
JENNINGS, PATRICK D
425 E HARRISON AVE
SOUTH SALT LAKE UT 84115

0932178011
WELSH, W BYRON & JOAN S
425 N 'B' ST
SALT LAKE CITY UT 84103

0931288009
M ELENA JAMES MD PC
426 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932158004
KIMBALL, GILBERT J, JR &
MARGART W (JT)
426 N 'K' ST
SALT LAKE CITY UT 84103

0836280009
FREY, JAMES E &
DONNA H; JT
426 N MAIN ST
SALT LAKE CITY UT 84103

0836281009
MATHIS, JASON J &
JEANNIE A; JT
426 N WALL ST
SALT LAKE CITY UT 84103

0931177017
WILLIS, DAVID M &
JANET L G; JT
427 N 'B' ST
SALT LAKE CITY UT 84103

0932156013
REES, NICHOLAS L &
ROSE M; JT
427 N 'J' ST
SALT LAKE CITY UT 84103

0932178013
CLARK, PHILLIP D &
LORI R; JT
427 N 'M' ST
SALT LAKE CITY UT 84103

0932156003
CHAPMAN, DAVE S &
MARTHA K; JT
428 N 'I' ST
SALT LAKE CITY UT 84103

0932178004
CAHOON, MARGARET A
428 N 'L' ST
SALT LAKE CITY UT 84103

0932155004
BRANDY, MICHAEL A
429 N 'I' ST
SALT LAKE CITY UT 84103

0931155002
FRIKKE, MAUREEN J
429 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931204010
AZZI, JENNIFER L
430 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836208005
A & K, LLC
430 N WALL ST
SALT LAKE CITY UT 84103

0931280016
GALLAGHER, BRIAN P &
JOAN M; JT
427 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931282012
STONE, JOHN R &
SUSAN S; JT
427 N 'H' ST
SALT LAKE CITY UT 84103

0932157018
RICHINS, SONJA
427 N 'K' ST
SALT LAKE CITY UT 84103

0932178013
CLARK, PHILLIP D &
LORI R; JT
427 N 'M' ST
SALT LAKE CITY UT 84103

0932157003
BLEVINS, PHILIP B; TR
428 N 'J' ST
SALT LAKE CITY UT 84103

0932178004
CAHOON, MARGARET A
428 N 'L' ST
SALT LAKE CITY UT 84103

0836280011
CRANDALL, ROGER S
429 N WALL ST
SALT LAKE CITY UT 84103

0931233005
RACKER, STEVEN M &
MICHELLE H; JT
430 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836177008
HANSEN LANCE PARTNERSHIP
430 N 400 W
SALT LAKE CITY UT 84103

0932482001
CUTRUBUS, PHIDIA K
4300 LAKEVIEW DR
OGDEN UT 84403

0836151012
LEDESMA, JUAN
427 N 600 W
SALT LAKE CITY UT 84116

0932155005
OWENS, DAVE R
427 N 'I' ST
SALT LAKE CITY UT 84103

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PACE, JOHN
427 N 'L' ST
SALT LAKE CITY UT 84103

0931283004
STONE, DANIEL G &
HODGES, MICHAEL J; TC
428 N 'H' ST
SALT LAKE CITY UT 84103

0932158003
STOWE, DOROTHY G
428 N 'K' ST
SALT LAKE CITY UT 84103

0931282011
MAVOR, JOHN H &
MARIANA; TC
429 N 'H' ST
SALT LAKE CITY UT 84103

0836280012
CRANDALL, ROGER S
429 N WALL ST
SALT LAKE CITY UT 84103

0931263010
WEIGHT, A STEVE
430 E TENTH AVE
SALT LAKE CITY UT 84103

0931282002
STEVENS, MARGO V
430 N 'G' ST
SALT LAKE CITY UT 84103

0931280017
BASS, BRENDA L
431 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931233017
BRUMITT, VASELIKE B
431 E TENTH AVE
SALT LAKE CITY UT 84103

0931283003
PETERSON, DIANE L &
MCFARLAND, SUSAN; JT
432 N 'H' ST
SALT LAKE CITY UT 84103

0836177001
MCCUNE, CRAIG &
SHARON; JT
4326 S HERMOSA WY
SALT LAKE CITY UT 84124

0932155003
CRAWFORD, DON; TR
433 N 'I' ST
SALT LAKE CITY UT 84103

0932320002
JOHNSTON, JEFFREY R & NELLY F;
JT
4333 S SAGE CIR
SALT LAKE CITY UT 84124

0932157002
RAMIREZ, VIVIANA
434 N 'J' ST
SALT LAKE CITY UT 84103

0931236005
BATES, PETER W; ET AL
4345 WAUSAU RD
OKEMOS MI 48864

0931280009
VICKREY, TERRANCE G &
TAZIA A; JT
435 N 'F' ST
SALT LAKE CITY UT 84103

0931426010
AVENUE PROPERTIES, LLC
435 W UNIVERSAL CIR
SANDY UT 84070

0931263012
GAQY, DENNIS W &
GAY M; TRS
436 E TENTH AVE
SALT LAKE CITY UT 84103

0931439021
DUFF, JAMES L; TR ET AL
431 E THIRD AVE
SALT LAKE CITY UT 84103

0836286012
WALTZ, KEVIN G &
MICHELLE J; JT
4322 FRANCIS AVE
BELLINGHAM WA 98226

0931229015
UDARBE, CLARENCE C. &
VIRGINIA
S.
433 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931155001
PETERSEN, CORY &
BUSTAMANTE, JILL; TC
433 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931177002
TAYLOR, LUCY C &
FRANK W; TC
434 N 'A' ST
SALT LAKE CITY UT 84103

0836280006
OVIATT, MCCALL
434 N MAIN ST
SALT LAKE CITY UT 84103

0931280018
ROSE, PETER E
435 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932157017
KNUDSON, HEATHER &
NIELSEN, SKYLAR; JT
435 N 'K' ST
SALT LAKE CITY UT 84103

0931433012
PATRICK, MARGARET N
4352 S SHIRLEY LN
SALT LAKE CITY UT 84124

0931283002
COLLIER, MARGARET L &
DINTER, DAVID A; JT
436 N 'H' ST
SALT LAKE CITY UT 84103

0931280008
WOOLF, VIRGINIA L; TR
432 E NINTH AVE
SALT LAKE CITY UT 84103

0931281018
HUTSINPILLER, MOLLY, JAMES E
&
MARY BETH (JT)
4324 S SCOTT
SPOKANE WA 99203

0931282010
SARFATI, MARK R &
ROLLO, JEANNIE S; JT
433 N 'H' ST
SALT LAKE CITY UT 84103

0836304014
GOMEZ, PETRONILA S
4333 S LOSEE DR
WEST VALLEY UT 84120

0931280002
TIETJEN, RENEE &
DONNARAE; JT
434 N 'E' ST
SALT LAKE CITY UT 84103

0836280007
OVIATT, MCCALL
434 N MAIN ST
SALT LAKE CITY UT 84103

0931435022
CAVALLARO, NICHOLAS
435 E FOURTH AVE
SALT LAKE CITY UT 84103

0932178012
JOHNSON, DELBERT C. &
CAROLYN D; TRS
435 N 'M' ST
SALT LAKE CITY UT 84103

0931409012
SILVERSTEIN, CRAIG &
MARY; JT
4355 S HERMOSA WY
SALT LAKE CITY UT 84124

0931283002
COLLIER, MARGARET L &
DINTER, DAVID A; JT
436 N 'H' ST
SALT LAKE CITY UT 84103

0932158002
STOLL, BLANCHE Z; ET AL
436 N 'K' ST
SALT LAKE CITY UT 84103

0931229016
SINE, H SCOTT &
AUDREY C K; JT
437 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931439022
HAUSSER, ROBERT O
437 E THIRD AVE
SALT LAKE CITY UT 84103

0932156012
LAMBERT, AMY &
RICHARD; JT
437 N 'J' ST
SALT LAKE CITY UT 84103

0931283001
HARRIS, JEFFREY T JR
438 N 'H' ST
SALT LAKE CITY UT 84103

0931284008
BECKER, INGRID B
440 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836156016
VILLARREAL, MARY ANN
441 N 600 W
SALT LAKE CITY UT 84116

0931263014
GILL, JAMES D
442 E TENTH AVE
SALT LAKE CITY UT 84103

0931413002
D & B LLC
444 E 200 S
SALT LAKE CITY UT 84111

0836152028
BARRERA, LUIS
444 N ERIE ST
SALT LAKE CITY UT 84116

0836177034
SKOLLINGSBERG, JUNE
4362 S DENO DR
WEST VALLEY UT 84120

0931435023
DRURY, CARA
437 E FOURTH AVE
SALT LAKE CITY UT 84103

0836277013
CAPITOL CENTER PROPERTIES
LLC
437 N CENTER ST
SALT LAKE CITY UT 84103

0931263013
HICKMAN, GAIL L
438 E TENTH AVE # 12
SALT LAKE CITY UT 84103

0932106001
GUSS, JAMES L; TR ET AL
4384 S PARKVIEW DR
SALT LAKE CITY UT 84124

0836152047
GARCIAZ, MARIA
440 N 600 W
SALT LAKE CITY UT 84116

0836279026
KAGE, JONAS &
DOBSON-KAGE, DEBORAH; TRS
441 N MAIN ST
SALT LAKE CITY UT 84103

0931177001
FRALICK, JOHN F &
CHAPMAN, KATHY L; JT
442 N 'A' ST
SALT LAKE CITY UT 84103

0931413001
PHILLIPS, BONNIE G (TR)
444 E 200 S
SALT LAKE CITY UT 84111

0932156001
SUDBURY, MICHAEL D
444 N 'I' ST
SALT LAKE CITY UT 84103

0931280019
WAY, CARLTON S &
BILLIE K; JT
437 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931284019
NEBEKER, DAVID E
437 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836277014
NORDHOFF, GARY
437 N CENTER ST
SALT LAKE CITY UT 84103

0931283001
HARRIS, JEFFREY T JR
438 N 'H' ST
SALT LAKE CITY UT 84103

0836427016
SEPEHR PROPERTIES LLC
44 W 300 S # 1205S
SALT LAKE CITY UT 84101

0836152009
GARCIAZ, MARIA
440 N 600 W
SALT LAKE CITY UT 84116

0931105001
PETERSON, JAMES C &
ANN C; JT
4417 S 2990 E
SALT LAKE CITY UT 84124

0836254037
FISCHER, STEVE S
443 N 200 W
SALT LAKE CITY UT 84103

0836279041
ROBERTSON, CASEY D
444 N CENTER ST
SALT LAKE CITY UT 84103

0932355004
LAKE, MILLIE M
4444 S DUNRAVEN DR
WEST VALLEY UT 84119

0836352002
STOTT, MICHELLE
446 N 900 W
SALT LAKE CITY UT 84116

0836281021
BARBER, WILLIAM D III
446 N WALL ST
SALT LAKE CITY UT 84103

0836254036
THOMAS, JOHN M &
MARY M; TRS
447 N 200 W
SALT LAKE CITY UT 84103

0836254035
SORENSEN, BETTY JO
449 N 200 W
SALT LAKE CITY UT 84103

0931158001
WHITE, EDGAR H &
DEBBIE J; JT
45 W APRICOT AVE
SALT LAKE CITY UT 84103

0836280004
GREENBERG, CRAIG S &
DIANE M; JT
450 N MAIN ST
SALT LAKE CITY UT 84103

0931160001
STATE OF UTAH
450 N STATE OFFICE BLDG
SALT LAKE CITY UT 84114

0836279029
STANGER, DANUEL R
451 N MAIN ST
SALT LAKE CITY UT 84103

0825455035
REDEVELOPMENT AGENCY OF
SALT LAKE CITY
451 S STATE ST # 418
SALT LAKE CITY UT 84111

0931281012
BRANHAM, GEORJANE &
HUDSON, SUE; JT
453 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836152027
JONES, HELEN K.
446 N ERIE ST
SALT LAKE CITY UT 84116

0836281021
BARBER, WILLIAM D III
446 N WALL ST
SALT LAKE CITY UT 84103

0836177030
FOCANTI, LUIGI &
STEPHANIE; JT
447 N PUGSLEY ST
SALT LAKE CITY UT 84103

0836233003
DURFEY, JOSEPH N &
MARILYN H; TRS
449 W 2300 S
BOUNTIFUL UT 84010

0836426015
MCCOLM, KENNETH W; TR
450 CLARK STREET
CROCKETT CA 94525

0836251004
WHITEMAN, STEVE &
MYERS, TERESA; JT
450 N PUGSLEY ST
SALT LAKE CITY UT 84103

0825479002
STATE ROAD COMMISSION OF
UTAH
4501 S 2700 W
TAYLORSVILLE UT 84119

0836177040
SCHNELLER, MARK G; ET AL
451 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931234001
CAMPBELL, JULIE
452 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931230011
JARAMILLO, RICHARD S &
SUZANNE M; JT
453 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836251005
SCORESBY, TRAVIS J &
RACHEL; TC
446 N PUGSLEY ST
SALT LAKE CITY UT 84103

0825457009
CARTER, JOSEPH W & JANE A;
JT
4466 S ABINADI RD
SALT LAKE CITY UT 84124

0836280005
GLADBACK, JEFFREY D &
SHARON E; JT
447 N WALL ST
SALT LAKE CITY UT 84103

0836228002
COLTRAIN, JOAN B
45 S 1100 E
SALT LAKE CITY UT 84102

0836152008
BENAVIDEZ, ANNA
450 N 600 W
SALT LAKE CITY UT 84116

0836277004
BLOOM, STEPHEN A &
KATHLEEN A; JT
450 N QUINCE ST
SALT LAKE CITY UT 84103

0932154020
HARMAN, CHRISTOPHER K &
JAIMY P; JT
451 N 'L' ST
SALT LAKE CITY UT 84103

0836256006
SALT LAKE CITY
451 S STATE ST # 225
SALT LAKE CITY UT 84111

0932154008
CURTIS, ERNEST R; ET AL
452 N 'K' ST
SALT LAKE CITY UT 84103

0931436005
STAUFFER, K EMILY
453 E FOURTH AVE
SALT LAKE CITY UT 84103

0931427002
KOPLIN, RONALD D &
JENA R; TC
453 E SIXTH AVE
SALT LAKE CITY UT 84103

0836254033
BAUM, DAVID L. & MARY M.
(TC)
453 N 200 W
SALT LAKE CITY UT 84103

0931431001
LIECHTY, MICHELLE R
454 E SIXTH AVE
SALT LAKE CITY UT 84103

0931279008
TRIANTAFILLOU, GEORGE K; ET
AL
454 N 'H' ST
SALT LAKE CITY UT 84103

0931226001
CRAWFORD, ALAN E
456 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931281013
HADLEY, RUSSELL R
457 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932353002
CHIBA, CHIYOKO T; TR
4577 S CLEARVIEW ST
HOLLADAY UT 84117

0931226012
BROWN, DIANA L
459 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931277002
CLAYTON, DALE H
460 E TENTH AVE
SALT LAKE CITY UT 84103

0932388013
GEORGETOWN COMMONS
OWNERS ASSOCIATION
4600 S HOLLADAY BLVD
HOLLADAY UT 84117

0931234011
RINZIN, TSEWANG
453 E TENTH AVE
SALT LAKE CITY UT 84103

0836281016
MOLONEY, KAREN M; TR
453 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931277001
STAHULAK, MICHAEL D &
ANNE MARIE; JT
454 E TENTH AVE
SALT LAKE CITY UT 84103

0931285016
TABBY LTD
455 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836152005
NISSEN, ANTONIO L
456 N 600 W
SALT LAKE CITY UT 84116

0931234012
LUCHT, PHILIP H
457 E TENTH AVE
SALT LAKE CITY UT 84103

0836152025
MAESTAS, LLOYD &
DOROTHY; JT
458 N ERIE ST
SALT LAKE CITY UT 84116

0931234002
RALEIGH, KATHRYN B; TR
460 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931230002
BRAND, VANCE
460 E TWELFTH AVE
SALT LAKE CITY UT 84103

0825476001
WALL STREET CONDM
COMMON AREA MASTER CARD:
4600 S HOLLADAY BLVD
HOLLADAY UT 84117

0931226011
HAYES, GERNY A; TR
453 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932312005
BETTINGER, MICHELLE
454 E KENSINGTON AVE
SALT LAKE CITY UT 84115

0836152007
MESSINA, JAMES
454 N 600 W
SALT LAKE CITY UT 84116

0931292009
ALPERT, JEFFREY P
4550 CHERRY CREEK S DR
DENVER CO 80246

0931278005
ZWICK, URSULA
456 N 'G' ST
SALT LAKE CITY UT 84103

0932154019
PETERSON, BRETT J &
SARAH; JT
457 N 'L' ST
SALT LAKE CITY UT 84103

0931427003
AMES, LYNN J & REBECCA B
(JT)
459 E SIXTH AVE
SALT LAKE CITY UT 84103

0931289004
BRADSHAW, JULIE &
STETICH, THOMAS A; JT
460 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932152009
CHRISTENSEN, GABRIEL M
460 N 'I' ST
SALT LAKE CITY UT 84103

0932403010
WANKIER, FARRELL T JR &
DEANNA R; JT
461 E SECOND AVE
SALT LAKE CITY UT 84103

0931259007
EIGHTH AVENUE LTD
461 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931281002
TEW, REED S &
BROOKE S; JT
462 E NINTH AVE
SALT LAKE CITY UT 84103

0931230012
SKAMMES, SEAN &
TREVINO, KARALEE; JT
463 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931285017
RADINGER, GUNTER R &
CAROL J; JT
463 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931431007
GRESSETH, CURT & BARBARA B;
JT
464 E SIXTH AVE
SALT LAKE CITY UT 84103

0825456011
HEDEGAARD, VERN &
DEBORAH; JT
464 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931440014
HILL, CHRISTOPHER P &
WITTMEYER, JACQUELINE; JT
465 E THIRD AVE
SALT LAKE CITY UT 84103

0931278013
BERRY, JOHN J &
KRISTIN F; JT
465 N 'H' ST
SALT LAKE CITY UT 84103

0931431008
BUTLER, SHERRI M
466 E SIXTH AVE
SALT LAKE CITY UT 84103

0931230013
CARR, HAROLD &
CERVINO-WOOD, FLAVIA; JT
467 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836254032
GARZARELLI, GEORGE
461 N 200 W
SALT LAKE CITY UT 84103

0931288001
GUIMARAES, EDISON M
4620 S WESTVIEW DR
SALT LAKE CITY UT 84124

0931431024
PACKARD, LAURIE &
RALPH E JR; TC
463 E FIFTH AVE
SALT LAKE CITY UT 84103

0931427004
BALL, JANE K
463 E SIXTH AVE
SALT LAKE CITY UT 84103

0931277003
CANNON, BRUCE L &
FASSETT, JULLETTE M; TC
464 E TENTH AVE
SALT LAKE CITY UT 84103

0931281014
HORWITZ, HOWARD; TR
465 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931433037
LEONARD, LEO D &
MARILYNN R; JT
465 GUY KELLY RD
PORT ANGELES WA 98362

0932377001
WILLIAMS, GERALD J H
4652 WINONA AVE
SAN DIEGO CA 92115

0931230003
OUYANG, MING &
ELLEN J; TRS
466 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931431032
MONTGOMERY, GARY &
MARILYN; JT
467 E FIFTH AVE
SALT LAKE CITY UT 84103

0836254032
GARZARELLI, GEORGE
461 N 200 W
SALT LAKE CITY UT 84103

0836284008
BLACK, JED F &
BRENDA C; JT
463 E 6865 S
MIDVALE UT 84047

0931277015
GOLLER, FRANZ &
BARBARA M; JT
463 E NINTH AVE
SALT LAKE CITY UT 84103

0931226013
KOZIATEK, RANDAL W &
GINA M; JT
463 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836152003
CARTER, DOUGLAS W
464 N 600 W
SALT LAKE CITY UT 84116

0931277016
PINTO, LILIAN C
465 E NINTH AVE
SALT LAKE CITY UT 84103

0836254031
REMAL, LISA J
465 N 200 W
SALT LAKE CITY UT 84103

0931440006
LARRABEE, KELLY A
466 E FOURTH AVE
SALT LAKE CITY UT 84103

0931253018
ERKELENS, THOMAS &
KRISTINE; JT
466 N 'D' ST
SALT LAKE CITY UT 84103

0931436008
HOMER, DUANE A & LOA H; TRS
467 E FOURTH AVE
SALT LAKE CITY UT 84103

0931436008
HOMER, DUANE A & LOA H; TRS
467 E FOURTH AVE
SALT LAKE CITY UT 84103

0931234013
DEAN, JEFFREY N &
MARGARITA R; JT
467 E TENTH AVE
SALT LAKE CITY UT 84103

0931285007
SUDWEEKS, MARTHA P; TR
468 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931226005
FEHR, JOHN W &
MOORE, CYNTHIA; TRS
468 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0932153006
HESS, MARVIN G. & BARBARA B.
468 N 'J' ST
SALT LAKE CITY UT 84103

0931285013
WELLER, BARRY
469 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931253029
YOUNG, NANCY
469 N 'E' ST
SALT LAKE CITY UT 84103

0836279007
BERGERA, GARY J
469 N MAIN ST
SALT LAKE CITY UT 84103

0931431012
BROSSARD, ROBERT
470 E SIXTH AVE
SALT LAKE CITY UT 84103

0931278004
FLOOR, ANN W
470 N 'G' ST
SALT LAKE CITY UT 84103

0931285018
HOVSEPIAN, KARINEH
467 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932154011
ROSANN, GREGG S
467 N 'L' ST
SALT LAKE CITY UT 84103

0931234003
DAVIS, BRENT C & KATHRYN J
(JT)
468 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931292011
MENTES, RUTH ANN
468 N 'E' ST
SALT LAKE CITY UT 84103

0932176004
MIXON, ROBERTA A
468 N 'L' ST
SALT LAKE CITY UT 84103

0836254030
PRATT, ANDREW L
469 N 200 W
SALT LAKE CITY UT 84103

0932151009
GARDNER, BOYD L &
PHYLLIS Y (JT)
469 N 'I' ST
SALT LAKE CITY UT 84103

0931281003
BAKER, TRENT H &
DAWN L; JT
470 E NINTH AVE
SALT LAKE CITY UT 84103

0931431017
BROSSARD, ROBERT
470 E SIXTH AVE
SALT LAKE CITY UT 84103

0931279005
COLGREN, LYNN M &
PETER D; JT
470 N 'H' ST
SALT LAKE CITY UT 84103

0931234013
DEAN, JEFFREY N &
MARGARITA R; JT
467 E TENTH AVE
SALT LAKE CITY UT 84103

0836177026
MATTS, RUTH A
467 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931289005
YOUNG, WILLIAM S; TR
468 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932153005
HESS, MARVIN G. & BARBARA B.
468 N 'J' ST
SALT LAKE CITY UT 84103

0931281015
MOLEN, MARK &
PAMELA A; JT
469 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931176007
SLOAN, EUGENE O &
LINDA C; JT
469 N 'B' ST
SALT LAKE CITY UT 84103

0932151011
GARDNER, PHYLLIS Y; TR ET AL
469 N 'I' ST
SALT LAKE CITY UT 84103

0932178006
TODD, WILLIAM E &
O'BRIEN, JAIMEE M; TRS
470 E NORTHMONT WY
SALT LAKE CITY UT 84103

0931277012
RUDERT, MICHAEL M M &
RAMONA L; TRS
470 N 'F' ST
SALT LAKE CITY UT 84103

0931279005
COLGREN, LYNN M &
PETER D; JT
470 N 'H' ST
SALT LAKE CITY UT 84103

0931285019
SARVER, SUZANNE F; TR
471 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931285008
ARMSTRONG, MELVIN B
472 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931431026
LEWIS, J VANDENBERGH &
MARGARET R; JT
473 E FIFTH AVE
SALT LAKE CITY UT 84103

0931251014
STEWART, PATTY J
473 N 'C' ST
SALT LAKE CITY UT 84103

0932151004
MAUS, PAUL A & MAUREEN G;
JT
473 N 'I' ST
SALT LAKE CITY UT 84103

0932177010
METHERELL, CONSTANCE H
473 N 'M' ST
SALT LAKE CITY UT 84103

0931431010
KINGAN, JASON S &
ANDERSON, KATHLEEN T; JT
474 E SIXTH AVE
SALT LAKE CITY UT 84103

0931253016
STEVENS, R HYMALA G; TR
474 N 'D' ST
SALT LAKE CITY UT 84103

0931278003
PETERS, MARY L
474 N 'G' ST
SALT LAKE CITY UT 84103

0932154007
ROSE, BARRY L &
SHARON E; JT
474 N 'K' ST
SALT LAKE CITY UT 84103

0931253028
CHACHAS, MARIA
471 N 'E' ST
SALT LAKE CITY UT 84103

0931226006
ROSE, SUNNI D &
FRANCYK, PETER D; JT
472 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931285020
MAHMOOD, ALICE M &
BURKETT, MICHAEL; JT
473 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931277008
POLLARD, KENNETH R &
CLAUDIA B
(JT)
473 N 'G' ST
SALT LAKE CITY UT 84103

0932152011
ROCHE, VAUGHN S &
LISA R; JT
473 N 'J' ST
SALT LAKE CITY UT 84103

0931234004
SEAL, PHILLIP G &
MARGARET V; JT
474 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931277004
FERNLEY, ALLISON &
ROSE, JUDY R; TRS
474 E TENTH AVE
SALT LAKE CITY UT 84103

0931292013
BROWN, STEPHANIE
474 N 'E' ST
SALT LAKE CITY UT 84103

0932152008
CHANDLER, CHRISTOPHER E &
ALONSO, DIANE; JT
474 N 'I' ST
SALT LAKE CITY UT 84103

0932176003
BERTOLINA, MARY C (TR) &
CHARLES J
474 N 'L' ST
SALT LAKE CITY UT 84103

0932177011
PIKE, E MARLYNNE
471 N 'M' ST
SALT LAKE CITY UT 84103

0836280024
STROMQUIST, DON L &
ROSENTHAL, REGINA; TC
472 N MAIN ST
SALT LAKE CITY UT 84103

0931226014
BESTOR, KURT R &
PETRINA; JT
473 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931278012
MCDONOUGH, JULIA S; TR
473 N 'H' ST
SALT LAKE CITY UT 84103

0932154010
CHATWIN, JANET C; TR
473 N 'L' ST
SALT LAKE CITY UT 84103

0931281004
ROBINSON, THOMAS K JR
474 E NINTH AVE
SALT LAKE CITY UT 84103

0931230004
DECKER, RODNEY W &
CHRISTINE S (JT)
474 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931277022
BORST, STEVEN J
474 N 'F' ST
SALT LAKE CITY UT 84103

0932153004
LUNDBERG, KELLY J
474 N 'J' ST
SALT LAKE CITY UT 84103

0932176003
BERTOLINA, MARY C (TR) &
CHARLES J
474 N 'L' ST
SALT LAKE CITY UT 84103

0931281017
HAINES, OCTAVIA; TR
475 E EIGHTH AVE
SALT LAKE CITY UT 84103

0930477007
DENCKER, JUDY ANN; ET AL
475 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0932177009
JACKSON, BENITA B
475 N 'M' ST # 8
SALT LAKE CITY UT 84103

0931277017
HEYN, JANET B; TR
477 E NINTH AVE
SALT LAKE CITY UT 84103

0931431031
DUFFY, RODNEY M SR &
BEVERLY J; JT
478 E SIXTH AVE
SALT LAKE CITY UT 84103

0931279004
PRATT, GREGORY W &
ROBIN L; JT
478 N 'H' ST
SALT LAKE CITY UT 84103

0931176005
HODGES, KARL A &
SMITH, M DENISE (JT)
479 N 'B' ST
SALT LAKE CITY UT 84103

0932177005
FOX, DAVID G & JOLENE B
479 N 'M' ST
SALT LAKE CITY UT 84103

0931226007
KING, WILLIAM L &
PATRICIA E; JT
480 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931279003
ERLER, ELISE L
480 N 'H' ST
SALT LAKE CITY UT 84103

0931431027
CARTWRIGHT, THOMAS C &
MARY C
475 E FIFTH AVE
SALT LAKE CITY UT 84103

0930477008
DENCKER, JUDY ANN; ET AL
475 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931251003
JULANDER, PAULA F
476 N 'B' ST
SALT LAKE CITY UT 84103

0932154009
LUDWIG, ERIK &
GRIFFITHS, KRISTA L; JT
477 N 'L' ST
SALT LAKE CITY UT 84103

0931431031
DUFFY, RODNEY M SR &
BEVERLY J; JT
478 E SIXTH AVE
SALT LAKE CITY UT 84103

0931230015
WHITNEY, GLORIA C
479 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932151003
CUMMINS, KEVIN
479 N 'I' ST
SALT LAKE CITY UT 84103

0932403011
FISHMAN, BRET A &
KATHLEEN W; JT
4795 SHANEE PLACE
BOULDER CO 80303

0931292015
STEWART, ANN K; TR
480 N 'E' ST
SALT LAKE CITY UT 84103

0836232021
BOUZEK, JOHN
4800 EMIGRATION CANYON RD
SALT LAKE CITY UT 84108

0931440015
MILNE, PATRICK J &
GEORGINA S; JT
475 E THIRD AVE
SALT LAKE CITY UT 84103

0931176006
SHIHAB, FUAD
475 N 'B' ST
SALT LAKE CITY UT 84103

0931431022
FIRST PROPERTY HODINGS LC
4760 S HIGHLAND DR # 516
SALT LAKE CITY UT 84117

0932177008
MANN, JEFFREY
477 N 'M' ST # 7
SALT LAKE CITY UT 84103

0931292014
SMITH, DUSTIN M &
O'VERY-SAYLOR, PAULA; JT
478 N 'E' ST # 14
SALT LAKE CITY UT 84103

0931440016
SHAUB, MARY M B
479 E THIRD AVE
SALT LAKE CITY UT 84103

0932152010
MCSWEENEY, JOHN J &
HEIDI; JT
479 N 'J' ST
SALT LAKE CITY UT 84103

0836285014
WHITE, E HARTLEY JR &
MARGARET R; JT
48 W APRICOT AVE
SALT LAKE CITY UT 84103

0931277010
HARRINGTON, JENNIFER W AKA:
ROSS, JENNIFER W H
480 N 'F' ST
SALT LAKE CITY UT 84103

0931234015
PIERCE, MARTHA
481 E TENTH AVE
SALT LAKE CITY UT 84103

0932177004
MACALLAIR, MARILYN J
481 N 'M' ST
SALT LAKE CITY UT 84103

0931277005
BROGAN, SHANE &
KHOR, LILLIAN L C; JT
482 E TENTH AVE
SALT LAKE CITY UT 84103

0931292016
ZHANG, SHU FEN
482 N 'E' ST
SALT LAKE CITY UT 84103

0932176002
BURDETTE, ESSIE A
482 N 'L' ST
SALT LAKE CITY UT 84103

0930477010
KUBOTA, ALBERT K. & BETTY M.
483 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931279002
VANNAH-MCCLANE, ELIZABETH A &
MCCLANE, ROBERT W; TRS
484 N 'H' ST
SALT LAKE CITY UT 84103

0932151002
WITMER, JOHN B &
JEAN S; JT
485 N 'I' ST
SALT LAKE CITY UT 84103

0931436012
DALY, ANNE M
486 E FIFTH AVE
SALT LAKE CITY UT 84103

0931230016
ADAMS, MICHAEL J
487 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932177012
LINDSEY CIRCLE CONDM ASSOC
487 N 'M' ST
SALT LAKE CITY UT 84103

0931234005
RUBINFELD, IRA B &
WILLAMARIE A; JT
482 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931230005
REIMHERR, FREDRICK W &
KATHLEEN R (JT)
482 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931278002
LEONARD, ANDREW F &
SHAUNA A; TC
482 N 'G' ST
SALT LAKE CITY UT 84103

0931431028
BARICKMAN, PATRICK R &
KTHEL K; JT
483 E FIFTH AVE
SALT LAKE CITY UT 84103

0932177003
CHENEY, GEORGE E &
PLANALP, SALLY; TRS
483 N 'M' ST
SALT LAKE CITY UT 84103

0932153007
NELSON, PAUL E &
KAREN L; TC
484 N 'J' ST
SALT LAKE CITY UT 84103

0931437014
STEVENS, JEFFREY D &
KELLY Q; JT
485 N 'K' ST
SALT LAKE CITY UT 84103

0931278001
HOWARD, DOUGLAS P; ET AL
486 N 'G' ST
SALT LAKE CITY UT 84103

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JENSEN, EDWARD B
487 E NINTH AVE
SALT LAKE CITY UT 84103

0931277006
JOHANSSON, MARILYN M
488 E TENTH AVE
SALT LAKE CITY UT 84103

0931281005
CURTIS, CODY &
COFFEY, ERIN E; TC
482 E NINTH AVE
SALT LAKE CITY UT 84103

0931251002
FOSS, KAYE E; TR
482 N 'B' ST
SALT LAKE CITY UT 84103

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BURDETTE, ESSIE A
482 N 'L' ST
SALT LAKE CITY UT 84103

0931285023
RECKLEY, JOSEPH
483 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932152007
BURNHAM, KATHERINE D
4838 W WESTPOINT DR
WEST VALLEY UT 84120

0932153002
NELSON, PAUL E & KAREN L
484 N 'J' ST
SALT LAKE CITY UT 84103

0932177002
KAPSA, CHRIS
485 N 'M' ST
SALT LAKE CITY UT 84103

0931281019
ARNOTT, WILL J.
C.
487 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931285022
BOSKOFF, NANCY E
487 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931279001
GRAF, ERICH L; TR
488 N 'H' ST
SALT LAKE CITY UT 84103

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SOLUM, DARWIN R. & ZOE
488 N 'L' ST
SALT LAKE CITY UT 84103

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KESLER, SUSANNAH E
489 N 'B' ST
SALT LAKE CITY UT 84103

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CHRISTENSEN, KARRIE C
490 N 'J' ST
SALT LAKE CITY UT 84103

0931335013
MORTON, KATHRYN A &
POLER, MICHAEL G; JT
50 N MEDICAL DR
SALT LAKE CITY UT 84132

0932457002
COLE, RICHARD D &
MARA P; JT
5004 RIVER AVE
NEWPORT BEACH CA 92663

0836234028
JM3 INVESTMENTS; ET AL
501 N MAIN ST
SALT LAKE CITY UT 84103

0836233008
IUCKER, IVAN T &
PINGUL, BETH; JT
502 N 200 W
SALT LAKE CITY UT 84103

0931282023
DIETERLE, BETTY J &
WAITE, HELEN; JT
503 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931235019
SLOAT, JOSEPH C
503 N 'H' ST
SALT LAKE CITY UT 84103

0931227001
O'BAGY, KRISTEN F &
PETER D; JT
504 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931427009
ROSHEK, MICHAEL W &
CHERI W; JT
489 E SIXTH AVE
SALT LAKE CITY UT 84103

0836237011
ASHLEY, DENNIS &
JENNY; JT
49 W GIRARD AVE
SALT LAKE CITY UT 84103

0931234006
CARROLL, SUSAN S &
SLADE, SUSAN G; ET AL
498 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932328005
BARTON, JAYNE R &
DOUGLAS L; JT
50 S 1000 E
SALT LAKE CITY UT 84102

0931437006
WACKER, GREGORY D &
JANET K; JT
501 E FOURTH AVE
SALT LAKE CITY UT 84103

0836281014
ANDERSON, J. MOYLE & NORMA
B.
501 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0836234008
JENSEN, KERRY L &
FAIRCHILD, LUCY
502 N CENTER ST
SALT LAKE CITY UT 84103

0931235012
MEYER, THOMAS O &
LAURIE L; JT
503 E TENTH AVE
SALT LAKE CITY UT 84103

0931290001
GRISMORE, GEORGE W
504 E SEVENTH AVE
SALT LAKE CITY UT 84103

0930476019
ERICKSON, LAVERNE S JR
505 E FOURTEENTH AVE
SALT LAKE CITY UT 84103

0931226015
SCOTT, JEFFERY K &
SHEPARD SCOTT, SARAH P; TC
489 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836237011
ASHLEY, DENNIS &
JENNY; JT
49 W GIRARD AVE
SALT LAKE CITY UT 84103

0931155005
CAPITOL HILL CORP CH OF JC
OF
LDS
50 E NORTHTEMPLE ST
SALT LAKE CITY UT 84150

0932485007
BERMAN, DANIEL L &
SUSAN L; JT
50 S MAIN ST # 1250
SALT LAKE CITY UT 84144

0836207023
ALLMAN, QUINN S
501 N 200 W
SALT LAKE CITY UT 84103

0931235001
MCCORVEY, JUDY M
502 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932485002
JARMAN, JOHN C (TR)
503 E 350 N
BOUNTIFUL UT 84010

0930478004
INDRESANO, JENI &
STELLA, MATTHEW A; JT
503 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931432001
TRIMBLE, GREGORY R
504 E SIXTH AVE
SALT LAKE CITY UT 84103

0931441016
ROSENFIELD, MICAH G &
KIRSTIE; JT
505 E THIRD AVE
SALT LAKE CITY UT 84103

0931129010
SHILLING, KEVIN &
RABIN, MARA; JT
505 N 'B' ST
SALT LAKE CITY UT 84103

0932158010
BARBEE, STEVEN K
505 VAN DORN DR
GLENWOOD SPRINGS CO 81601

0931432009
KNORR, MICHAEL H
507 E FIFTH AVE
SALT LAKE CITY UT 84103

0931233018
OESLEBY, THOMAS W; ET AL
507 N 'F' ST
SALT LAKE CITY UT 84103

0931441017
BABBITT, MICHAEL D
509 E THIRD AVE
SALT LAKE CITY UT 84103

0932131007
INGEBRETSEN, RICHARD
510 N 'L' ST
SALT LAKE CITY UT 84103

0930478005
FLIFLET, STEVEN J &
SHELLEY M; JT
511 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0836233017
OSBORNE, BAERBEL E
511 N CENTER ST
SALT LAKE CITY UT 84103

0931282025
HARTNETT, KELLY L &
WILLIAM E; JT
513 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931432003
COLLENBURG, DENNIS R
514 E SIXTH AVE
SALT LAKE CITY UT 84103

0931205023
BLOOD, LEXINTON T
505 N 'C' ST
SALT LAKE CITY UT 84103

0931282001
PENNEY, D ARMSTRONG &
BETTE B; JT
506 E NINTH AVE
SALT LAKE CITY UT 84103

0836207024
SUMNER, GREG &
WISE, SABINA; JT
507 N 200 W
SALT LAKE CITY UT 84103

0836234007
JOHNSTON, DONALD &
ELLEN; JT
508 N CENTER ST
SALT LAKE CITY UT 84103

0931235002
SAGERS, LAURA P &
PAUL S; JT
510 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932132004
COLEMAN, MARJORIE A; TR
510 N 'M' ST
SALT LAKE CITY UT 84103

0931227010
JENSEN, AUDREY G; TR
511 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836129031
ARMASO, EMMANUEL
511 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931235014
KIEFER, DAVID & CYNTHIA E (JT)
513 E TENTH AVE
SALT LAKE CITY UT 84103

0931278021
ANDRUZZI, ROBERT
514 E TENTH AVE
SALT LAKE CITY UT 84103

0932354005
MULLIN, DANIEL &
HAYLEY; JT
505 PASEO DE LA PLAYA
REDONDO BEACH CA 90277

0932107002
COWAN, REED F; TR
5069 S BOABAB DR
HOLLADAY UT 84117

0836233018
HATHAWAY, RUSSELL S &
BENSON L; JT
507 N CENTER ST
SALT LAKE CITY UT 84103

0931235013
GARRETT, TIMOTHY &
KELLY; JT
509 E TENTH AVE
SALT LAKE CITY UT 84103

0930478001
JENNINGS, MICHAEL S &
MARILYN A; JT
510 E FOURTEENTH AVE
SALT LAKE CITY UT 84103

0931437013
HECKEL, GEOFFREY &
MARIA; JT
511 E FOURTH AVE
SALT LAKE CITY UT 84103

0931205010
LAWLER, JILL L
511 N 'C' ST
SALT LAKE CITY UT 84103

0931290002
PETERSEN, REX S. & JOYCE S.
512 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836281013
PATTERSON, CHESLA S &
JOHN K; TRS
513 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0836233007
HICKAM, JEFFERY M & SHELLY
M
(JT)
514 N 200 W
SALT LAKE CITY UT 84103

0931206011
REAGAN, PATRICIA
514 N 'C' ST
SALT LAKE CITY UT 84103

0931231011
BOYLE, PATRICIA
515 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836207021
POWELSON, ARTHUR T
515 N 200 W
SALT LAKE CITY UT 84103

0931235009
BLACK, GAYLA M &
FROST, TERESA; JT
515 N 'H' ST
SALT LAKE CITY UT 84103

0930478008
LEWIS, ROBERT E &
BECKY J; JT
516 E FOURTEENTH AVE
SALT LAKE CITY UT 84103

0836233006
FINCH, MARY K
516 N 200 W
SALT LAKE CITY UT 84103

0930478006
DEIKE, DAVID F & JACQUELINE
L;
JT
517 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0932110009
PEARSON, RIKARD H
517 N 'J' ST
SALT LAKE CITY UT 84103

0931235003
NICHOLS, NICHOLAS S. &
DONNA
518 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836233005
HOSSAIN, JAMIL
518 N 200 W
SALT LAKE CITY UT 84103

0836235010
GABIOLA, JIM A
514 N MAIN ST
SALT LAKE CITY UT 84103

0931278014
WELCH, HEATHER E
515 E NINTH AVE
SALT LAKE CITY UT 84103

0836103012
ARCIA, ESTHER
515 N 600 W
SALT LAKE CITY UT 84116

0931235008
BLACK, GAYLA M &
FROST, TERESA; JT
515 N 'H' ST
SALT LAKE CITY UT 84103

0931227002
ALLRED, FRANKLIN
516 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931282018
YOUNG, MARIA L; TR
517 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931206015
OWEN, DAN K &
MELANIE; JT
517 N 'D' ST
SALT LAKE CITY UT 84103

0932111008
BROCKBANK, H DALE &
CAROLE B; TC
517 N 'K' ST
SALT LAKE CITY UT 84103

0931282005
TUINNEY, THOMAS L
518 E NINTH AVE
SALT LAKE CITY UT 84103

0931205013
FULLER, DOUGLAS W
518 N 'B' ST
SALT LAKE CITY UT 84103

0836281018
HAMMOND, ANNE
514 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931441018
GROSSGOLD, MELVIN J; TR
515 E THIRD AVE
SALT LAKE CITY UT 84103

0931234008
HATHAWAY, SHIRLEY; LIFE ET
AL
515 N 'G' ST
SALT LAKE CITY UT 84103

0931437019
ROBERSON, EDITH T
516 E FIFTH AVE
SALT LAKE CITY UT 84103

0931231002
KUHN, JEANINE H
516 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931235016
WALTON FAMILY LLC
517 E TENTH AVE
SALT LAKE CITY UT 84103

0931233008
ASHTON, PAUL
517 N 'F' ST
SALT LAKE CITY UT 84103

0932112013
FITZPATRICK, MAME
517 N 'L' ST
SALT LAKE CITY UT 84103

0931326013
JONSSON, DAVID P &
LEIGH ANN B; JT
518 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931206010
BUSH, DAVID
518 N 'C' ST
SALT LAKE CITY UT 84103

0931233010
WINTERROTH, JEFFREY S &
BRICKEY, ROBYN L; JT
518 N 'E' ST
SALT LAKE CITY UT 84103

0932316012
MLW PROPERTIES LLC
518 N 'H' ST
SALT LAKE CITY UT 84103

0836204015
COVEY, ALICE N
518 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931129007
WALKER, BETH R
519 N 'B' ST
SALT LAKE CITY UT 84103

0931235007
DUY, ARTHUR H &
DAVIES, TERRY E; JT
519 N 'H' ST
SALT LAKE CITY UT 84103

0836206012
MILLER, LORRAINE
520 N ARCTIC CT
SALT LAKE CITY UT 84103

0836234026
BEALES, DAVID C &
JAMES, ARTHUR J; JT
520 N MAIN ST
SALT LAKE CITY UT 84103

0836155010
HULLINGER, JEFFREY D
520 W SHORTLINE AVE
SALT LAKE CITY UT 84116

0931433052
CURTISS, MATTHEW C
521 E FIFTH AVE # 101
SALT LAKE CITY UT 84103

0931433061
ECKSTEIN, ELEANOR F; TR
521 E FIFTH AVE # 201
SALT LAKE CITY UT 84103

0931234010
EVANS, JUDITH E
518 N 'F' ST
SALT LAKE CITY UT 84103

0932111006
WINTRISS, MARIE K
518 N 'J' ST
SALT LAKE CITY UT 84103

0930476020
ILLIG, HARALD
519 E FOURTEENTH AVE
SALT LAKE CITY UT 84103

0931205009
SUMMERHAYS, PHILIP S. &
CLAUDIA P.
519 N 'C' ST
SALT LAKE CITY UT 84103

0931405002
ALLISON, JARED D
5199 FULTON AVE #D
FAIRFIELD CA 94534

0932110007
LUNT, LEE ANN &
SPUTE, MARGUERITE E (JT)
520 N 'I' ST
SALT LAKE CITY UT 84103

0836204014
SNYDER, MATTHEW L &
AMY SUE; JT
520 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931285009
OLAFSON, ERIC O JR
5202 SAGE CIRCLE NORTH
HOUSTON TX 77056

0931433002
CURTISS, MATTHEW C &
NUCKOLLS, MARGARET LEE; JT
521 E FIFTH AVE # 101
SALT LAKE CITY UT 84103

0931433004
ECKSTEIN, ELEANOR F; TR
521 E FIFTH AVE # 201
SALT LAKE CITY UT 84103

0931235011
GOODFELLOW, JOY S; ET AL
518 N 'G' ST
SALT LAKE CITY UT 84103

0932112006
INGLEBY, ROGER L
518 N 'K' ST
SALT LAKE CITY UT 84103

0931286014
JOESTEN, ROXANNE M
519 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931206025
SMYTH, ANN E
519 N 'D' ST
SALT LAKE CITY UT 84103

0931282006
CENDESE, W IVAN &
JAN W; TRS
520 E NINTH AVE
SALT LAKE CITY UT 84103

0932131006
BARRIGAR, LARRY R & DE ANN
520 N 'L' ST
SALT LAKE CITY UT 84103

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HUDSON, DONALD A &
DEFOSTER, KATHLEEN A; TRS
520 ULUMAWAO ST
KAILUA HI 96734

0836252010
BARKER, BRUCE E
5205 S MORNING CREST DR
TAYLORSVILLE UT 84123

0931433057
TISCH, MARK L
521 E FIFTH AVE # 102
SALT LAKE CITY UT 84103

0931433042
GRAY, VICKI L
521 E FIFTH AVE # 202
SALT LAKE CITY UT 84103

0931433005
GRAY, VICKI L
521 E FIFTH AVE # 202
SALT LAKE CITY UT 84103

0931433063
ZWIERZYCKI, RAYMOND N
521 E FIFTH AVE # 203
SALT LAKE CITY UT 84103

0931433006
ZWIERZYCKI, RAYMOND N
521 E FIFTH AVE # 203
SALT LAKE CITY UT 84103

0931433007
SIMS, BETTE L P; TR
521 E FIFTH AVE # 204
SALT LAKE CITY UT 84103

0931433041
BLAIR, MARTIN A
521 E FIFTH AVE # 205
SALT LAKE CITY UT 84103

0931433008
BLAIR, MARTIN A
521 E FIFTH AVE # 205
SALT LAKE CITY UT 84103

0931433009
REGGIO, MATTHEW J &
WUTHRICH-REGGIO, AMYANNE; JT
521 E FIFTH AVE # 206
SALT LAKE CITY UT 84103

0931433010
CHAMBERS, LYNN A
521 E FIFTH AVE # 301
SALT LAKE CITY UT 84103

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CHAMBERS, LYNN A
521 E FIFTH AVE # 301
SALT LAKE CITY UT 84103

0931433053
CHAMBERS, LYNN A
521 E FIFTH AVE # 301
SALT LAKE CITY UT 84103

0931433065
ALLRED, CLAUDIA V
521 E FIFTH AVE # 302
SALT LAKE CITY UT 84103

0931433011
ALLRED, CLAUDIA V
521 E FIFTH AVE # 302
SALT LAKE CITY UT 84103

0931433013
JONES, MICHAEL &
OLIVER L & SUSANNA T; JT
521 E FIFTH AVE # 304
SALT LAKE CITY UT 84103

0931433014
TSUI, TEH-CHANG, CHU-HWA, TED
L & OUYANG, ELLEN JUNG
521 E FIFTH AVE # 305
SALT LAKE CITY UT 84103

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DOOLIN, KATHLEEN A
521 E FIFTH AVE # 401
SALT LAKE CITY UT 84103

0931433016
DOOLIN, KATHLEEN A
521 E FIFTH AVE # 401
SALT LAKE CITY UT 84103

0931433001
NORTHRIDGE HEIGHTS CONDM
COMMON AREA MASTER CARD
521 E FIFTH AVE # 403
SALT LAKE CITY UT 84103

0931433046
BROWN, JEFFREY D
521 E FIFTH AVE # 405
SALT LAKE CITY UT 84103

0931433020
BROWN, JEFFREY D
521 E FIFTH AVE # 405
SALT LAKE CITY UT 84103

0931433021
BEACH, JAMES E
521 E FIFTH AVE # 406
SALT LAKE CITY UT 84103

0931433034
BEACH, JAMES E
521 E FIFTH AVE # 406
SALT LAKE CITY UT 84103

0931433067
MACAULAY, ERIC J
521 E FIFTH AVE # 502
SALT LAKE CITY UT 84103

0931433024
BROADBENT, J ELAINE; TR
521 E FIFTH AVE # 503
SALT LAKE CITY UT 84103

0931433051
BROADBENT, J ELAINE; TR
521 E FIFTH AVE # 503
SALT LAKE CITY UT 84103

0931433036
HUNTINGTON, LINDA R
521 E FIFTH AVE # 504
SALT LAKE CITY UT 84103

0931433025
HUNTINGTON, LINDA R
521 E FIFTH AVE # 504
SALT LAKE CITY UT 84103

0931433029
PENDLETON, PAUL G
521 E FIFTH AVE # 602
SALT LAKE CITY UT 84103

0931433039
PENDLETON, PAUL G
521 E FIFTH AVE # 602
SALT LAKE CITY UT 84103

0931433055
COURTNEY, ROBERT J, JR
521 E FIFTH AVE # 603
SALT LAKE CITY UT 84103

0931433030
COURTNEY, ROBERT J, JR
521 E FIFTH AVE # 603
SALT LAKE CITY UT 84103

0931433040
RICHINS, RYAN H &
BURTON, CYNTHIA; JT
521 E FIFTH AVE # 606
SALT LAKE CITY UT 84103

0931428006
CHRISTIANSEN, SPENCER D &
NANCY L; JT
521 E SIXTH AVE
SALT LAKE CITY UT 84103

0836233015
BYTHEWAY, RUTH S; TR
521 N CENTER ST
SALT LAKE CITY UT 84103

0836129030
SUVAK, MIRKO &
BOSILJKA; JT
521 N PUGSLEY ST
SALT LAKE CITY UT 84103

0932310014
CROMPTON, DAVID G
5217 EMIGRATION CANYON RD
SALT LAKE CITY UT 84108

0931432004
ROOD, ROBERT V
522 E SIXTH AVE
SALT LAKE CITY UT 84103

0931282019
KOENIG, CHRISTA
523 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932109003
IVIE, VIRGINIA
523 N 'I' ST
SALT LAKE CITY UT 84103

0931282007
HOWELL, H S; TR
524 E NINTH AVE
SALT LAKE CITY UT 84103

0836129010
HALSTEAD, EMMA &
BRIAN P; JT
524 N 400 W
SALT LAKE CITY UT 84103

0931278016
CENDESE, W IVAN &
JAN W; TRS
521 E NINTH AVE
SALT LAKE CITY UT 84103

0931428006
CHRISTIANSEN, SPENCER D &
NANCY L; JT
521 E SIXTH AVE
SALT LAKE CITY UT 84103

0932110008
HALL, NELSON W; TR
ETAL
521 N 'J' ST
SALT LAKE CITY UT 84103

0836235008
SMITH, VICTOR K
521 N WALL ST
SALT LAKE CITY UT 84103

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ANDERSEN, VINNI L
522 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836234004
LIVINGSTON, ROGER L &
RODNEY G; JT
522 N CENTER ST
SALT LAKE CITY UT 84103

0836207020
BYBEE, LYNN D &
CARROL M; JT
523 N 200 W
SALT LAKE CITY UT 84103

0931437007
WELLS, IONA C; TR ET AL
524 E FIFTH AVE
SALT LAKE CITY UT 84103

0931226010
OBLC
524 E NORTHHILLS DR
SALT LAKE CITY UT 84103

0931205011
LELIS, CRAIG J & JOAN W (JT)
524 N 'B' ST
SALT LAKE CITY UT 84103

0931286015
GORDON, LEWIS F &
FORBES, REBECCA M; TC
521 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931441019
BUSS, JONATHAN H &
CATHERINE C; JT
521 E THIRD AVE
SALT LAKE CITY UT 84103

0932111007
AIRMET, ROBYN F
521 N 'K' ST
SALT LAKE CITY UT 84103

0836103010
MACKENZIE, MICHAEL R
521-23 N 600 W
SALT LAKE CITY UT 84116

0931290006
GRAY, JOSHUA N
522 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836155027
DRAWN, GARY U
522 W SHORTLINE AVE
SALT LAKE CITY UT 84116

0931234007
SMYTH, MARILYN &
MARJORIE; TC
523 N 'G' ST
SALT LAKE CITY UT 84103

0836202019
MASTER PLATINUME
INVESTMENTS
LLC
524 E FOURTH AVE
SALT LAKE CITY UT 84103

0931432012
SHEARON, RONALD W JR
524 E SIXTH AVE
SALT LAKE CITY UT 84103

0931234009
CHRISTY, ELIZABETH A &
ARTHUR E
524 N 'F' ST
SALT LAKE CITY UT 84103

0932110006
BEAL, BARBARA
524 N 'I' ST
SALT LAKE CITY UT 84103

0930478007
MCDONALD, MICHAEL E &
CANTOR, NANCY L; JT
525 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0836233014
JONES, GRANT R
525 N CENTER ST
SALT LAKE CITY UT 84103

0932131004
ARMSTRONG, DOROTHY F; JT
ET AL
525 N 'M' ST
SALT LAKE CITY UT 84103

0931235004
JOHNSON, WILLIAM D; TR
526 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836204034
JOHNSON, ERIC &
NICOLAISEN, BEVAN F; TC
526 N PUGSLEY ST
SALT LAKE CITY UT 84103

0836207019
BRUNER, JAMES A &
MARYELLEN B; JT
527 N 200 W
SALT LAKE CITY UT 84103

0836234003
NEBEKER, NATHAN H
528 N CENTER ST
SALT LAKE CITY UT 84103

0931282020
FOUAD, RHEDA &
AMY; JT
529 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836233013
WATERS, ERIC; ET AL
529 N CENTER ST
SALT LAKE CITY UT 84103

0931278017
TERRY, TOBI A
525 E NINTH AVE
SALT LAKE CITY UT 84103

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MOSQUERA, FERNANDO
525 N 600 W
SALT LAKE CITY UT 84116

0931233007
RUPPERT, TIMOTHY J &
MARCEDAS D; JT
525 N 'F' ST
SALT LAKE CITY UT 84103

0932131005
GREENWELL, WINSTON D. &
MARY
A.
525 N 'M' ST
SALT LAKE CITY UT 84103

0931227003
LIUM, NANCY
526 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931231019
JOHNSON, RAMON E & PATSY O
(JT)
527 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836234025
DANSIE, DOUGLAS F
527 N MAIN ST
SALT LAKE CITY UT 84103

0931235010
SMITH, ELIZABETH A
528 N 'G' ST
SALT LAKE CITY UT 84103

0931282008
FOUAD, RHEDA &
AMY; JT
529 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836129038
MAJSTOROVIC, BRANISLAV &
MILENA; JT
529 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931286016
HOUSE, PAUL A &
HARDY, MELISSA E; JT
525 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931129006
DEEM, DARRELL L; TR ET AL.
525 N 'B' ST
SALT LAKE CITY UT 84103

0932112017
TORNQUIST, JOYCE A
525 N 'L' ST
SALT LAKE CITY UT 84103

0836236013
BRIGGS, NICOLE C
525 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931231003
HEATHFIELD, LORA T &
MICHAEL B; JT
526 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931278018
BURROWS, GARY C &
WHIPPLE-BURROWS, TINA M; JT
527 E NINTH AVE
SALT LAKE CITY UT 84103

0933303011
CHRISTENSEN, DUSTIN
5276 S PINEMONT DR #A-21D
MURRAY UT 84123

0836237008
MANGELSON, SCOTT R &
CHARLENE K; JT
528 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931235018
FARNUM, JENNIFER T &
JEFFREY P; JT
529 E TENTH AVE
SALT LAKE CITY UT 84103

0836235007
COWLES, WILLIAM E &
REYNOLDS, JOAN
529 N WALL ST
SALT LAKE CITY UT 84103

0836235007
COWLES, WILLIAM E &
REYNOLDS, JOAN
529 N WALL ST
SALT LAKE CITY UT 84103

0931235005
TILLSON, DAVID D &
ANN H; JT
530 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931432017
WHITE, GERALD A &
PENNY L; JT
531 E FIFTH AVE
SALT LAKE CITY UT 84103

0931408004
MORROW INVESTMENT CO
531 E NORTHHILLS DR
SALT LAKE CITY UT 84103

0931205019
OBERBECK, EDWIN &
CHRISTINA; JT
531 N 'C' ST
SALT LAKE CITY UT 84103

0836234002
FONTAINE, LAURA
532 N CENTER ST
SALT LAKE CITY UT 84103

0931282021
PROSER, STEPHEN &
KOHLER, SUSAN; JT
533 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836129009
MUNGUIA, ADRIAN &
NORMA T; JT
534 N 400 W
SALT LAKE CITY UT 84103

0932378003
HIBBS, JOHN B JR; TR ET AL
5347 S COTTONWOOD LN
HOLLADAY UT 84117

0931437018
HEIN, JEFFREY &
JENNIFER; JT
535 E FOURTH AVE
SALT LAKE CITY UT 84103

0836152021
BRIMHALL, GRACE &
SANCHEZ, RUTH M
529 W 500 N
SALT LAKE CITY UT 84116

0836233004
BOGNER, KATHRYN E
530 N 200 W
SALT LAKE CITY UT 84103

0930476021
HADFIELD, ELDEN E & SARAH
531 E FOURTEENTH AVE
SALT LAKE CITY UT 84103

0931286017
WESSER, ERIC F
531 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931251004
BRECKON, FREDRICA &
NEBEKER, MARK (TC)
532 E TENTH AVE
SALT LAKE CITY UT 84103

0931207002
SCHELLING, DANIEL D &
JACOBS, HILARY; TC
532 N 'D' ST
SALT LAKE CITY UT 84103

0931231018
MCNEIL, JOSEPH D &
REBECCA A; JT
533 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836204033
MCCORMICK, RONALD G
534 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931282022
MCCREARY, WILLIAM A
535 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931278019
HEBREW, JOHN L &
PENELOPE S; JT
535 E NINTH AVE
SALT LAKE CITY UT 84103

0836235002
GUSTAFSON, JOHN
53 W ANGELO AVE
SALT LAKE CITY UT 84115

0836152043
LUND, PEARL E; TR
530 W 400 N
SALT LAKE CITY UT 84116

0931437017
HANSEN, GARY R &
LINDA D; TRS
531 E FOURTH AVE
SALT LAKE CITY UT 84103

0931441020
RAYBOULD, LYNN R & JEAN C;
TRS
531 E THIRD AVE
SALT LAKE CITY UT 84103

0931231004
PENMAN, FRANKLIN L &
JANET L (JT)
532 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836236007
GORDON, MARY C; TR
532 N WALL ST
SALT LAKE CITY UT 84103

0931428008
BRANDT, JAY P &
GOLD, PAMELA A; JT
533 E SIXTH AVE
SALT LAKE CITY UT 84103

0836236005
MAGID, SYDNEY J
534 N WALL ST
SALT LAKE CITY UT 84103

0931432018
BERZINS, MARTIN &
MARY ANNE; JT
535 E FIFTH AVE
SALT LAKE CITY UT 84103

0931227012
ZAVODNI, ZAVIS M &
CATHERINE G; JT
535 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836129037
PELL, ANTHONY A &
ANITA E; JT
535 N PUGSLEY ST
SALT LAKE CITY UT 84103

0836237014
HODGE, JASON A
536 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931106005
HALLETT, BRENDAN
537 N DARWIN ST
SALT LAKE CITY UT 84103

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CONDER, DAREN G
537 W 500 N
SALT LAKE CITY UT 84116

0931286018
TULIN, COLLENE M &
WILLIAM; TC
539 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836103025
FAGEN, LINDA M
539 N 600 W
SALT LAKE CITY UT 84116

0836204010
JORDAN, KRISTIN A &
PAUL C; JT
540 N PUGSLEY ST
SALT LAKE CITY UT 84103

0836207013
HEYWOOD, ROXIE J
541 N 200 W
SALT LAKE CITY UT 84103

0836155014
CORDOVA, MARY; ETAL
543 W 400 N
SALT LAKE CITY UT 84116

0836129034
MIJANGOS, KENT D
545 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931227004
SNEDAKER, LEE &
JONI; JT
536 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931227013
REES, COREY D &
KAREN M; TRS
537 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836236006
DYKE, GLENN &
RAEGAN; JT
537 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0836129002
POWELL, HELEN M
5373 S RIDGECREST DR
TAYLORSVILLE UT 84118

0931441021
GRITZMACHER, CHET L
539 E THIRD AVE
SALT LAKE CITY UT 84103

0836129036
OBRADOVIC, ILIJA &
ANDJELKA; JT
539 N PUGSLEY ST
SALT LAKE CITY UT 84103

0836237013
RINGOT, CATHERINE M
540 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0836204009
ALBA, MATTHEW L
542 N PUGSLEY ST
SALT LAKE CITY UT 84103

0836233001
LIMB, JOSEPH I &
SUNNEE E; JT
544 N 200 W
SALT LAKE CITY UT 84103

0836404014
PETEREIT, FRANK &
ELLEN; TRS
545 SPEER CT
POMONA CA 91766

0836234001
PARISH, D C
536 N CENTER ST
SALT LAKE CITY UT 84103

0931129011
LAMBERT, ELLEN T &
JONES, LAURA ANN T; TRS
537 N 'B' ST
SALT LAKE CITY UT 84103

0836152045
CONDER, DAREN G
537 W 500 N
SALT LAKE CITY UT 84116

0930478010
MILLER, JUSTIN &
JODI; JT
538 E FOURTEENTH AVE
SALT LAKE CITY UT 84103

0836103025
FAGEN, LINDA M
539 N 600 W
SALT LAKE CITY UT 84116

0836129008
JONES, WHITNEY & KAREN; JT
540 N 400 W
SALT LAKE CITY UT 84103

0836427008
HEYWOOD, ROXIE J
541 N 200 W
SALT LAKE CITY UT 84103

0932110005
ANDERSEN, ALAN R
543 N 'J' ST
SALT LAKE CITY UT 84103

0931333005
TIOGA PROPERTIES LLC
544 W 20TH
MERCED CA 95340

0932403022
DANIERO, SUSAN C
5450 N CROSS COUNTRY WY
PARK CITY UT 84098

0836204008
HILL, MIMI E
548 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931228007
SPEIGHT, BRIAN E
551 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931283009
MEDLEY, TYRONE E &
YVONNE (JT)
553 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931236001
THOMPSON, PHILIP M JR &
RUTH O; TRS
554 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931231009
RICHARDSON, SCOTT P &
RACHEL F; JT
554 N 'G' ST
SALT LAKE CITY UT 84103

0931287008
ROBB, MARIA M
555 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932354001
SOPER, KIM A
555 N PERRYS HOLLOW RD
SALT LAKE CITY UT 84103

0931291001
MIDGET, DAVID B &
ROSE, CAROLYN S; TRS
556 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931434002
HETTINGA, WILLIAM R
558 E SIXTH AVE
SALT LAKE CITY UT 84103

0932108023
HILL, DOUGLAS R
558 N 'K' ST
SALT LAKE CITY UT 84103

0933354008
ROBINSON, SHAWN H
55 N VIRGINIA ST
SALT LAKE CITY UT 84103

0836204007
BINGHAM, ANNIE &
JARED; JT
552 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931434011
MARK, BRANDON J &
CLARK, WESTON; JT
553 E FIFTH AVE
SALT LAKE CITY UT 84103

0931434001
SCHADE, HANSKARL & VERA E.
554 E SIXTH AVE
SALT LAKE CITY UT 84103

0836236001
GUNDERSON, ROBERT C &
PATRICIA S; JT
554 N WALL ST
SALT LAKE CITY UT 84103

0931236007
HOLZNER, CLAUDIO &
MUNRO, SARAH; JT
555 E TENTH AVE
SALT LAKE CITY UT 84103

0836236004
VAN LANINGHAM, CRAIG D &
THOMPSON, AUDREY A; JT
555 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931232008
SHARP, JAMES E JR
557 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836129005
VALDEZ, CELIA
558 N 400 W
SALT LAKE CITY UT 84103

0932108023
HILL, DOUGLAS R
558 N 'K' ST
SALT LAKE CITY UT 84103

0836208006
GIER, GREGORY
550 N 200 W
SALT LAKE CITY UT 84103

0836277006
EBERT, CARL E & ANN M;
TRS
5529 S CORA WY
TAYLORSVILLE UT 84118

0931438008
JERO, SUSAN J
553 E FOURTH AVE
SALT LAKE CITY UT 84103

0836129006
HEINTZ, NICHOLAS G
554 N 400 W
SALT LAKE CITY UT 84103

0836237001
PATTERSON, RALPH W &
JODI A; JT
554 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0930479006
VITELLI, J THOMAS &
SWANER, MICHELE A; JT
555 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0836152017
DLP PROPERTIES INC
555 W 500 N
SALT LAKE CITY UT 84116

0931434012
SOHREVARDI, MAHTAB
557 E FIFTH AVE
SALT LAKE CITY UT 84103

0932106008
SMITH, THEODORE W &
MARIE K; JT
558 N 'I' ST
SALT LAKE CITY UT 84103

0931339003
STITES, MERRITT W &
THOMAS H; JT
559 E TENTH AVE
SALT LAKE CITY UT 84103

0931442010
BERGSLIEN, JUDITH C
559 E THIRD AVE
SALT LAKE CITY UT 84103

0931442014
HOLDING, BERNIECE; TR
560 E FOURTH AVE
SALT LAKE CITY UT 84103

0931204004
REITZ, BRUCE A &
MARY LOU D; TC
560 N 'D' ST
SALT LAKE CITY UT 84103

0931434003
HERBIG, JEFFREY F &
RYSDON, MARY P; JT
562 E SIXTH AVE
SALT LAKE CITY UT 84103

0836204005
WILSON, CHERYL J
562 N PUGSLEY ST
SALT LAKE CITY UT 84103

0932106013
ATHAS, WILLIAM C.
563 N 'J' ST
SALT LAKE CITY UT 84103

0931236002
FINN, AARON P
564 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931479002
RUBY'S CATERING
564 E THIRD AVE
SALT LAKE CITY UT 84103

0931279010
DEWSNUP, JEANNETTE F; TR
565 E NINTH AVE
SALT LAKE CITY UT 84103

0836207031
MICHELSEN, ALAN R
565 N 200 W
SALT LAKE CITY UT 84103

0932302002
SMITH, MURRAY F &
ELSIE V; TRS
560 E 3750 N
PROVO UT 84604

0931281008
HUGHES, JOHN H &
VIRGINIA J; JT
560 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0931279009
BARALDI, CAROLE A
561 E NINTH AVE
SALT LAKE CITY UT 84103

0931232002
SHANAHAN, DENNIS P &
JAMI L; JT
562 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931283010
THOMSON, THOMAS G. &
VIRGINIA
J.
563 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836129025
WADDELL, JEFFERY B &
RACHEL N; JT
563 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931442003
COOLIDGE, JOANNA S
564 E FOURTH AVE
SALT LAKE CITY UT 84103

0836155001
BOOKS, SIGNATURE
564 W 400 N
SALT LAKE CITY UT 84116

0931287010
WENTWORTH, GLENN L &
NANCY M
565 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932105008
GOLLAHER, KEVIN C
565 N 'I' ST
SALT LAKE CITY UT 84103

0931438002
NIEDERJOHN, JENNY K
560 E FIFTH AVE
SALT LAKE CITY UT 84103

0836208013
BRADFORD, L'AURA &
LARABEE, VALERIE A; TC
560 N 200 W
SALT LAKE CITY UT 84103

0931479008
JARMAN, CASEY H
561 E SECOND AVE
SALT LAKE CITY UT 84103

0836129004
AGRICOLA, CHRISTINA
562 N 400 W
SALT LAKE CITY UT 84103

0931232009
SUMMERHAYS, CAROL J &
GROSSEN, VENICE R; TRS
563 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836254063
WIKBERG REAL ESTATE LLC
5633 EMIGRATION CANYON RD
SALT LAKE CITY UT 84108

0931434004
GORMAN, SHELLEY R
564 E SIXTH AVE
SALT LAKE CITY UT 84103

0931283011
WATERS, DOUGLAS G &
KATARINA L; JT
565 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931228008
BAUMER, JOHN R &
DEVENPORT, NANCY H; JT
565 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932107009
BAKER, TRENT
565 N 'K' ST
SALT LAKE CITY UT 84103

0836152016
SLEATER, NILLA C
565 W 500 N
SALT LAKE CITY UT 84116

0931291003
PICKELNER, SUSAN
566 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932107007
MCDONALD, FRANK S &
JEANNE S; TRS
566 N 'J' ST
SALT LAKE CITY UT 84103

0931434014
WEST, GAVIN S &
NAOMIE D; JT
567 E FIFTH AVE
SALT LAKE CITY UT 84103

0931284020
CORKLE, PATRICK M
567 E THIRD AVE
SALT LAKE CITY UT 84103

0931229008
VAN VLEET, SHERRY; TR
567 N 'F' ST
SALT LAKE CITY UT 84103

0931230010
SAGERS, PAUL S SR &
JEAN S; JT
568 N 'F' ST
SALT LAKE CITY UT 84103

0931279013
TETON, JAMES WHITE-EAGLE
569 E NINTH AVE
SALT LAKE CITY UT 84103

0931231007
HABERER, KAYE M
569 N 'H' ST
SALT LAKE CITY UT 84103

0931279006
GOUW, TAN H & NORMA B &
LAUNCE G; JT
570 E TENTH AVE
SALT LAKE CITY UT 84103

0931438003
MOONEY, JULIE T
566 E FIFTH AVE
SALT LAKE CITY UT 84103

0931479003
PAUL, BALBINA R
566 E THIRD AVE
SALT LAKE CITY UT 84103

0931434006
COOK, TROY D &
MELINDA R; JT
566-1/2 E SIXTH AVE
SALT LAKE CITY UT 84103

0931287011
YU, JERIN C &
NITTA, KAZUMI; JT
567 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931442011
STONEHOCKER, JOYCE M
567 E THIRD AVE
SALT LAKE CITY UT 84103

0931287014
LECHEMINANT, DAVID N
568 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932106006
DAY, MARK
568 N I ST
HOUSTON TX 77081

0932312009
HABERER, KATHLEEN M; TR
569 N 'H' ST
SALT LAKE CITY UT 84103

0836152015
NELSON, DALE L &
BARBARA B; JT
569 W 500 N
SALT LAKE CITY UT 84116

0836208002
WHITE BRICK LLC
570 N 200 W
SALT LAKE CITY UT 84103

0931283005
O'NEILL, DAVID J
566 E NINTH AVE
SALT LAKE CITY UT 84103

0836232006
PAGANO, GREGORY R &
LISA A; JT
566 N CENTER ST
SALT LAKE CITY UT 84103

0931232010
ATHAY, D GILBERT
567 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932301003
SCOTT, STEVEN A
567 E SIXTH AVE
SALT LAKE CITY UT 84103

0931228009
BROCK, RICHARD E &
LUCILLE M; TRS
567 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931232003
PITTS, ELIZABETH
568 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932106006
DAY, MARK
568 N I ST
HOUSTON TX 77081

0931231007
HABERER, KAYE M
569 N 'H' ST
SALT LAKE CITY UT 84103

0931407001
VIERIG, CRAIG R
5695 S HIGHLAND DR
HOLLADAY UT 84117

0931407008
ELLIS, JEFFREY R &
MARTHA M; JT
5704 S OAKDALE DR
HOLLADAY UT 84121

0836207028
LATTER, JOHN R
571 N 200 W
SALT LAKE CITY UT 84103

0836129022
COWDRICK, TIMOTHY L
571 N PUGSLEY ST
SALT LAKE CITY UT 84103

0836232005
BURTON, JOSEPH D; TR ET AL
572 N CENTER ST
SALT LAKE CITY UT 84103

0931479010
SWENSON, CLARON E &
CAROL G; TC
573 E SECOND AVE
SALT LAKE CITY UT 84103

0931442012
TAGLIAFERRI, CELESTA &
STEPHEN P; JT
573 E THIRD AVE
SALT LAKE CITY UT 84103

0931231006
BENNETT, JOHN M &
SHAWNEE L; JT
573 N 'H' ST
SALT LAKE CITY UT 84103

0931287007
ROBERTS, REBECCA
574 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931479004
LEE, RONALD J
574 E THIRD AVE
SALT LAKE CITY UT 84103

0931229012
CAUMET, FERNAND J &
ANNE A; JT
574 N 'E' ST
SALT LAKE CITY UT 84103

0932107006
MARTIN, EMILIE S; TR
574 N 'J' ST
SALT LAKE CITY UT 84103

0931230008
OLSON, LAURA D
571 N 'G' ST
SALT LAKE CITY UT 84103

0931291007
SCHOFER, EDITH M
572 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931230009
KRAMER, TODD E &
SUSANNE T; JT
572 N 'F' ST
SALT LAKE CITY UT 84103

0931287012
DEAN, ANGELA M &
BROWN, TIMOTHY W; TRS
573 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931228010
CLARK, CAROLYN L
573 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932107008
CARLTON, FRANK H; TR
573 N 'K' ST
SALT LAKE CITY UT 84103

0931283006
THOMPSON, TRACEY &
BROWN, STEPHEN; TC
574 E NINTH AVE
SALT LAKE CITY UT 84103

0931232004
MEEKS-IVERS, DONNA L &
IVERS, DAVID G; JT
574 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931229009
CAUMET, FERNAND J & ANNE A;
JT
574 N 'E' ST
SALT LAKE CITY UT 84103

0932108024
LINDQUIST, A KENT &
CLAYTON, TRINA; JT
574 N 'K' ST
SALT LAKE CITY UT 84103

0836129022
COWDRICK, TIMOTHY L
571 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931228005
GARDNER, JERRY &
JEAN L; JT
572 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931434015
HOPSON, PETER C &
LOIS A; JT
573 E FIFTH AVE
SALT LAKE CITY UT 84103

0931236010
HUGHES, TODD A &
ILONA M; JT
573 E TENTH AVE
SALT LAKE CITY UT 84103

0931230007
MOYES, ANGELICA L &
ANDREW B; JT
573 N 'G' ST
SALT LAKE CITY UT 84103

0836232033
HARRIS, ROSE MARIE
573 N WALL ST
SALT LAKE CITY UT 84103

0932402012
SENZEE, NORMA K
574 E TENTH AVE
SALT LAKE CITY UT 84103

0931204003
DEVERAUX, R LAYNE &
RHONDA; JT
574 N 'D' ST
SALT LAKE CITY UT 84103

0931232005
OTTENHEIMER, RALPH
574 N 'H' ST
SALT LAKE CITY UT 84103

0836229014
STORY, ERICKA
574 N WALL ST
SALT LAKE CITY UT 84103

0932432001
LIVINGSTON, ROGER
575 E 4500 S # B-180
MURRAY UT 84107

0836207008
VAN TUSSENBROOK, KARA
575 N 200 W
SALT LAKE CITY UT 84103

0932108026
STENGER, CAROL &
BOND, SHANNON; TC
575 N 'L' ST
SALT LAKE CITY UT 84103

0932159001
O'DONNELL, NICHOLAS C &
SYDNEY C; JT
576 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931283007
MULLINS, LESTER K &
SHAWNA; JT
576 E NINTH AVE
SALT LAKE CITY UT 84103

0836303003
CARESS, ELIAS S
576 W 300 N
SALT LAKE CITY UT 84116

0932151006
LUTHER, BLAKE T & BRENDA L
(JT)
577 E NINTH AVE
SALT LAKE CITY UT 84103

0836352001
SISNEROS, HENRIQUE R &
NISA J; TC
577 W 200 N
SALT LAKE CITY UT 84116

0932155008
NEWELL, THOMAS M &
SUSAN R; JT
579 E EIGHTH AVE
SALT LAKE CITY UT 84103

0929353006
BURT, JEFFERY J
579 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0931283012
COEBERGH, BASTIAAN K &
COLLEEN K; JT
575 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932106007
YOUNG, S DILWORTH &
HULDAH,
TRS
575 N 'J' ST
SALT LAKE CITY UT 84103

0836129021
OLVERA, VALENTIN
575 N PUGSLEY ST
SALT LAKE CITY UT 84103

0931438004
MEADOWS, HARRY W &
JANICE P; TRS
576 E FIFTH AVE
SALT LAKE CITY UT 84103

0836232004
MARSH, MICHAEL M &
DILLEEN M; JT
576 N CENTER ST
SALT LAKE CITY UT 84103

0836152014
JONES, KEIKO FUKUSHIMA
576 W 400 N
SALT LAKE CITY UT 84116

0932159007
PEARCE-SASSEN, KATIE
577 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932163006
RUPPEL, RICHARD W &
ORMS, JENNIFER L; JT
578 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932301004
BLEVINS, JAMES K &
BOWER, JEAN; JT
579 E SIXTH AVE
SALT LAKE CITY UT 84103

0932101005
STEENBURGH, WILLIAM J &
ANDREA L; TRS
579 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931232011
DAY, BECKY
575 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932108028
KORY PLACE CONDOMINIUM
OWNERS
ASSOCIATION
575 N 'L' ST
SALT LAKE CITY UT 84103

0836229027
MCCORMACK, MICHAEL
575 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932314001
PUTNAM, STEPHEN
576 E FOURTH AVE
SALT LAKE CITY UT 84103

0836230017
STEINBERG, MARTIN I
576 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932305008
BABCOCK, DANIEL T
577 E FIFTH AVE
SALT LAKE CITY UT 84103

0932314007
WALDBURGER, DIANE L &
KAREN ANN; JT
577 E THIRD AVE
SALT LAKE CITY UT 84103

0931231008
MILES, KENT M &
LINDA H; JT
578 N 'G' ST
SALT LAKE CITY UT 84103

0929353006
BURT, JEFFERY J
579 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0836230028
ROACH, KATHRYN H &
WILLIAM C; JT
579 N DARWIN ST
SALT LAKE CITY UT 84103

0932109001
ASCANI, MARGARET J; ET AL
580 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932105001
UTSET, MANUEL A JR
580 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932105002
STEVENS, MICHAEL C
581 N 'I' ST
SALT LAKE CITY UT 84103

0836232003
LAWLOR, WILLIAM V; ET AL
582 N CENTER ST
SALT LAKE CITY UT 84103

0932305007
WARBURTON, HAZEL A.
583 E FIFTH AVE
SALT LAKE CITY UT 84103

0932109002
CONE, DAVID &
CONE-UEMURA, KAREN; JT
584 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836229013
GOLLAN, STEWART W
584 N WALL ST
SALT LAKE CITY UT 84103

0931229006
YOUNG, DAVID B
585 N 'F' ST
SALT LAKE CITY UT 84103

0836229045
HENDRY, DOUGLAS J
585 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0836232002
ROWLAND, AMY L
586 N CENTER ST
SALT LAKE CITY UT 84103

0932151001
SHUMWAY, CYNTHIA &
PEDERSON, THELMA M; JT
580 E TENTH AVE
SALT LAKE CITY UT 84103

0836208001
STODDARD, ROGER M &
KEMENY, CHRISTINE E; JT
580 N 200 W
SALT LAKE CITY UT 84103

0836229039
CALLAWAY, DAVID A
581 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932155009
BOURSE, MARCEL A & DELLA M
583 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932301005
WILSON, JAMES P
583 E SIXTH AVE
SALT LAKE CITY UT 84103

0931231001
BISHOP, KRISTY L
584 N 'G' ST
SALT LAKE CITY UT 84103

0836230014
STUEHSER, ILLONA; TR
584 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931231005
BECK, PHILIP M &
JENNIFER J; JT
585 N 'H' ST
SALT LAKE CITY UT 84103

0836229045
HENDRY, DOUGLAS J
585 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931229001
BUCKWORTH, ALBERT B &
LISA A; JT
586 N 'E' ST
SALT LAKE CITY UT 84103

0931228006
SAVAGE, DESIREE A
580 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0836230015
MILLIGAN, MARK R &
JENNIFER M; JT
580 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0836229039
CALLAWAY, DAVID A
581 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932305009
MAGEE, PENNY E
583 E FIFTH AVE
SALT LAKE CITY UT 84103

0836229041
VANOCUR, CHRISTOPHER P; TR
583 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0836229013
GOLLAN, STEWART W
584 N WALL ST
SALT LAKE CITY UT 84103

0932155001
GEORGE, DAVID B. & BETSY A.
585 E NINTH AVE
SALT LAKE CITY UT 84103

0836232020
HEATH, NELLIE
585 N WALL ST
SALT LAKE CITY UT 84103

0932155002
SONNTAG, DEBRA J R &
FRANK G; JT
586 E NINTH AVE
SALT LAKE CITY UT 84103

0931232001
OMURA, TERRY H &
PEARMAN, ANNE T; JT
586 N 'H' ST
SALT LAKE CITY UT 84103

0931287019
BUSH, ELAINE R
586 W VINE ST
TOOELE UT 84074

0836229044
HANSEN, ROBERT L &
LEWIS, LORIANNE C; JT
587 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931204001
CALDERON, PEDRO A
588 N 'D' ST
SALT LAKE CITY UT 84103

0931428009
ARCE, MARIA
589 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836232019
NEWMARK, WILLIAM D
591 N WALL ST
SALT LAKE CITY UT 84103

0836232014
SWANER, VALERIE J
595 N WALL ST
SALT LAKE CITY UT 84103

0931432002
WESTIEN, JOHN &
WULLSTEIN, KRISTEN; TRS
6 PORTER ST
SAN FRANCISCO CA 94110

0932456010
GLASS, DENNIS &
CORTH, SUSAN B; JT
600 N EASTCAPITOL BLVD
SALT LAKE CITY UT 84103

0931251013
CLOVIS INVESTMENTS
601 N 'D' ST
SALT LAKE CITY UT 84103

0836228012
SHAW, PAULA J
602 N CENTER ST
SALT LAKE CITY UT 84103

0932105007
TURNER, KENNETH B; ET AL
587 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932309002
TUNG, DARYL W S & DIANA A
(JT)
588 E FIFTH AVE
SALT LAKE CITY UT 84103

0836230013
SHAPIRO, BRUCE H &
ANITA; JT
588 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932301006
CLAY, SHAWN
589 E SIXTH AVE
SALT LAKE CITY UT 84103

0836232001
CHRISTENSEN, SCOTT R &
MEGAN M; JT
594 N CENTER ST
SALT LAKE CITY UT 84103

0836230032
PIGNANELLI, FRANK R &
D'ARCY D; JT
598 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932164006
BERGER, HELMUT & GERDA;
TRS
60 E SOUTHTEMPLE ST #1800
SALT LAKE CITY UT 84111

0932328001
SECOND AVENUE PROPERTIES
600 N EASTCAPITOL ST
SALT LAKE CITY UT 84103

0932353003
VARDAKIS, MIKE M
601 S STATE ST
SALT LAKE CITY UT 84111

0932302003
DEBOIS, STEVEN L
603 E SIXTH AVE
SALT LAKE CITY UT 84103

0932159008
KINGDON, KEVIN F &
PONT-KINGDON, GENEVIEVE; JT
587 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932101002
OCONNELL, JAMES F; TR
588 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0932313014
JOHNSON, KIMBERLY A
5882 S HOLLADAY BLVD
HOLLADAY UT 84121

0931405011
OTTO, GERALD J &
LISA M; JT
590 PARKVIEW DR
PARK CITY UT 84098

0836229012
MEIWES, GEORG J &
KRUGER-MEIWES,
ALESSANDRA; JT
594 N WALL ST
SALT LAKE CITY UT 84103

0932161020
CAPONIGRO, GIORDANO &
HABLE, WHITNEY E; JT
6 FOXHILL RD
FOXBORO MA 02035

0836428009
JOHNSON, ARNOLD H
60 W 300 N
SALT LAKE CITY UT 84103

0932152014
SELF, WILLIAM N &
AMANDA K; JT
601 E NINTH AVE
SALT LAKE CITY UT 84103

0932329007
FOSTER RENTALS LC
602 E 300 S
SALT LAKE CITY UT 84102

0932110010
CLAWSON, BRADLEY M; ET AL
603 E TENTH AVE
SALT LAKE CITY UT 84103

0932160001
AGRAMONT, EDMUNDO M &
MCCULLOUGH, JANET L; JT
604 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836229035
BECK, SUSAN J
604 N WALL ST
SALT LAKE CITY UT 84103

0932102009
EDWARDS, MARCUS O &
RUTH S; TRS
605 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931207009
GUNN, CAROLEE; ET AL
6053 S 2230 E
HOLLADAY UT 84121

0932152001
BURGIN, SALLY
606 E TENTH AVE
SALT LAKE CITY UT 84103

0932104002
LAVASANI, TOORAN &
VAREDI, AHMAD; JT
608 N 'K' ST
SALT LAKE CITY UT 84103

0836284013
RICHARDSON LLC
609 E TREVEN PL
DRAPER UT 84020

0932352002
FOX, KENNETH W & VICKY V
610 E THIRD AVE
SALT LAKE CITY UT 84103

0931443016
REKOW, ALISA G
6103 MT TACOMA DR SW
LAKEWOOD WA 98499

0836229021
BORMAN, CAROL
611 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0931441009
O'NEILL, MARK K
604 E TAYLOR LN
MURRAY UT 84107

0836151027
BENAVIDEZ, JOHNNIE P &
FLORENCE (JT)
604 W 400 N
SALT LAKE CITY UT 84116

0836305010
SAMPSON, ROBERT E &
LUCINDA C
(JT)
605 N 'K' ST
SALT LAKE CITY UT 84103

0931207003
POOL, TERRELL S; TR
6053 S 2230 E
HOLLADAY UT 84121

0932156018
LARSEN, NILS K (LIFE), ET AL
607 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836281020
ROBISON, MARC E; ET AL
6088 W GARDEN GATE DR
WEST VALLEY UT 84128

0932330013
ASPER, FRANK W JR &
CHRISTINE N; TRS
61 N LAUREL ST
SALT LAKE CITY UT 84103

0932102002
BARBER, HENRY A JR
610 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0932306018
LYMAN, KENVIN M &
ANGKASA, SOFIA; JT
611 E FIFTH AVE
SALT LAKE CITY UT 84103

0932160002
JOYCE, SONIA A
612 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931227009
HOLBROOK, IRA E. & MYRTLE J.
604 N 'G' ST
SALT LAKE CITY UT 84103

0836103019
BAHENA, JOSE
604 W 500 N
SALT LAKE CITY UT 84116

0931330001
SWAIN, JEFFERY L; ET AL
6050 S 1820 W
TAYLORSVILLE UT 84118

0836279027
BARNETT, ANNE L
6057 SPRING CANYON RD
OGDEN UT 84403

0932352011
POTUCEK, JEANNE
607 E SECOND AVE
SALT LAKE CITY UT 84103

0932152015
EDOUARD, DELPHINE C &
EYRE, RICHARD; JT
609 E NINTH AVE
SALT LAKE CITY UT 84103

0933354007
LANEY, KATHRYN L
61 N VIRGINIA ST
SALT LAKE CITY UT 84103

0932102015
LANGUE, PIERRE &
BEVERLY; JT
610 N 'I' ST
SALT LAKE CITY UT 84103

0932110011
METCALFE, VIRGINIA R &
CHARLES B JR; JT
611 E TENTH AVE
SALT LAKE CITY UT 84103

0932152002
ANDERSON, BETTY J
612 E TENTH AVE
SALT LAKE CITY UT 84103

0932454009
ATKINSON, CARL E JR; TR
612 GALER PL
GLENDALE CA 91206

0931253009
EVANS, CAROL D; TR
6120 E 5TH ST A102
TUCSON AZ 85711

0932315019
WILDER, MICHAEL &
STEPHANIE; JT
613 E THIRD AVE
SALT LAKE CITY UT 84103

0932352003
CHIPMAN, JAMES N
614 E THIRD AVE
SALT LAKE CITY UT 84103

0932160017
ROSSBERG, WAYNE
615 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836229048
JONES, NATHAN T
615 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0836103018
BAHENA, FILOGONIO
616 W 500 N
SALT LAKE CITY UT 84116

0932110012
REED, CHARLES S &
BEVERLY K; JT
617 E TENTH AVE
SALT LAKE CITY UT 84103

0836202013
GRAY, ARIC S &
FREDERICK, REBECCA L; JT
617 N 200 W
SALT LAKE CITY UT 84103

0932101004
ROSE, ROBERT D &
MICHELE; JT
617 N 'I' ST
SALT LAKE CITY UT 84103

0836304058
COTTO, ANGEL L
612 W 200 N
SALT LAKE CITY UT 84116

0931413008
VOORHEES, LAURA H
6125 S 900 E
SALT LAKE CITY UT 84121

0836202014
MONGER, VANESSA C
613 N 200 W
BOUNTIFUL UT 84010

0932156019
TROXELL, TODD &
MARY R; JT
615 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932102012
ROSSI, HUGO &
JULIA; JT
615 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836230022
BLAKE, SPENCER &
ERVEENA; JT
616 N COLUMBUS ST
SALT LAKE CITY UT 84103

0931285014
WALK, MICHAEL J
617 E EAGLERIDGE DR
NORTH SALT LAKE UT 84054

0932315023
CRAFT, SANDY E
617 E THIRD AVE
SALT LAKE CITY UT 84103

0836202013
GRAY, ARIC S &
FREDERICK, REBECCA L; JT
617 N 200 W
SALT LAKE CITY UT 84103

0932160006
GEDIG, LINDA F &
RE, CHRISTINE G; JT
618 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836304058
COTTO, ANGEL L
612 W 200 N
SALT LAKE CITY UT 84116

0932106009
MORIYASU, HARUKO T &
MIKIO; JT ET AL
613 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932306007
THOMA, ANDREW &
KURNAT, EMMA; JT
614 E SIXTH AVE
SALT LAKE CITY UT 84103

0932352012
ZIMMERMAN, CHARLES W &
MARY W; JT
615 E SECOND AVE
SALT LAKE CITY UT 84103

0932103008
CROCKETT, PAUL S & BARBARA
H;
TRS
615 N 'K' ST
SALT LAKE CITY UT 84103

0836177033
ZABKA, MILAN
616 N WALL ST
SALT LAKE CITY UT 84103

0932156020
JOLLEY, BRETT
617 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932315023
CRAFT, SANDY E
617 E THIRD AVE
SALT LAKE CITY UT 84103

0931227008
EDWARDS, ROBERT L & SUSAN
L
(JT)
617 N 'H' ST
SALT LAKE CITY UT 84103

0932160003
GEDIG, LINDA F &
RE, CHRISTINE G; JT
618 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932315004
WINDER, JOHN R & LAURA L; JT
618 E FOURTH AVE
SALT LAKE CITY UT 84103

0932106002
STEWART, RANDALL O &
BILEY, BECKY J; JT
618 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836103017
WATANABE, KIYOKO
618 W 500 N
SALT LAKE CITY UT 84116

0932110003
BURDETTE, RICAHRD E III &
ALLENE S; JT
620 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931226016
SILBERBERG, CARYN &
DANIEL; JT
620 N 'F' ST
SALT LAKE CITY UT 84103

0836230008
CARLSON, DAVID A &
HOLLY D; JT
620 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932152016
KAESSNER, GEOFF
621 E NINTH AVE
SALT LAKE CITY UT 84103

0836154006
ROMERO, ALBERT M. & GENEVIE
A.
621 W 400 N
SALT LAKE CITY UT 84116

0932102006
MORGAN, VERA H &
JONATHAN; JT
622 N 'I' ST
SALT LAKE CITY UT 84103

0932156021
CLARK, ARTHUR F &
ANNA P; TRS
623 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932156009
BOSEN, SCOTT K
618 E NINTH AVE
SALT LAKE CITY UT 84103

0931227006
HILL, DIANE &
FILBEN, MICHAEL P
618 N 'G' ST
SALT LAKE CITY UT 84103

0932102011
COLES, LAURIE B &
MARY LOU; TRS
619 N 'J' ST
SALT LAKE CITY UT 84103

0932102003
BUTTERFIELD, VICKY
620 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0932103006
MALLORY, BETTY LU S. & L.
PIERCE
620 N 'J' ST
SALT LAKE CITY UT 84103

0836230008
CARLSON, DAVID A &
HOLLY D; JT
620 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932302014
HENRICHSEN, KIRK B &
ESTHER R; JT
621 E SIXTH AVE
SALT LAKE CITY UT 84103

0931228004
SMALE, NATHAN &
TESTARD, HERMINE M; JT
622 N 'H' ST
SALT LAKE CITY UT 84103

0836229007
HURTES, WILLIAM M
622 N WALL ST
SALT LAKE CITY UT 84103

0932160019
MULHOLLAND, KENNETH R
623 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932152003
TWITCHELL, TERRY R
618 E TENTH AVE
SALT LAKE CITY UT 84103

0836230007
DEGIORGIO, JOAN
618 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932110003
BURDETTE, RICAHRD E III &
ALLENE S; JT
620 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932102003
BUTTERFIELD, VICKY
620 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0836230009
CARLSON, DAVID A &
HOLLY D; JT
620 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932106010
REKDAL, PAISLEY
621 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932302006
HENRICHSEN, KIRK B &
ESTHER T; JT
621 E SIXTH AVE
SALT LAKE CITY UT 84103

0931228004
SMALE, NATHAN &
TESTARD, HERMINE M; JT
622 N 'H' ST
SALT LAKE CITY UT 84103

0836352027
SALT LAKE NEIGHBORHOOD
HOUSING SERVICES
622 W 500 N
SALT LAKE CITY UT 84116

0932110013
PETERSON, LESLIE &
HIGGINS, KEVIN; JT
623 E TENTH AVE
SALT LAKE CITY UT 84103

0931226009
OWENS, ELIZABETH
623 N 'G' ST
SALT LAKE CITY UT 84103

0932160009
KEENAN, DENISE D
624 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932152004
KEELEY, JOLENE; JT ET AL
624 E TENTH AVE
SALT LAKE CITY UT 84103

0836304023
GUESS, KIM H
624 W 200 N
SALT LAKE CITY UT 84116

0932106011
NUNLEY, FORREST B &
DEANNA T; JT
625 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932101003
DINH, AN
625 N 'I' ST
SALT LAKE CITY UT 84103

0836151004
WHITE, RACHEL
625 W 500 N
SALT LAKE CITY UT 84116

0932306010
GARDNER, JAMES R &
LYNN F; JT
626 E SIXTH AVE
SALT LAKE CITY UT 84103

0836151023
ARCHULETA, TERESA M; ET AL
626 W 400 N
SALT LAKE CITY UT 84116

0932352013
MEYERS, REBECKA L &
HOWARD, MICHAEL R; JT
627 E SECOND AVE
SALT LAKE CITY UT 84103

0836228008
JACOBSEN, CAROLYNE D
623 N WALL ST
SALT LAKE CITY UT 84103

0932315005
RODGERS, KENNETH D
624 E FOURTH AVE
SALT LAKE CITY UT 84103

0932352004
NELLIST, JOHN R &
KAREN T; JT
624 E THIRD AVE
SALT LAKE CITY UT 84103

0836151024
ORTEGA, SILVERIA D
624 W 400 N
SALT LAKE CITY UT 84116

0932152017
MUSCI, ANTHONY G &
TERESA S; JT
625 E NINTH AVE
SALT LAKE CITY UT 84103

0836228007
SILVERS, DIANE C B
625 N WALL ST
SALT LAKE CITY UT 84103

0932310011
ALEXANDER, LOUISE
626 E FIFTH AVE
SALT LAKE CITY UT 84103

0932306008
GARDNER, JAMES R &
LYNN F; TC
626 E SIXTH AVE
SALT LAKE CITY UT 84103

0932306020
ANDERSON, CHRISTOPHER G
627 E FIFTH AVE
SALT LAKE CITY UT 84103

0932160020
BOND, MARTHA P
627 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836229049
RIGBY, KENT R &
FULLER, TERESA A; JT
623 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932156010
MAXWELL, MATTHEW W
624 E NINTH AVE
SALT LAKE CITY UT 84103

0931227005
AGNOLI, CATHERINE
624 N 'G' ST
SALT LAKE CITY UT 84103

0836103022
CORBALEY, GLENN D &
MARY J; JT
624 W 500 N
SALT LAKE CITY UT 84116

0836202012
ASHDOWN, PETER L
625 N 200 W
SALT LAKE CITY UT 84103

0836154005
KIEM, NGAN &
NGUYEN, LIEN T; JT
625 W 400 N
SALT LAKE CITY UT 84116

0932164004
CHRISTENSEN, MARCIA S
626 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931226002
GAY, PATRICIA E; TR
626 N 'F' ST
SALT LAKE CITY UT 84103

0932152018
MOFFAT, KATHLEEN D &
GREELEY, BOB A; JT
627 E NINTH AVE
SALT LAKE CITY UT 84103

0932315014
OSSMEN, MICHAEL D; TR
627 E THIRD AVE # 6
SALT LAKE CITY UT 84103

0931227007
MARLER, BILLY R; TR
627 N 'H' ST
SALT LAKE CITY UT 84103

0931234014
AITKEN, KIM L; ET AL
627 W EAGLE PASS
NORTH SALT LAKE UT 84054

0931228003
PITTS, JACK H & SANDRA J S (JT)
628 N 'H' ST
SALT LAKE CITY UT 84103

0932106012
POLYCHRONIS, BONNIE K
629 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836234020
ANDERSON, JOHN L & MYRNA L (JT)
629 S LAKE ST
SALT LAKE CITY UT 84102

0932152005
JONES, JESSIE M
630 E TENTH AVE
SALT LAKE CITY UT 84103

0932102013
MUELLER, MARK N & JEAN A; JT
631 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836304035
GUERRA, MAXIMO R
632 W 200 N
SALT LAKE CITY UT 84116

0932160021
ADELGAIS, KATHLEEN
633 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931226008
PEIFFER, SHARON & ANDREAS; TRS
633 N 'G' ST
SALT LAKE CITY UT 84103

0932102010
JOHNSON, WILLIAM P & NELIS, PATRICIA M; TRS
627 N 'J' ST
SALT LAKE CITY UT 84103

0932110004
RODRIGUEZ, GEORGE
628 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932311011
PITTS, SANDRA J & JACK H (JT)
628 N 'H' ST
SALT LAKE CITY UT 84103

0932306021
MC KENDRICK, EDITH B
629 E FIFTH AVE
SALT LAKE CITY UT 84103

0932358015
ARMSTRONG, MEGAN C
63 N 'L' ST
SALT LAKE CITY UT 84103

0836302010
QUINTANA, MARY & MAESTAS, MARY E; TC
630 W 300 N
SALT LAKE CITY UT 84116

0836154031
CORREA, FELIX G
6312 W WENDING LN
WEST VALLEY UT 84128

0932156023
JENSEN, LESLIE B & JERRY L; JT
633 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932110015
STRAUP, RICHARD W. & CLAUDIA
E.
633 E TENTH AVE
SALT LAKE CITY UT 84103

0836230024
BOYINGTON, STEVEN B
633 N VICTORY RD
SALT LAKE CITY UT 84103

0932103007
CURRAN, MARILYN & BOYES, BRUCE A; JT
627 N 'K' ST
SALT LAKE CITY UT 84103

0932156011
MOWER, MARVIN L. & ELAINE N.
628 E NINTH AVE
SALT LAKE CITY UT 84103

0932156022
JESSING, KEVIN W & KIM A; JT
629 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932152013
SAUL, JULIANNE G
629 E NINTH AVE
SALT LAKE CITY UT 84103

0932455020
STANGER, DIANE L; TR ET AL
63 N 'Q' ST
SALT LAKE CITY UT 84103

0836103020
WHORTON, WILLIAM A & ANNJEANETTE; JT
630 W 500 N
SALT LAKE CITY UT 84116

0932106004
GREENAN, JAY
632 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932306022
TAHBAZ, JOHN A
633 E FIFTH AVE
SALT LAKE CITY UT 84103

0836202010
ASHDOWN, PETER L
633 N 200 W
SALT LAKE CITY UT 84103

0836229051
CLIFT, EDWARD M
633 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0836205012
JUNIPER HOLDINGS LLC
633 W 100 S
SALT LAKE CITY UT 84104

0836230006
DOWNEY, LEWIS M &
MOONEY, MAUREEN M; JT
634 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932152020
GERAGI, SHERYL J &
HARRINGTON, ROSS; JT
635 E NINTH AVE
SALT LAKE CITY UT 84103

0932352020
MACLEOD, LYNNE M
637 E SECOND AVE
SALT LAKE CITY UT 84103

0932160010
BERGMANN, MAX A
638 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931228011
WALKER, VIRGINIA L
638 N 'H' ST
SALT LAKE CITY UT 84103

0932317012
VIEREGGE, FRITZ S. & CLARA B.
640 E BRITTANY DR # 211
MURRAY UT 84107

0836229001
WINGATE, BARBARA B
640 N WALL ST
SALT LAKE CITY UT 84103

0932304009
MERCIER, MAX
643 E NORTHCREST DR
SALT LAKE CITY UT 84103

0932164005
APPLING, DANA L
646 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836151003
BACA, SHARON &
F OLIVA; JT
633 W 500 N
SALT LAKE CITY UT 84116

0931406016
NORTH COVE LLC
6340 S 3000 E # 300
COTTONWOOD HTS UT 84121

0932102014
WILKINS, SANDRA W
635 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932110016
SPACKMAN, T DEAN & DOROTHY
W
(JT)L
637 E TENTH AVE
SALT LAKE CITY UT 84103

0932306012
DOUGHERTY, NINA E
638 E SIXTH AVE
SALT LAKE CITY UT 84103

0836151021
DE GODINA, CLEMENTE &
CONCEPCION
638 W 400 N
SALT LAKE CITY UT 84116

0836228009
SANDWICK, SUZANNE
640 N CENTER ST
SALT LAKE CITY UT 84103

0932302013
MORRIS, JULIE R
641 E SIXTH AVE
SALT LAKE CITY UT 84103

0836151032
VELASQUEZ, LEE I
643 W 500 N
SALT LAKE CITY UT 84116

0836103027
JOHNSON, AARON
646 W 500 N
SALT LAKE CITY UT 84116

0932306011
NORVELL, RUSSELL &
CACHELIN, ADRIENNE M; JT
634 E SIXTH AVE
SALT LAKE CITY UT 84103

0932152021
GERAGI, SHERYL
635 E NINTH AVE
SALT LAKE CITY UT 84103

0836256013
DILLMAN, DAVID; TR
6364 S HIGHLAND DR # 203
SALT LAKE CITY UT 84121

0836230023
MARGONIS, FRANK G &
DEYHLE, DONNA; JT
637 N VICTORY RD
SALT LAKE CITY UT 84103

0932106005
DE WAAL FAMILY LTD
PARTNERSHIP
638 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932156024
OLSEN, KATHERINE M; TR
639 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931207008
PETERSON, PETER; ET AL
640 N 'K' ST
SALT LAKE CITY UT 84103

0836228001
POULSON, PAMELA M
642 N CENTER ST
SALT LAKE CITY UT 84103

0836203004
APGOOD, DEE L & ANALEE
644 N 200 W
SALT LAKE CITY UT 84103

0932104004
PETERSON, PETER; ET AL
648 N 'K' ST
SALT LAKE CITY UT 84103

0836202008
WEBSTER, JOHN J L
649 N 200 W
SALT LAKE CITY UT 84103

0836236003
LAMB, DAVID A &
MOLLEE L; JT
65 W GIRARD AVE
SALT LAKE CITY UT 84103

0836226005
CAPLIS, EVAN
652 N WALL ST
SALT LAKE CITY UT 84103

0932111009
BURROWS, BRADLEY G &
THOMSON, STEVEN L; JT
653 E TENTH AVE
SALT LAKE CITY UT 84103

0931441006
WILDE, MAURINE F; TR
654 E 500 S
BOUNTIFUL UT 84010

0932161016
ANDERSON, PATRICK L &
DENHARDT, SUSAN M; JT
655 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932477032
BROWN, CHARLIE &
NAGATA-BROWN, SUSAN M; JT
655 N DESOTO ST
SALT LAKE CITY UT 84103

0932311017
DARBOVEN, ERIN G
657 E FOURTH AVE
SALT LAKE CITY UT 84103

0932334018
HANSEN, ROBERT D & MARYAN
659 NO COMA VISTA CIRCLE
MESA AZ 85213

0836229031
CARR, EFFIE K.
66 W GIRARD AVE
SALT LAKE CITY UT 84103

0932380015
FLETCHER, GRANT &
KEETER, LAURA E
65 N 'M' ST
SALT LAKE CITY UT 84103

0932165002
MAHLER, MARILYN; TR
6518 S ROTHMOOR DR
SALT LAKE CITY UT 84121

0932311016
DUER, SCOTT H &
DIANA M; JT
653 E FOURTH AVE
SALT LAKE CITY UT 84103

0932316017
GERSDORF, DEREK A & &
MIRIAM A; JT
653 E THIRD AVE # 1
SALT LAKE CITY UT 84103

0932353001
RITTER, DAVID F &
FAITH R; JT
654 E THIRD AVE
SALT LAKE CITY UT 84103

0932103009
BURNS, GREGORY LEE; ET AL
655 E TWELFTH AVE
SALT LAKE CITY UT 84103

0930477011
SARGENT, WILLIAM &
PATRICIA K; TRS
655 N 'G' ST
SALT LAKE CITY UT 84103

0932153013
POLTORATSZKY, PIERRE
657 E NINTH AVE
SALT LAKE CITY UT 84103

0931280014
WISEMAN, RICK; TR
66 N 'D' ST
SALT LAKE CITY UT 84103

0932111015
ELIAS, GERALD &
PATTON, CECILY; JT
660 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836291002
STAUFFER, MARY W &
COWAN, LOUIS J; JT
65 W APRICOT AVE
SALT LAKE CITY UT 84103

0836226005
CAPLIS, EVAN
652 N WALL ST
SALT LAKE CITY UT 84103

0932153012
MILLER, EARL L &
MARGARET A; TRS
653 E NINTH AVE
SALT LAKE CITY UT 84103

0825457014
WARD, RAYMOND
653-655 N 200 W
SALT LAKE CITY UT 84103

0932107001
BURDETT, VERA B. C.
654 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932103009
BURNS, GREGORY LEE; ET AL
655 E TWELFTH AVE
SALT LAKE CITY UT 84103

0930478013
BLAKE, CATHERINE
655 N 'H' ST
SALT LAKE CITY UT 84103

0932303013
TEEL, ELIZABETH W
657 E SIXTH AVE
SALT LAKE CITY UT 84103

0836229030
CARR, EFFIE K.
66 W GIRARD AVE
SALT LAKE CITY UT 84103

0932316008
EVANS, THAD V
660 E FOURTH AVE
SALT LAKE CITY UT 84103

0932107011
FENNIMORE, DON
661 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932316018
SMITH, WILLIAM R
661 E THIRD AVE
SALT LAKE CITY UT 84103

0836276007
KOSTAL, JASON
6629 S 18TH DR
PHOENIX AZ 85041

0932153014
HEATON, TRAVIS
663 E NINTH AVE
SALT LAKE CITY UT 84103

0932320001
VICTORIAN CONDMN COMMON AREA
MASTER CARD
663 E THIRD AVE # B
SALT LAKE CITY UT 84103

0932165005
BRANDT, LEANNE M
664 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932303004
WELLER, SAM & LILA N.
665 E SIXTH AVE
SALT LAKE CITY UT 84103

0932157014
GRAY, WILLIAM R &
SYLVIA R (JT)
666 E NINTH AVE
SALT LAKE CITY UT 84103

0932161006
WOOLSEY, DUANE L & KRISTINA G;
JT
668 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932107003
KIMBROUGH, SCOTT S &
ADELE R; JT
668 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932161017
GAYNARD, LAURA L &
CLIFFORD A; JT
661 E SEVENTH AVE
SALT LAKE CITY UT 84103

0930478012
MOY, NEWELL D & LILLIAN P
661 N 'H' ST
SALT LAKE CITY UT 84103

0932157009
BEAL, PETER A &
DAVID, SHEILA S; JT
663 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932353018
DIMICK, MATTHEW &
TARA LEA; JT
663 E SECOND AVE
SALT LAKE CITY UT 84103

0932103010
MILES, LOUISE G; TR
663 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932307025
CLARK, DIANE L; ET AL
664 E SIXTH AVE
SALT LAKE CITY UT 84103

0836426010
KERBER, HAROLD H &
KATHY A; TC
665 N 550 E
OREM UT 84097

0932161018
ZUMBRUNNEN, JERRY
667 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932307010
WEIDNER, SUSAN M &
SCHWARTZ, TINA M; TC
668 E SIXTH AVE
SALT LAKE CITY UT 84103

0836203001
DOXFORD, FRANK L & PHYLLIS C
668 N 200 W
SALT LAKE CITY UT 84103

0932111010
BRANDT, LEANNE M
661 E TENTH AVE
SALT LAKE CITY UT 84103

0932431017
COLE, KEVIN D
6629 S 1300 E
SALT LAKE CITY UT 84121

0932153014
HEATON, TRAVIS
663 E NINTH AVE
SALT LAKE CITY UT 84103

0932320003
FLANIGAN, TAD
663 E THIRD AVE # B
SALT LAKE CITY UT 84103

0932316010
CRUZ, ARNEL F &
MARSHALL, SHELLEY L; TRS
664 E FOURTH AVE
SALT LAKE CITY UT 84103

0836203002
HAZARD, KARL L &
BEHRMANN, JOAN E (JT)
664 N 200 W
SALT LAKE CITY UT 84103

0932111002
DEISS, ANDREW &
LOIS PL JT
666 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836202029
H BOYD AND ASSOCIATES, LLC
667 N CORTEZ ST
SALT LAKE CITY UT 84103

0932353004
ADAMS, ANGELA W &
CASEY; JT
668 E THIRD AVE
SALT LAKE CITY UT 84103

0930477002
BRONSTON, KENNETH A &
MARY ANN; JT
668 N 'F' ST
SALT LAKE CITY UT 84103

0930479004
ROGERS, BENJAMIN E
668 N 'H' ST
SALT LAKE CITY UT 84103

0932316020
SCHAEFER, GILBERTO V &
DORIS S
669 E THIRD AVE
SALT LAKE CITY UT 84103

0930478011
BOWES, WATSON A III
669 N 'H' ST
SALT LAKE CITY UT 84103

0932454012
MARTINEAU, MARY J; TR
67 N 'P' ST
SALT LAKE CITY UT 84103

0933354006
PARRY, ERIC N &
JOANNE L; JT
67 N VIRGINIA ST
SALT LAKE CITY UT 84103

0932165006
VAN ORMAN, APRIL
670 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932153015
STEPANEK, PAUL G
671 E ALOHA RD
SALT LAKE CITY UT 84103

0930477004
MOSS, WILLETTA H. & R. DALE
671 N 'G' ST
SALT LAKE CITY UT 84103

0930478002
RIET, BRENDA J
672 N 'G' ST
SALT LAKE CITY UT 84103

0932111012
INGSTROM, SENJA A; TR
673 E TENTH AVE
SALT LAKE CITY UT 84103

0932157010
AVEDIKIAN, HARRY
669 E EIGHTH AVE
SALT LAKE CITY UT 84103

0825457013
MONTOYA, VICTORIA K &
MURDOCK, JONATHAN T; JT
669 N 200 W
SALT LAKE CITY UT 84103

0836226014
BRISENDINE, DONALD R JR &
KAREN S; JT
669 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932455019
JOY, SARAH B
67 N 'Q' ST
SALT LAKE CITY UT 84103

0836291003
COOK, DARLENE C; TR ET AL
67 W APRICOT AVE
SALT LAKE CITY UT 84103

0932153008
TARRAN, BARBARA J
670 E TENTH AVE
SALT LAKE CITY UT 84103

0932153010
STEPANEK, STEVEN H &
TERESA M; JT
671 E ALOHA RD
SALT LAKE CITY UT 84103

0932161007
UTENMOEHLEN, MARGARET J
672 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931443018
JOHNSON, ALICE W &
SHOUP, JUDITH K (JT)
6723 NORWAY RD
DALLAS TX 75230

0932316021
ALLISON, DENNIS L &
NIKI P; JT
673 E THIRD AVE
SALT LAKE CITY UT 84103

0836428005
KNOWLTON, EDWARD U &
GAIL A W' TRS
669 E OAKLANE
KAYSVILLE UT 84037

0930477005
WRIGHT, J W
669 N 'G' ST
SALT LAKE CITY UT 84103

0932358014
MARTIN, SIUNA L; TR
67 N 'L' ST
SALT LAKE CITY UT 84103

0932456014
ORR, DIANE G
67 N 'R' ST
SALT LAKE CITY UT 84103

0932311007
SHOOTER, LESLI A &
WYNN B; JT
670 E FIFTH AVE
SALT LAKE CITY UT 84103

0825459004
CLARK, KADE
670 N 200 W
SALT LAKE CITY UT 84103

0932157011
SPENCER, GLEN I &
CLEO M; TRS
671 E EIGHTH AVE
SALT LAKE CITY UT 84103

0825459003
TUMSATAN, LADDA
672 N 200 W
SALT LAKE CITY UT 84103

0932107012
BROWN, ROBERT G &
MARY D; JT
673 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0825459005
WADDOUPS, STACY D
673 N WALL ST
SALT LAKE CITY UT 84103

0932161023
LEWIS, CAROLYN; TR
673 W SEVENTH AVE
MIDVALE UT 84047

0932157015
PETT, JAMES A, JR &
MARJORIE A
674 E NINTH AVE
SALT LAKE CITY UT 84103

0932307011
LANFER, SARAH D &
PETER T; JT
674 E SIXTH AVE
SALT LAKE CITY UT 84103

0825477012
FINLINSON, MATTHEW B &
KATIE M; JT
674 N WALL ST
SALT LAKE CITY UT 84103

0932353005
HARRIS, NATHAN S
676 E THIRD AVE
SALT LAKE CITY UT 84103

0932430012
FRINT, WILLIAM R; ET AL
676 W 5465 S
MURRAY UT 84123

0932161008
PETRICK, WILLIAM R &
WAKE, TRACEY E; JT
678 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932107004
ALLEN, ELIZABETH M
678 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932161021
KLEEN, HEINO
679 E SEVENTH AVE
SALT LAKE CITY UT 84103

0836229022
DAMERY, WILLIAM E &
TERESA S; JT
679 N DESOTO ST
SALT LAKE CITY UT 84103

0932111003
VANBUREN, JAMES K JR
674 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836234015
PETT, MAJORIE A
674 E NINTH AVE
SALT LAKE CITY UT 84103

0825459002
ALLART, DAVID &
JANA; JT
674 N 200 W
SALT LAKE CITY UT 84103

0932311020
SARGENT, VIRGINIA R
675 E FOURTH AVE
SALT LAKE CITY UT 84103

0836281012
MACFARLANE, MATT; ET AL
676 N 300 W
SALT LAKE CITY UT 84103

0932107013
BROWN, ROBERT; ET AL
677 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932311009
BEGUE, MICHAEL &
DENISE; JT
678 E FIFTH AVE
SALT LAKE CITY UT 84103

0930479013
SCOTT WHITE INC
678 N 'H' ST
SALT LAKE CITY UT 84103

0932111013
DINAUER, ANNETTE H
679 E TENTH AVE
SALT LAKE CITY UT 84103

0836202007
DAMERY, WILLIAM E &
TERESA S; JT
679 N DESOTO ST
SALT LAKE CITY UT 84103

0932311008
BUDGE, TERRALL V
674 E FIFTH AVE
SALT LAKE CITY UT 84103

0932165007
DICKINSON, WILLIAM J &
CAROLYN H; TRS
674 E SEVENTH AVE
SALT LAKE CITY UT 84103

0825459002
ALLART, DAVID &
JANA; JT
674 N 200 W
SALT LAKE CITY UT 84103

0931333004
SPENCER, STEPHEN J &
KERRY C; JT
6759 S 2200 W
WEST JORDAN UT 84084

0825457012
MACFARLANE, MATT; JT ET AL
676 N 300 W
SALT LAKE CITY UT 84103

0932311021
ION, LYNDA
677 E FOURTH AVE
SALT LAKE CITY UT 84103

0932103003
PETERSON, CATHRYN &
JAMESON, REX M; TC
678 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0836282010
DAVIDSON, DONISE K; ET AL
679 E 200 S
SALT LAKE CITY UT 84102

0932103012
PILZ, JOERGEN &
ANDRIANO-PILZ, MARCIA; JT
679 E TWELFTH AVE
SALT LAKE CITY UT 84103

0931408008
BOYE, FERN O &
JAMES R; TRS
68 N 'G' ST
SALT LAKE CITY UT 84103

0932432003
BOYE, JAMES R &
CHRISTINE; JT
68 N 'G' ST
SALT LAKE CITY UT 84103

0932153009
KEMP, CLARENCE E. & HELEN
680 E TENTH AVE
SALT LAKE CITY UT 84103

0932311022
WARREN, SCOTT
681 E FOURTH AVE
SALT LAKE CITY UT 84103

0931440008
ATKINSON, SHANE R; ET AL
681 E THIRD AVE
SALT LAKE CITY UT 84103

0825477033
BENNETT, MICHAEL D &
TAMRA L; TC
681 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932316023
JONES, DAVID G &
MARY K; JT
683 E THIRD AVE
SALT LAKE CITY UT 84103

0932157022
MOFFAT, CLAIRE M
685 E EIGHTH AVE
SALT LAKE CITY UT 84103

0930479010
RICHARDS, GENEVIEVE C
685 N 'I' ST
SALT LAKE CITY UT 84103

0932107005
SHIGEOKA, JOHN W
686 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932311023
LARSEN, RALPH L. & RUTH H.
687 E FOURTH AVE
SALT LAKE CITY UT 84103

0932483005
PETERMANN, WALTER U
68 N 'U' ST
SALT LAKE CITY UT 84103

0931403007
KEMP, HELEN P; ET AL
680 E TENTH AVE
SALT LAKE CITY UT 84103

0932161022
JONES, DAVID A &
ESCALANTI, LAURIAN; JT
681 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931440009
ATKINSON, SHANE R; ET AL
681 E THIRD AVE
SALT LAKE CITY UT 84103

0932111004
ECKSTEIN, JOHN B &
MIWA S; JT
682 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0825477030
SKOLNICK, GIANCARLO
683 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932111014
BARRETT, JOSEPH P &
ROEGIERS, NATASHA; JT
685 E TENTH AVE
SALT LAKE CITY UT 84103

0930479010
RICHARDS, GENEVIEVE C
685 N 'I' ST
SALT LAKE CITY UT 84103

0932101001
TAYLOR, ROBYN R & BLAINE J;
JT
686 N HILLTOP RD
SALT LAKE CITY UT 84103

0932303009
FITZSIMMONS, ROBERT O, ET AL
687 E SIXTH AVE
SALT LAKE CITY UT 84103

0932311010
TAYLER, DAVIN
680 E FIFTH AVE
SALT LAKE CITY UT 84103

0825477032
DRAPER, SIDNEY H &
HELEN B; JT
680 N WALL ST
SALT LAKE CITY UT 84103

0932303007
BOYCE, CAROLINE R
681 E SIXTH AVE
SALT LAKE CITY UT 84103

0932316022
ATKINSON, SHANE R; ET AL
681 E THIRD AVE
SALT LAKE CITY UT 84103

0932303008
GOEBEL, BERNIECE E
683 E SIXTH AVE
SALT LAKE CITY UT 84103

0932157016
ABEDIN, MOEEN
684 E NINTH AVE
SALT LAKE CITY UT 84103

0930477003
MACKIE, ROBERT W JR &
JULIE L; TRS
685 N 'G' ST
SALT LAKE CITY UT 84103

0929353004
RICHARDS, GENEVIEVE C.
685 N 'I' ST
SALT LAKE CITY UT 84103

0825477010
LANDIS, MATTHEW
686 N WALL ST
SALT LAKE CITY UT 84103

0932316024
FLEMING, RANEE B; ET AL
687 E THIRD AVE
SALT LAKE CITY UT 84103

0825477009
BULLOCK, RICHARD G
688 N WALL ST
SALT LAKE CITY UT 84103

0932456013
GILES, DALE K &
MARVA R; JT
69 N 'R' ST
SALT LAKE CITY UT 84103

0836291004
SIMONS, DELORES D; TR
69 W APRICOT AVE
SALT LAKE CITY UT 84103

0825477008
SANCHEZ, REBECCA L
692 N WALL ST
SALT LAKE CITY UT 84103

0825477029
HORTON, RONALD &
JENNIFER; JT
698 N WALL ST
SALT LAKE CITY UT 84103

0836281019
BERG, RUTH N.
70 HORIZON DR
BEDFORD NH 03110

0932455004
SAVIN, GORDAN
70 N 'P' ST
SALT LAKE CITY UT 84103

0836236016
SORENSON, STEPHEN J &
CORINNE C; JT
70 W ZANE AVE
SALT LAKE CITY UT 84103

0932164001
PERRELL, ANTOINETTE C &
BABCOCK, DOMINIQUE A; JT
701 N 'I' ST
SALT LAKE CITY UT 84103

0825476004
SHITOOT, YASHWANT &
GREENSPAN, JONATHAN B (TC)
702 N WALL ST # 3
SALT LAKE CITY UT 84103

0932315015
FLETCHER, JEFFREY KARL
69 E GIRARD AVE
SALT LAKE CITY UT 84103

0932480034
STEINER, KEVIN K & ALICE L;
JT
69 N 'S' ST
SALT LAKE CITY UT 84103

0932159009
MILLER, APRIL
6914 S REDWOOD RD # 506
WEST JORDAN UT 84084

0931327014
WALKER, ALAN J &
VICTORIA J; JT
693 E HILLSIDE OAK CIR
NORTH SALT LAKE UT 84054

0932153016
PINNACLE BUILDING GROUP
INC;
ET AL
6995 S UNION PARK AVE
COTTONWOOD HTS UT 84047

0836281019
BERG, RUTH N.
70 HORIZON DR
BEDFORD NH 03110

0836284016
HARTNER, KENNETH C &
TAYLOR, MICHELE A; JT
70 W APRICOT AVE
SALT LAKE CITY UT 84103

0931443009
NG, YUEN LEUNG &
HON, LINDAH (JT)
700 E SIXTEENTH AVE
SALT LAKE CITY UT 84103

0932154001
PITT, RICHARD S &
GLORIA G; JT
702 E TENTH AVE
SALT LAKE CITY UT 84103

0825476006
SELL, JOHN &
BETHANY K; JT
702 N WALL ST # 5
SALT LAKE CITY UT 84103

0932382015
HICKEY, JOSEPH L II &
CAROLINE L; JT
69 N 'O' ST
SALT LAKE CITY UT 84103

0836291001
MARMALADE CONDOMINIUM
COMMON AREA MASTER CARD:
69 W APRICOT AVE
SALT LAKE CITY UT 84103

0930479008
BANDYOPADHYAY, PRADIP K &
SHEETZ, M JOAN; JT
692 N 'H' ST
SALT LAKE CITY UT 84103

0825477007
GAGE, JAMES D &
KENNEDY, JOHN; JT
694 N WALL ST
SALT LAKE CITY UT 84103

0931403010
UZELAC, THOMAS D
7 BERGAMO
LAGUNA NIGUEL CA 92677

0932380025
LINDGREN, PETER C &
JESSICA S; JT
70 N 'L' ST
SALT LAKE CITY UT 84103

0836236012
SORENSON, STEPHEN &
CORINNE; JT
70 W ZANE AVE
SALT LAKE CITY UT 84103

0930476018
BARD, DALE R &
JARRETT, ADRIENNE S; JT
701 N 'G' ST
SALT LAKE CITY UT 84103

0825476002
IVES, ELLEN Q
702 N WALL ST # 1
SALT LAKE CITY UT 84103

0825476007
PULSIPHER, CANTABRICA
702 N WALL ST # 6
SALT LAKE CITY UT 84103

0825476008
JONES, EAGEN W
702 N WALL ST # 7
SALT LAKE CITY UT 84103

0932154012
BOWAN, PIETER &
XIE, MIN; JT
703 E NINTH AVE
SALT LAKE CITY UT 84103

0932313001
HUGHES, MICHAEL A &
JENNIFER; JT
704 E FIFTH AVE
SALT LAKE CITY UT 84103

0932112007
BOWES, ALAN R & REBECCA A;
JT
705 E TENTH AVE
SALT LAKE CITY UT 84103

0836277001
BETHEL, DAN J &
BURNS, MATHEW E (TC)
707 N DESOTO ST
SALT LAKE CITY UT 84103

0836277002
BETHEL, DAN J &
BURNS, MATHEW E; TC
707 N DESOTO ST
SALT LAKE CITY UT 84103

0932108007
LOESER, STEVEN &
ANNE L; JT
709 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932380014
NIELSEN, CARMELA S
71 N 'M' ST
SALT LAKE CITY UT 84103

0932308008
WOLKING, HENRY C &
LOIS E; JT
711 E FIFTH AVE
SALT LAKE CITY UT 84103

0932304007
ROKOP, JAMES J &
KRISTIN W; JT
711 E SIXTH AVE
SALT LAKE CITY UT 84103

0825476009
MORPHET, CARI
702 N WALL ST # 8
SALT LAKE CITY UT 84103

0932162006
VAN LENT, MARCELLUS C &
KATHERINE A; TC
703 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932158014
RAMJOUE, BRYN F &
DANIEL A; JT
705 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932158001
ADAMSON, MICHAEL
706 E NINTH AVE
SALT LAKE CITY UT 84103

0836277001
BETHEL, DAN J &
BURNS, MATHEW E (TC)
707 N DESOTO ST
SALT LAKE CITY UT 84103

0932108020
DETWEILER, ROBERT &
BOWDEN, GAIL; TRS
708 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932304006
BUJDOSO, MICHELLE D
709 E SIXTH AVE
SALT LAKE CITY UT 84103

0836291005
HUTTON, ERIC; ET AL
71 W APRICOT AVE
SALT LAKE CITY UT 84103

0932154014
BUCHANAN, VIRGINIA B; ET AL
711 E NINTH AVE
SALT LAKE CITY UT 84103

0932112008
PACK, DAVID E
711 E TENTH AVE
SALT LAKE CITY UT 84103

0932313013
GOLDMAN, SALLY D
703 E FOURTH AVE
SALT LAKE CITY UT 84103

0932304005
PARRY, MARK &
SARAH; JT
703 E SIXTH AVE
SALT LAKE CITY UT 84103

0932158014
RAMJOUE, BRYN F &
DANIEL A; JT
705 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932354014
BLUM, SANDRA &
COMISO, SCOTT A; JT
707 E SECOND AVE
SALT LAKE CITY UT 84103

0836277002
BETHEL, DAN J &
BURNS, MATHEW E; TC
707 N DESOTO ST
SALT LAKE CITY UT 84103

0825456003
BAIRD PROPERTIES LLC
708 N 300 W
SALT LAKE CITY UT 84103

0825456029
ELWOOD, DARREN T
709 N 200 W
SALT LAKE CITY UT 84103

0931278006
FLINDT, HERBERT R &
JODEE; JT
710 E NORTHCREST DR
SALT LAKE CITY UT 84103

0932354015
STILLMAN, DAVID J &
LYONS, SUSAN (JT)
711 E SECOND AVE
SALT LAKE CITY UT 84103

0825456028
KING, ROBERT B &
GODSEY-KING, BARBARA; TRS
711 N 200 W
SALT LAKE CITY UT 84103

0932313004
PERKINS, JASON R &
WEBB, ANIKA J; TC
712 E FIFTH AVE
SALT LAKE CITY UT 84103

0932108021
BENEDICT, PATRICK
712 E TWELFTH AVE
SALT LAKE CITY UT 84103

0825456027
ELWOOD, DARREN T
713 N 200 W
SALT LAKE CITY UT 84103

0932313015
ONEILL, ROBERT J & SALLY T;
JT
715 E FOURTH AVE
SALT LAKE CITY UT 84103

0825477031
HARRIER, WAYNE
715 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932112002
NOLAN, CHRISTOPHER D &
BARNUM, SUSAN L; TC
716 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932108008
CLOW, SHERMAN
717 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932318002
MOORE, COLLEEN F
717 E FIFTH AVE
SALT LAKE CITY UT 84103

0932318007
WALLENTINE, BETTY
717 E FIFTH AVE # 106
SALT LAKE CITY UT 84103

0932318010
ANTOINE, JAMIE F
717 E FIFTH AVE # 202
SALT LAKE CITY UT 84103

0932358006
PETERSON, KNUTE W &
MAZAL (JT)
712 E SECOND AVE
SALT LAKE CITY UT 84103

0932306009
MORRIS, KIM N &
VETTER, RHEBA E; JT
712 S ALCO AVE
MARYVILLE MO 64468

0932162016
HART, DWAIN R
7139 S TREASURE RIDGE CIR
COTTONWOOD HTS UT 84121

0932354016
GLAZIER, STEVEN K
715 E SECOND AVE
SALT LAKE CITY UT 84103

0825477031
HARRIER, WAYNE
715 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932317006
BECKER, DANIEL J &
ELAINE G; JT
716 E FOURTH AVE
SALT LAKE CITY UT 84103

0932108008
CLOW, SHERMAN
717 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932318005
MULCOCK, THOMAS E &
KATHLEEN C; JT
717 E FIFTH AVE # 104
SALT LAKE CITY UT 84103

0932318001
HALL'S FIFTH AVENUE CONDM
COMMON AREA MASTER CARD
717 E FIFTH AVE # 107
SALT LAKE CITY UT 84103

0932318012
FORESTER, CRAIG
717 E FIFTH AVE # 204
SALT LAKE CITY UT 84103

0932154002
JOHNSON, JOHN K &
MARY JANE; JT
712 E TENTH AVE
SALT LAKE CITY UT 84103

0932158015
QUATRALE, ROSEMARY M &
CHRISTOPHER N; JT
713 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932162016
HART, DWAIN R
7139 S TREASURE RIDGE CIR
COTTONWOOD HTS UT 84121

0932354016
GLAZIER, STEVEN K
715 E SECOND AVE
SALT LAKE CITY UT 84103

0932162009
LINDGREN, NORMAN H; JT ET AL
716 E EIGHTH AVE
SALT LAKE CITY UT 84103

0836255005
EQUITY PROPERTY
MANAGEMENT LLC
716 W 3500 S
BOUNTIFUL UT 84010

0932108008
CLOW, SHERMAN
717 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932318006
TALIAFERRO, LYNN &
JOANNA & MICHELLE L; JT
717 E FIFTH AVE # 105
SALT LAKE CITY UT 84103

0932318009
PIEROSE, DEAN A III
717 E FIFTH AVE # 201
SALT LAKE CITY UT 84103

0932318013
KELLER, JANICE
717 E FIFTH AVE # 205
SALT LAKE CITY UT 84103

0932318014
WREN, MICHAEL V
717 E FIFTH AVE # 206
SALT LAKE CITY UT 84103

0932358007
SANDERS, ANN L; TR
718 E SECOND AVE
SALT LAKE CITY UT 84103

0932104005
RICE, ALLAN F
718 E THIRTEENTH AVE
SALT LAKE CITY UT 84103

0932482004
SAWATZKI, DAVID J &
DENISE; JT
72 N 'T' ST
SALT LAKE CITY UT 84103

0932312002
WOLFLEY, TIMOTHY S &
CAMMIE L; JT
720 E FIFTH AVE # 1-15
SALT LAKE CITY UT 84103

0932312008
DROSNER, DENNIS W &
CAROL J; JT
720 E FIFTH AVE # 7
SALT LAKE CITY UT 84103

0932354017
HOVINGH, PETER & MARGO (JT)
721 E SECOND AVE
SALT LAKE CITY UT 84103

0932308014
PETHICK, JOHN H
722 E SIXTH AVE
SALT LAKE CITY UT 84103

0932108009
CARRIER, SCOTT C &
HILARY; JT
723 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932313016
BAGLEY, ZACHARY C &
SEITZ, LAURA J; JT
723 E FOURTH AVE
SALT LAKE CITY UT 84103

0932154015
HAAS, WALTER O
717 E NINTH AVE
SALT LAKE CITY UT 84103

0932166004
STOKES, PATRICIA J
718 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932480028
KIENKE, ALBERT E &
MERIAM M; JT
72 N 'R' ST
SALT LAKE CITY UT 84103

0836428007
LEWIS-RAYMOND, LYNELLE D;
TR
ET AL
72 W 300 N
SALT LAKE CITY UT 84103

0932312013
KAT 3 LLC
720 E FIFTH AVE # 12
SALT LAKE CITY UT 84103

0932312010
BRYSON, KATHERINE M; ET AL
720 E FIFTH AVE # 9
SALT LAKE CITY UT 84103

0825455009
LUBECK, ARDEN
721 N NORTHVIEW CIR
SALT LAKE CITY UT 84103

0932158017
COCKE, BARTLETT III &
DIEKMANN, KRISTINA A; JT
723 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932358019
MALLON, RONALD J
723 E FIRST AVE
SALT LAKE CITY UT 84103

0932154016
MERZEL, DENNIS P &
STEPHANIE Y; JT
723 E NINTH AVE
SALT LAKE CITY UT 84103

0932158009
TORRES, WALTER R &
JOANN M; JT
718 E NINTH AVE
SALT LAKE CITY UT 84103

0932308013
KIRK, KEVIN J &
ANGIE L; JT
718 E SIXTH AVE
SALT LAKE CITY UT 84103

0932355002
WEST, AUDREY S, ET AL
72 N 'R' ST
SALT LAKE CITY UT 84103

0932312011
BLAU, ANDREW &
AUBREE; TC
720 E FIFTH AVE # 10
SALT LAKE CITY UT 84103

0932312003
BOHN, SHERYL W
720 E FIFTH AVE # 2
SALT LAKE CITY UT 84103

0932108015
KLIGMAN, MICHAEL
720 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932166005
HOTCHKISS, SARA B &
THERESA; JT
722 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932108009
CARRIER, SCOTT C &
HILARY; JT
723 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932313016
BAGLEY, ZACHARY C &
SEITZ, LAURA J; JT
723 E FOURTH AVE
SALT LAKE CITY UT 84103

0932302004
FAT ENTERPRISES INC
723 S CASINO CENTER BLVD
LAS VEGAS NV 89101

0932162010
SANDERS, KARL A
724 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932154003
LEVY, SCOTT A &
ELIZABETH; JT
724 E TENTH AVE
SALT LAKE CITY UT 84103

0932316016
DAMN LOCO INC
7240 S HIGHLAND DR # 210
COTTONWOOD HTS UT 84121

0932112010
JOHNSON, OWEN W. & JOYCE A.
725 E TENTH AVE
SALT LAKE CITY UT 84103

0932154004
GEMMELL, LOIS J
726 E TENTH AVE
SALT LAKE CITY UT 84103

0932313017
BARTH, MARTIN J
727 E FOURTH AVE
SALT LAKE CITY UT 84103

0932358009
MAZER, HARRIET B
728 E SECOND AVE
SALT LAKE CITY UT 84103

0932108010
CONSIDINE, TIMOTHY M; TR ET AL
729 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932317018
SKOLA, LANIA
729 E THIRD AVE
SALT LAKE CITY UT 84103

0932381017
FOSTER, CHRISTINA L
73 N 'N' ST
SALT LAKE CITY UT 84103

0932317007
ANDERSON, MARY T; LIFE ET AL
724 E FOURTH AVE
SALT LAKE CITY UT 84103

0825477003
GANN, BARBARA L
724 N WALL ST
SALT LAKE CITY UT 84103

0932354018
STRASSER, MARGARET
725 E SECOND AVE
SALT LAKE CITY UT 84103

0932313005
PETZINGER, MARIA; TR
726 E FIFTH AVE
SALT LAKE CITY UT 84103

0825477002
MAHLER, DAVID R
726 N WALL ST
SALT LAKE CITY UT 84103

0931259004
WATSON, PATRICIA M; TR ET AL
727 S 1000 W
SALT LAKE CITY UT 84104

0932354006
CHRISTY, EDWARD A; ET AL
728 E THIRD AVE
SALT LAKE CITY UT 84103

0932108010
CONSIDINE, TIMOTHY M; TR ET AL
729 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931106007
GHICADUS, CHIS J &
VICKI K; JT
729 N WESTCAPITOL ST
SALT LAKE CITY UT 84103

0932455018
DEHAAN, ERIC W
73 N 'Q' ST
SALT LAKE CITY UT 84103

0932358008
MELDRUM, KEVIN &
CATHERNE; JT
724 E SECOND AVE
SALT LAKE CITY UT 84103

0836152030
PARSONS, ALAN T &
724 S 300 E
SALT LAKE CITY UT 84111

0932162008
ROSSBACH, REED A &
LOWE, THERESA M; JT
725 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932308015
DAVIDSON, AMY &
BLALOCK, KEVIN J; JT
726 E SIXTH AVE
SALT LAKE CITY UT 84103

0932158018
ZIKE, STEVENSON &
MARIA J; JT
727 E EIGHTH AVE
SALT LAKE CITY UT 84103

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SQUIRES, FREDA
728 E FOURTH AVE
SALT LAKE CITY UT 84103

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CONSIDINE, TIMOTHY M; TR ET AL
729 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932108010
CONSIDINE, TIMOTHY M; TR ET AL
729 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932358013
TYRRELL, ROBERT L &
ELIZABETH A (JT)
73 N 'L' ST
SALT LAKE CITY UT 84103

0933354005
EVANS, RALPH F &
MILDRED E; JT
73 N VIRGINIA ST
SALT LAKE CITY UT 84103

0836291006
CHRISTENSEN, CLAIR L
73 W APRICOT AVE
SALT LAKE CITY UT 84103

0932313018
HAGGERTY, PHIL S &
MITCHELL, ALLISON; JT
731 E FOURTH AVE
SALT LAKE CITY UT 84103

0932308016
ROCKWELL, KENNETH W &
CATHERINE A; JT
732 E SIXTH AVE
SALT LAKE CITY UT 84103

0932354019
ORLANDO, PATRICIA L
733 E SECOND AVE
SALT LAKE CITY UT 84103

0932304011
TAYLOR, DOUGLAS J N
735 E SIXTH AVE
SALT LAKE CITY UT 84103

0825455017
SMITH, TYLER R &
NANCY L; JT
735 N WALL ST
SALT LAKE CITY UT 84103

0931288011
HANSEN, JOHN E & DIANE S (JT)
736 N SUNRISE AVE
SALT LAKE CITY UT 84103

0932304012
BROADBENT, CAMIE L
737 E SIXTH AVE
SALT LAKE CITY UT 84103

0932154006
PIERCEY, H DENNIS
738 E TENTH AVE
SALT LAKE CITY UT 84103

0932382005
NELSON, CRAIG V
74 N 'N' ST
SALT LAKE CITY UT 84103

0932354007
JOHNSTON, JEREMY
730 E THIRD AVE
SALT LAKE CITY UT 84103

0825455018
BARNHURST, MICHAEL E &
CAROL A; JT
731 N WALL ST
SALT LAKE CITY UT 84103

0932358021
LAWLOR, MICHAEL
733 E FIRST AVE
SALT LAKE CITY UT 84103

0932158011
MALARET, CARL W &
HUCKINS, CHARA J; JT
734 E NINTH AVE
SALT LAKE CITY UT 84103

0932112015
KASS, THOMAS B &
GAIL B; TRS
735 E TENTH AVE
SALT LAKE CITY UT 84103

0836302012
STEPHENS, BRUCE L
73580 GORDON CREEK LANE
ELGIN OR 97827

0932108011
HARPSTER, WILLARD JR &
MARGO A; JT
737 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0836236002
GILCHRIST, DAVID L
737 N HILLTOP RD
SALT LAKE CITY UT 84103

0931402012
ROOT, GERALD E
738 N HILLTOP RD
SALT LAKE CITY UT 84103

0932455003
THE SUNG TWO LC
74 N 'P' ST
SALT LAKE CITY UT 84103

0932108016
ALBERTSEN, HANS M &
MELIS, ROBERTA; JT
730 E TWELFTH AVE
SALT LAKE CITY UT 84103

0836230027
J & M ASSOCIATES
7312 S PROSPECTOR DR
COTTONWOOD HTS UT 84121

0932154017
MURPHY, JAKOB P &
AMY B; JT
733 E NINTH AVE
SALT LAKE CITY UT 84103

0932158023
FUDYMA, GARY W &
CAROL M; JT
735 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932317019
COX, JENNIFER
735 E THIRD AVE
SALT LAKE CITY UT 84103

0932354008
SMITH, HILDEGARD K; TR
736 E THIRD AVE
SALT LAKE CITY UT 84103

0932358022
OLSEN, JEANIE
737 E FIRST AVE
SALT LAKE CITY UT 84103

0932308017
SONDAK, HARRIS C
738 E SIXTH AVE
SALT LAKE CITY UT 84103

0932380004
DICKERSON, GRACE C
74 N 'L' ST
SALT LAKE CITY UT 84103

0932456005
DILTS, GEORGE D &
BETTY J; JT
74 N 'Q' ST
SALT LAKE CITY UT 84103

0932481005
HANNIBALL, DEAN F & ANN N
(JT)
74 N 'S' ST
SALT LAKE CITY UT 84103

0932108017
GABOR, VAZUL F; TR
740 E TWELFTH AVE
SALT LAKE CITY UT 84103

0932380013
BACHOROWSKI, CHRISTOPHER
A &
ELISABETH N; JT
75 N 'M' ST
SALT LAKE CITY UT 84103

0932382014
CANNON, KENNETH L &
ANN E; JT
75 N 'O' ST
SALT LAKE CITY UT 84103

0932328012
DUNCAN, THOMAS C &
KAREN F; JT
753 E FIFTH AVE
SALT LAKE CITY UT 84103

0932333001
DEFORGE, ALEXIS S &
NICOLE M; JT
754 E FOURTH AVE
SALT LAKE CITY UT 84103

0932178009
ENSOR, RICAHRD
755 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932329016
DILLMAN, DEE &
MARIE; JT
755 E NORTHCREST DR
SALT LAKE CITY UT 84103

0932180002
LUTZ, STEVEN D & SUSAN J; JT
757 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932333015
AMATO, CLARE R
759 E THIRD AVE
SALT LAKE CITY UT 84103

0932358010
PETERSON, SCOTT C
740 E SECOND AVE
SALT LAKE CITY UT 84103

0932333014
KELTON, WILLIAM &
CHRISTINE; JT
7431 WOOD MEADOW DR
CINCINNATI OH 45243

0931436003
TURNER, TOM H; TR
75 N MAIN
CLEARFIELD UT 84015

0932482019
GESAS, E BARNEY &
NANCY G; JT
75 N 'U' ST
SALT LAKE CITY UT 84103

0836177022
DILLMAN, DAVID; TR
753 E NORTHCREST DR
SALT LAKE CITY UT 84103

0932158012
SENTKER, CRAIG R
754 E NINTH AVE
SALT LAKE CITY UT 84103

0932330014
SHIPLEY, MARTIN E &
WRIGHT, TRACY J; JT
755 E FOURTH AVE
SALT LAKE CITY UT 84103

0825455015
GINMAN, MARIE &
DILLMAN, DEE; JT
755 E NORTHCREST DR
SALT LAKE CITY UT 84103

0932333002
GILMOUR, WILLIAM C &
BARBARA H; JT
758 E FOURTH AVE
SALT LAKE CITY UT 84103

0931483005
CORROON, AMY M; TR
76 N 'H' ST
SALT LAKE CITY UT 84103

0932354009
COONAN, KEVIN M &
SARAH A; JT
740 E THIRD AVE
SALT LAKE CITY UT 84103

0932355003
DAVIS, RANDALL H &
MILLIE M; JT
75 N 'I' ST
SALT LAKE CITY UT 84103

0932381016
FULLER, FRANK M. & LEE ANN P.
75 N 'N' ST
SALT LAKE CITY UT 84103

0932180001
KANTOR, HARVEY A &
FELKER, JANET J; JT
751 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931443003
AINSWORTH, S JARED &
ANN MARIE; JT
754 E EIGHTEENTH AVE
SALT LAKE CITY UT 84103

0932178009
ENSOR, RICAHRD
755 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932176014
CHRISTENSEN, THELLA M &
OSTEYEE, JODY L; JT
755 E NINTH AVE
SALT LAKE CITY UT 84103

0932131001
BROPHY, MAURICE J &
JACQUELINE C; JT
756 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932328014
NELMS, RANDY J &
LORRAINE B; JT
759 E FIFTH AVE
SALT LAKE CITY UT 84103

0932380003
MILNER, RUTH R
76 N 'L' ST
SALT LAKE CITY UT 84103

0932480003
ZINNER, KAREN L
76 N 'R' ST
SALT LAKE CITY UT 84103

0932481004
RICHARDSON, MYRON G &
MALON M
76 N 'S' ST
SALT LAKE CITY UT 84103

0932482003
PAULSEN, JEFFREY &
JENNIFER; JT
76 N 'T' ST
SALT LAKE CITY UT 84103

0932483004
POULSEN, BRUCE; ET AL
76 N 'U' ST
SALT LAKE CITY UT 84103

0931433022
LATULIPPE, JULIA P; ET AL
76 S 500 E # 240
SALT LAKE CITY UT 84102

0932380016
FLETCHER, MICHAEL J &
SUZANNE M; TRS
760 E FIRST AVE
SALT LAKE CITY UT 84103

0932178002
CONKEY, CHRISTOPHER
760 E NINTH AVE
SALT LAKE CITY UT 84103

0932178002
CONKEY, CHRISTOPHER
760 E NINTH AVE
SALT LAKE CITY UT 84103

0932178002
CONKEY, CHRISTOPHER
760 E NINTH AVE
SALT LAKE CITY UT 84103

0932380006
PENICK, MICHAEL J &
CARROLL A; JT
760 E SECOND AVE
SALT LAKE CITY UT 84103

0932377002
FONTAINE, THOMAS &
JANENE P; JT
760 E THIRD AVE
SALT LAKE CITY UT 84103

0933357004
CAMPBELL, STEVEN D
760 W 1400 N
WEST BOUNTIFUL UT 84087

0933357004
CAMPBELL, STEVEN D
760 W 1400 N
WEST BOUNTIFUL UT 84087

0932180003
ROGERS, HARDY J; JT ET AL
761 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932326002
SCHACKMANN, ROBERT W &
GRAVES, BARBARA J (JT)
761 E SIXTH AVE
SALT LAKE CITY UT 84103

0932179004
KITTERMAN, RICHARD J &
NATALIE J; JT
762 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932330015
BAUDISCH, NANCY &
THOMAS, CAROL; TC
763 E FOURTH AVE
SALT LAKE CITY UT 84103

0932377017
LITZ, NANCY
763 E SECOND AVE
SALT LAKE CITY UT 84103

0932333016
LANDESMAN, BRUCE M &
MARGARET M; TRS
763 E THIRD AVE
SALT LAKE CITY UT 84103

0825454004
CARR, JACK S
763 N WALL ST
SALT LAKE CITY UT 84103

0931413018
BAGGALEY, LOWELL S; ET AL
7639 S SOLITUDE DR
COTTONWOOD HTS UT 84121

0932333004
ROTTLER, C RENEE
764 E FOURTH AVE
SALT LAKE CITY UT 84103

0932178010
DELEMARRE, PAUL &
TIDBALL, JOANNE; JT
765 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932178010
DELEMARRE, PAUL &
TIDBALL, JOANNE; JT
765 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932330016
SATOVICK, CHRISTOPHER M &
ROBERT M; JT
765 E FOURTH AVE
SALT LAKE CITY UT 84103

0932176009
LAUMAN, JASON R
765 E NINTH AVE
SALT LAKE CITY UT 84103

0932333017
JOHNSTON, STEPHEN F &
KATHLEEN G; JT
765 E THIRD AVE
SALT LAKE CITY UT 84103

0932178003
MCGIRT, HUGH N &
SHEILA A; JT
766 E NINTH AVE
SALT LAKE CITY UT 84103

0932328015
MELTON, THOMAS M &
SHERYL G; JT
767 E FIFTH AVE
SALT LAKE CITY UT 84103

0932180004
KUENEMAN, CAROLINE; TR ET
AL
767 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932180004
KUENEMAN, CAROLINE; TR ET AL
767 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932131002
MORGAN, KEVIN
768 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931429002
FRAME SUE; TR
77 N 'J' ST
SALT LAKE CITY UT 84103

0932382013
BARNSON, RAY V & KATHY C (JT)
77 N 'O' ST
SALT LAKE CITY UT 84103

0932480011
GABARDI, THOMAS L & STARK, CYNTHIA A; JT
77 N 'S' ST
SALT LAKE CITY UT 84103

0932179005
SEEGMILLER, ROBERT H & MAVIS S
770 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932328016
OLIVER, DOUGLAS S & ANNE B; JT
771 E FIFTH AVE
SALT LAKE CITY UT 84103

0932326003
ERNSTEN, GRACE F; ET AL
771 E SIXTH AVE # REAR
SALT LAKE CITY UT 84103

0932330017
HOWICK, JODI L
773 E FOURTH AVE
SALT LAKE CITY UT 84103

0932330007
COURSEY, JEFFREY M & JOHNSTON-COURSEY, MARY V; JT
774 E FIFTH AVE
SALT LAKE CITY UT 84103

0932131009
WILKINSON, BRIAN J & CHARLES, EMILIE M S; TRS
767 E TENTH AVE
SALT LAKE CITY UT 84103

0932333003
HANSEN, PAMELA A
768 E FOURTH AVE
SALT LAKE CITY UT 84103

0932380012
SALEM, TAMY T & HAZURIA, SAKSHI; JT
77 N 'M' ST
SALT LAKE CITY UT 84103

0932455016
SELLERS, ELDE & CAITLIN; TC
77 N 'Q' ST
SALT LAKE CITY UT 84103

0932179005
SEEGMILLER, ROBERT H & MAVIS S
770 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932179005
SEEGMILLER, ROBERT H & MAVIS S
770 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932180005
SPENCER, SANDRA N & NEEDHAM, VICKI L; TRS
771 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932380008
GUERTLER, LOTTE E
772 E SECOND AVE
SALT LAKE CITY UT 84103

0932319001
AVENUES HERITAGE CONDO, THE
COMMON AREA MASTER CARD
7730 S PLUM CREEK LN
COTTONWOOD HTS UT 84093

0932377004
GREENWOOD, SCOTT & ERIN; JT
774 E THIRD AVE
SALT LAKE CITY UT 84103

0825455013
BRINGHURST, MIKI
7672 S AVONDALE DR
COTTONWOOD HTS UT 84121

0932182005
FOSTER, MARIA
768 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932382006
BARNSON, RAY V & KATHY C (JT)
77 N 'O' ST
SALT LAKE CITY UT 84103

0932456012
NUTTER, CARLEEN
77 N 'R' ST
SALT LAKE CITY UT 84103

0932179005
SEEGMILLER, ROBERT H & MAVIS S
770 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931278011
SMITH, BONNIE LOU S
7705 SPRINGWOOD DR
EL PASO TX 79925

0932328006
ERNSTEN, GRACE F & WILSON, SHEILA E; TRS
771 E SIXTH AVE
SALT LAKE CITY UT 84103

0932178016
WHITNEY, BETH B; ET AL
773 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931401001
SKOLA INVESTMENT CO.
7739 S CHAD HEIGHTS LN
MIDVALE UT 84047

0836177023
BUSH, DANIEL W & DEBBIE; JT
7740 S KESWICK RD
COTTONWOOD HTS UT 84093

0932330018
HURDLE, JOHN F &
MCDANNELL, COLLEEN; JT
775 E FOURTH AVE
SALT LAKE CITY UT 84103

0932333018
ANDRUZZI, MICHAELA O
775 E THIRD AVE
SALT LAKE CITY UT 84103

0932380009
ROSELL, ROBERT C &
CELESTE J; JT
776 E SECOND AVE
SALT LAKE CITY UT 84103

0932388009
STAVRAKAKIS, GINA
777 E SECOND AVE # 1
SALT LAKE CITY UT 84103

0932162015
FRANK, ERWIN R &
RUTH E; TRS
777 E SOUTHTEMPLE ST # 8H
SALT LAKE CITY UT 84102

0932131003
ATHERTON, PETER B &
JUDITH S H; JT
778 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0932178017
POPPLETON, KENNETH A
779 E EIGHTH AVE
SALT LAKE CITY UT 84103

0931260004
GROUP 2 FUNDING LLC
77935 GREYWOLF TRAIL
LA QUINTA CA 92253

0932454003
SERRATO-COMBE, ANTONIO &
DESERRATO, ANGELA C R; JT
78 N 'O' ST
SALT LAKE CITY UT 84103

0932483003
HINCKLEY, THOMAS
78 N 'U' ST
SALT LAKE CITY UT 84103

0932330018
HURDLE, JOHN F &
MCDANNELL, COLLEEN; JT
775 E FOURTH AVE
SALT LAKE CITY UT 84103

0932179006
SCHAFFLER, TODD R &
KRISTY; JT
776 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932177007
TESKE, MICHAEL P
776 E TENTH AVE
SALT LAKE CITY UT 84103

0932388010
BROWN, GLENDEN B
777 E SECOND AVE # 106
SALT LAKE CITY UT 84103

0932162015
FRANK, ERWIN R &
RUTH E; TRS
777 E SOUTHTEMPLE ST # 8H
SALT LAKE CITY UT 84102

0932328008
MORROW, CAROLYN R; TR
778 E SIXTH AVE
SALT LAKE CITY UT 84103

0932330020
SLOTNIK, JOANNE C &
TRIMBLE, STEPHEN; TC
779 E FOURTH AVE
SALT LAKE CITY UT 84103

0931483004
SHIMP, JEROME S &
SHEPHERD, NANCY; TC
78 N 'H' ST
SALT LAKE CITY UT 84103

0932456004
CONN, MICHAEL R &
AMY S; TC
78 N 'Q' ST
SALT LAKE CITY UT 84103

0932330008
JM INVESTMENT COMPANY LC
780 E FIFTH AVE
SALT LAKE CITY UT 84103

0932176010
ERICKSON, ANDREW
775 E NINTH AVE
SALT LAKE CITY UT 84103

0932333005
SALDIVAR, PAM &
LARRY; JT
776 E FOURTH AVE
SALT LAKE CITY UT 84103

0932330019
CUTLER, M TODD
777 E FOURTH AVE
SALT LAKE CITY UT 84103

0932180006
CHEEVER, RICHARD S & ELINOR
L
(JT)
777 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932131010
CHRISTIANSEN, LYN MAY
777 E TENTH AVE
SALT LAKE CITY UT 84103

0932177006
MOON, ELIZABETH E
778 E TENTH AVE
SALT LAKE CITY UT 84103

0931439009
RICHARDSON, V MURRAY &
WILMA G (TRS)
779 EDGE LN
LOS ALTOS CA 94024

0932382004
HORNE, RICHARD G
78 N 'N' ST
SALT LAKE CITY UT 84103

0932481017
THALOS, MARIAM G &
RICHARDSON, ROBERT D; JT
78 N 'S' ST
SALT LAKE CITY UT 84103

0931230014
IMAIZUMI, JULIE A
780 E NORTHCLIFFE DR
SALT LAKE CITY UT 84103

0932377005
MASON, DAVID B & BONNIE H
780 E THIRD AVE
SALT LAKE CITY UT 84103

0932176012
SORENSON, SCOTT F &
HAMAN, WALTER S; JT
781 E NINTH AVE
SALT LAKE CITY UT 84103

0932180007
RASMUS, RENEE E
781 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932178018
FISHER, KATHRYN
783 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932354003
EVERTSEN, MICHAEL L; TR
783 E SIXTH AVE
SALT LAKE CITY UT 84103

0932326005
EVERTSEN, MICHAEL L; TR
783 E SIXTH AVE
SALT LAKE CITY UT 84103

0836286003
EVERTSEN, MICHAEL L; TR
783 E SIXTH AVE
SALT LAKE CITY UT 84103

0932333020
KOREVAAR, NICHOLAS J
783 E THIRD AVE
SALT LAKE CITY UT 84103

0836404020
GUNN, DENNIS
784 E 8080 S
SANDY UT 84094

0931206023
CUTLER, JEWEL J; TR
784 E NORTHCREST DR
SALT LAKE CITY UT 84103

0932182007
STRINGFELLOW, CAROL H; ET AL
784 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932328009
JOHNSON, DEBRA
784 E SIXTH AVE
SALT LAKE CITY UT 84103

0932328009
JOHNSON, DEBRA
784 E SIXTH AVE
SALT LAKE CITY UT 84103

0932328018
ALLEN, DAVID R, ET AL
785 E FIFTH AVE
SALT LAKE CITY UT 84103

0932328011
ALLEN, DAVID R; ET AL
785 E FIFTH AVE
SALT LAKE CITY UT 84103

0932388005
TILLY, SHANNON
785 E SECOND AVE # 103
SALT LAKE CITY UT 84103

0932388006
HADFIELD, TYLER &
KATIE; JT
785 E SECOND AVE # 104
SALT LAKE CITY UT 84103

0932388007
HANSON, BART
785 E SECOND AVE # 203
SALT LAKE CITY UT 84103

0932388008
NICOL, SARAH &
GLEN; JT
785 E SECOND AVE # 204
SALT LAKE CITY UT 84103

0932131011
SWENT, JEANNETTE F
785 E TENTH AVE
SALT LAKE CITY UT 84103

0932333021
STINSON, MICHAEL D
787 E THIRD AVE
SALT LAKE CITY UT 84103

0932178019
MCGEE, ROBIN D &
LEONARD E; JT
789 E EIGHTH AVE
SALT LAKE CITY UT 84103

0932180008
CHAPMAN, DALE &
POLY M; JT
789 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932180008
CHAPMAN, DALE &
POLY M; JT
789 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932180008
CHAPMAN, DALE &
POLY M; JT
789 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932382012
WILLIAMSON, THOMAS B &
ALLISON B; JT
79 N 'O' ST
SALT LAKE CITY UT 84103

0932455017
HARRINGTON, MICHAEL J &
HEATHER M; JT
79 N 'Q' ST
SALT LAKE CITY UT 84103

0932480010
DESHA, JOHN R &
JENNIFER S; JT
79 N 'S' ST
SALT LAKE CITY UT 84103

0932176013
SCHREITER, BENJAMIN D &
JENNIFER; JT
791 E NINTH AVE
SALT LAKE CITY UT 84103

0836234027
NILSSON, SVEN O &
FAY H; TRS
793 E OAKMONT AVE
MURRAY UT 84107

0932110014
GREEN, HARMON E & ELAINE E; TRS
7978 S 450 E
SANDY UT 84070

0931483003
HALLSTROM, RICHARD A
80 N 'H' ST
SALT LAKE CITY UT 84103

0932456003
RAWLINSON, JAMES T & MARY R TRS
80 N 'Q' ST
SALT LAKE CITY UT 84103

0931253020
PARK, HYO-JONG &
EUN-MI; JT
800 TROPHY HILLS DR
LAS VEGAS NV 89134

0932454010
FLETCHER, MARC
802 E WINCHESTER ST # 100
MURRAY UT 84107

0932378010
HOSTETTER, CHERYL L
803 E SECOND AVE
SALT LAKE CITY UT 84103

0931330005
RAYNES, MARYBETH; TR ET AL
807 E NORTHCLIFFE DR
SALT LAKE CITY UT 84103

0932376009
BOES, DONNA W
809 E THIRD AVE
SALT LAKE CITY UT 84103

0932378002
CRAFT, GERALD M; ET AL
810 E THIRD AVE
SALT LAKE CITY UT 84103

0932376011
ST. JEOR, CHARLES R &
PAIGE M; JT
813 E THIRD AVE
SALT LAKE CITY UT 84103

0932335013
KOPANON, SANDRA
8 HARBOR ROAD
GLOUCESTER MA 01930

0932380002
MATHEWS, JULIA A
80 N 'L' ST
SALT LAKE CITY UT 84103

0932481002
JOHNSEN, ERIC P &
SUSAN J; JT
80 N 'S' ST
SALT LAKE CITY UT 84103

0932376005
THREEDY, DEBORA L
801 E THIRD AVE
SALT LAKE CITY UT 84103

0932329013
SEGER, JON A &
ROWNTREE, VICTORIA J (JT)
803 E FIFTH AVE
SALT LAKE CITY UT 84103

0932376007
MARTINEZ, THERESA A
805 E THIRD AVE
SALT LAKE CITY UT 84103

0932378024
SMITH, TRACY A &
J CHARLES; JT
807 E SECOND AVE
SALT LAKE CITY UT 84103

0931292007
TEMPLEVIEW PROPERTIES LLC
809 N GRANDRIDGE DR
SALT LAKE CITY UT 84103

0932376010
BILLINGS, CHRISTINA L &
DAVID P; JT
811 E THIRD AVE
SALT LAKE CITY UT 84103

0931402001
DRENNAN, G BRYAN & CORALEE S
(TRS), ET AL
8131 S CREEK CIR
COTTONWOOD HTS UT 84093

0932382011
PALMER, WALTER S &
SANDRA K; JT
8 HARBOR ROAD
GLOUCESTER MA 01930

0932455024
CROCKETT, CELLADOOR T
80 N 'P' ST
SALT LAKE CITY UT 84103

0836229032
CANTRELL, RIC &
ANGELA L; JT
80 W GIRARD AVE
SALT LAKE CITY UT 84103

0932378001
NYAME DUA, LLC
802 E THIRD AVE
SALT LAKE CITY UT 84103

0932331008
PAUL, GORDON H III
803 E FOURTH AVE
SALT LAKE CITY UT 84103

0932329022
KOOSER, JOHN C &
DIANA L; JT
807 E FIFTH AVE
SALT LAKE CITY UT 84103

0932376008
CHRISTENSEN, DANELLE; TR
807 E THIRD AVE
SALT LAKE CITY UT 84103

0932358011
ANDERSON, DEBRA J
81 N 'L' ST
SALT LAKE CITY UT 84103

0931207012
MCFARLANE, ROBERTO
812 S 1100 E
SALT LAKE CITY UT 84102

0931402001
DRENNAN, G BRYAN & CORALEE S
(TRS), ET AL
8131 S CREEK CIR
COTTONWOOD HTS UT 84093

0836154018
URUQHART LLC
814 E DOWNINGTON AVE
SALT LAKE CITY UT 84105

0932334007
HORTON, LARRY S
816 E FOURTH AVE
SALT LAKE CITY UT 84103

0932327007
WORKMAN, MICHAEL J &
SUSAN L; TRS
817 E SIXTH AVE
SALT LAKE CITY UT 84103

0932378004
DICKINSON, SUSAN L
818 E THIRD AVE
SALT LAKE CITY UT 84103

0931412016
ORTIZ, JAVIER &
BETHANY; JT
820 N ALISOS ST
SANTA BARBARA CA 93103

0932327008
PANKO, JACQUELINE M
821 E SIXTH AVE
SALT LAKE CITY UT 84103

0932334008
HUCKINS, JIMMIE P &
CHARA; JT
824 E FOURTH AVE
SALT LAKE CITY UT 84103

0931284018
CUMMINGS, JACI F
824 W WHITE HALL CT
FARMINGTON UT 84025

0825477001
UTAH POWER & LIGHT CO
825 NE MULTNOMAH STE 1900
PORTLAND OR 97232

0932327009
KEITH, DAVID W
827 E SIXTH AVE
SALT LAKE CITY UT 84103

0932132003
HADLEY, MICHAEL L
814 E ELEVENTH AVE
SALT LAKE CITY UT 84103

0931281006
9TH AVE LLC
816 E FOX MEADOW DR
DRAPER UT 84020

0932329021
FOX, J DANIEL
818 E SIXTH AVE
SALT LAKE CITY UT 84103

0932454002
GIBBONS, AARON R
82 N 'O' ST
SALT LAKE CITY UT 84103

0931329002
KOSEC, ANNE S
820 S JEFFERSON ST
SALT LAKE CITY UT 84101

0932334015
STEPHENS, JOHN T &
CLARK A; TC
821 E THIRD AVE
SALT LAKE CITY UT 84103

0932183006
ERICKSON, HAROLD M &
PRIMANIS, YVONNE M; JT
824 E SEVENTH AVE
SALT LAKE CITY UT 84103

0931284018
CUMMINGS, JACI F
824 W WHITE HALL CT
FARMINGTON UT 84025

0932183007
KLAUER, WYNDE P
826 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932334017
DUKE, JUANITA
827 E THIRD AVE
SALT LAKE CITY UT 84103

0932331015
RICHARDSON, CHARLES H
815 E FOURTH AVE
SALT LAKE CITY UT 84103

0932381011
FOGARTY, CHRISTINE
816 E SECOND AVE
SALT LAKE CITY UT 84103

0932329021
FOX, J DANIEL
818 E SIXTH AVE
SALT LAKE CITY UT 84103

0932381012
BRECKON, DAVID C &
DIANE; JT
820 E SECOND AVE
SALT LAKE CITY UT 84103

0932454019
HERRERN, GREGG A
820 YARDIS CT
MT VIEW CA 94040

0932329017
OHLSON, LA VON C; ET AL
823 E FIFTH AVE
SALT LAKE CITY UT 84103

0932183006
ERICKSON, HAROLD M &
PRIMANIS, YVONNE M; JT
824 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932331016
SCHMIDT, GEORGE A &
KREYER, FAYE A; JT
825 E FOURTH AVE
SALT LAKE CITY UT 84103

0932378015
KEDDINGTON, R. H., JR. &
JEANNE R.
827 E SECOND AVE
SALT LAKE CITY UT 84103

0932334009
THOMAS, WILMA J
828 E FOURTH AVE
SALT LAKE CITY UT 84103

0932381013
CLARK, ELAYNE B; TR
828 E SECOND AVE
SALT LAKE CITY UT 84103

0932381015
SIRSTINS, BRYAN & JANET H (JT)
83 N 'N' ST
SALT LAKE CITY UT 84103

0932183008
CHRISTENSEN, ELAINE M
832 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932176011
PRZYBUS, BRENT M & DENISE C; JT
8353 S RED RIVER RD
SANDY UT 84093

0931233006
PACINI PROPERTIES, LLC
837 N JUNIPERPOINT CT
SALT LAKE CITY UT 84103

0836277007
GREEN, LINDA R
845 E DUTCH VIEW CT
MIDWAY UT 84049

0932382016
BUCKINGHAM, CYNTHIA D & BACH, JAMES F; JT
853 E FIRST AVE
SALT LAKE CITY UT 84103

0825456010
ROGERS, VINCE R
856 N HILLTOP RD
SALT LAKE CITY UT 84103

0932379014
PETERSEN, LYNNE M
859 E SECOND AVE
SALT LAKE CITY UT 84103

0932382002
SOBCHACK, RICHARD C
86 N 'N' ST
SALT LAKE CITY UT 84103

0932329018
SHERAR, NIA Z
829 E FIFTH AVE
SALT LAKE CITY UT 84103

0932455015
CATROW, THAYER L. & JUDITH L.
83 N 'Q' ST
SALT LAKE CITY UT 84103

0932331018
COOK, DAVID B & SHARON P; TRS
833 E FOURTH AVE
SALT LAKE CITY UT 84103

0932329019
RICHARDS, CHRISTINA G
837 E FIFTH AVE
SALT LAKE CITY UT 84103

0932183009
WILLIAMSON, JAMES E & STEPHANIE; JT
838 E SEVENTH AVE
SALT LAKE CITY UT 84103

0932476001
PROCINSKY, OLEH & VICKI; JT
8502 HOLLOW RIVER CT
OAK RIDGE NC 27310

0932379013
GITTINS, KAY B; TR
853 E SECOND AVE
SALT LAKE CITY UT 84103

0932158008
JOSEPHSON, JOHN CANNON
8560 S DANISH RD
COTTONWOOD HTS UT 84093

0931483001
HOLBROOK, CONNIE C
86 N 'H' ST
SALT LAKE CITY UT 84103

0932386003
FOGO, FRED R & RONDA R; JT
860 E FIRST AVE
SALT LAKE CITY UT 84103

0932331017
CANALE, CHRISTOPHER C
829 E FOURTH AVE
SALT LAKE CITY UT 84103

0932327010
NORDLOH, ROBERT L & DAWN T; TRS
831 E SIXTH AVE
SALT LAKE CITY UT 84103

0932327011
LAICHER, GERNOT
835 E SIXTH AVE
SALT LAKE CITY UT 84103

0932331019
SIMMONS, MARY JANE; TR
837 E FOURTH AVE
SALT LAKE CITY UT 84103

0931433019
MORTENSEN, DON M & ANNETTA N; JT
8411 S WINDMILL DR
WEST JORDAN UT 84088

0836152026
STANCHER, STEPHEN A & LISA A; TC
8506 S 520 E
SANDY UT 84070

0932386002
PACK, MICHAEL K; TR
854 E FIRST AVE
SALT LAKE CITY UT 84103

0932382017
MAY, JOE T JR & O'BRIEN, MARIANNE K; JT
857 E FIRST AVE
SALT LAKE CITY UT 84103

0932381002
BENCH, GEORGE
86 N 'M' ST
SALT LAKE CITY UT 84103

0932382018
PEPPER, SANFORD D
861 E FIRST AVE
SALT LAKE CITY UT 84103

0836304004
DOUGLASS, KIMBERLY
862 E RED SAGE LN
MURRAY UT 84107

0932382024
GUNN, MARJORIE R; TR
868 E SECOND AVE
SALT LAKE CITY UT 84103

0932335006
HEPBURN, KIRSTEN E &
JACKSON, DAVID M; JT
870 E FOURTH AVE
SALT LAKE CITY UT 84103

0932379003
GALIAN, JOHN
872 E THIRD AVE
SALT LAKE CITY UT 84103

0931433015
KHAZENI, REZA H
875 S DONNER WY # 1201
SALT LAKE CITY UT 84108

0932379018
O'BRIEN, ELIZABETH &
KERBER, RICHARD A JR; TRS
879 E SECOND AVE
SALT LAKE CITY UT 84103

0836286002
DEVEREAUX, R LAYNE &
RHONDA G; JT
88 E EDGECOMBE DR
SALT LAKE CITY UT 84103

0931259010
SLOAN, AFTON L; TR
880 N LITTLE VALLEY RD
SALT LAKE CITY UT 84103

0932379019
BORGENICHT, ROGER &
LAMBERT, KATHERINE; JT
881 E SECOND AVE
SALT LAKE CITY UT 84103

0932380010
PAINE, RICHARD R &
GATES, VALERIE S; JT
89 N 'M' ST
SALT LAKE CITY UT 84103

0932182004
MAY, DERON &
BNY INVESTMENTS, LLC
8665 S ASPEN WY
SANDY UT 84093

0932107010
MERCURY COMMUNICATIONS
LC
8689 S ESCALADE CIR
COTTONWOOD HTS UT 84121

0932382010
THOMSEN, LAURENCE W &
JULIE C; JT
870 E SECOND AVE
SALT LAKE CITY UT 84103

0825455024
ICHASE PROPERTIES LTD
8734 S CENTER ST
SANDY UT 84070

0932335009
GOSZTYLA, JEFFREY A
876 E FOURTH AVE
SALT LAKE CITY UT 84103

0932335017
VALDEZ, EDUARDO A &
GONZALES, MARTHA T; JT
879 E THIRD AVE
SALT LAKE CITY UT 84103

0932456001
FREED, MICHAEL S
88 N 'Q' ST
SALT LAKE CITY UT 84103

0932157020
THORUM, ROBERT D &
KELLY L; JT
8808 S 910 E
SANDY UT 84094

0932335018
BOLDT, K GLEN &
SALLY V; TRS
881 E THIRD AVE
SALT LAKE CITY UT 84103

0932381014
PAI, RAKESH &
AJNYA; TC
89 N 'N' ST
SALT LAKE CITY UT 84103

0932386004
HUNT, LINDA K; TR
868 E FIRST AVE
SALT LAKE CITY UT 84103

0932482018
PAUL, TERRI J; TR
87 N 'U' ST
SALT LAKE CITY UT 84103

0836155007
SCOOTER PROPERTIES LLC
8709 S TERRACE CT
SANDY UT 84093

0932335007
BONE, DAVID E & CAROLYN A
874 E FOURTH AVE
SALT LAKE CITY UT 84103

0932379004
BRADSHAW, BECKIE A
878 E THIRD AVE
SALT LAKE CITY UT 84103

0836226009
COHN, ROBIN M
88 BENTWOOD DR
STAMFORD CT 06903

0836256010
LEE, CHUAN-I &
CHUNG-SHING TU; TRS
88 VIEWCREST CIR
BOUNTIFUL UT 84010

0932382021
MACLEOD, DONALD M &
BETSY L (JT)
881 E FIRST AVE
SALT LAKE CITY UT 84103

0836229026
KLEINMAN, CRAIG R &
KATHLEEN M; JT
889 E EAGLEWOOD LOOP
NORTH SALT LAKE UT 84054

0931409015
SEEGMILLER, ALAN C &
MARVA; JT
896 W 1700 S
WOODS CROSS UT 84087

0836154038
ERICKSON, JUNIUS L
8974 S WILD WILLOW CIR
SANDY UT 84093

0932303012
GAMMON, WILLIAM R
9 E 500 N
SALT LAKE CITY UT 84103

0932151010
GOLLAHER, KEVIN E
9 NORTHCLIFFE, CHAPELIZOD
DUBLIN 20

0932380001
ORME, HEIDI T
90 N 'L' ST
SALT LAKE CITY UT 84103

0932381001
ZHU, JINGYI
90 N 'M' ST
SALT LAKE CITY UT 84103

0932455001
GALLIVAN, MICHAEL D JR
90 N 'P' ST
SALT LAKE CITY UT 84103

0932306005
MERCER, MICHAEL B &
BRENDA F; JT
9005 N SADDLEBACK RD
PARK CITY UT 84098

0932454013
ALTMAN, LISA A
903 E FIRST AVE
SALT LAKE CITY UT 84103

0932402011
LUCERO, MARY T &
JIMMY D; JT
903 E THIRD AVE
SALT LAKE CITY UT 84103

0932454001
CAMPBELL, JEANNE & LEONE B.
904 E SECOND AVE
SALT LAKE CITY UT 84103

0836428008
SPYGLASS APARTMENTS LLC
905 RIDGESIDE DR
MONROVIA CA 91016

0931431033
COTTAM, RONALD L; ET AL
9070 S DAYBREAK DR
SANDY UT 84093

0931431016
COTTOM, RONALD L; ET AL
9070 S DAYBREAK DR
SANDY UT 84093

0932451015
LESIEUR, CEVAN J JR
909 E SECOND AVE
SALT LAKE CITY UT 84103

0932402013
FERNE, THOMAS B &
STEELE, STACI M; JT
911 E THIRD AVE
SALT LAKE CITY UT 84103

0932388002
ALLEN, JOSEPH &
KELLI; JT
914 E 450 S
KAYSVILLE UT 84037

0932457005
BREIDENBACH, DOUGLAS A &
YOUNG, JUDEANN; JT
914 E FIRST AVE
SALT LAKE CITY UT 84103

0932454015
GERY, PASCAL &
BEATRICE; JT
915 E FIRST AVE
SALT LAKE CITY UT 84103

0932402014
LINDSTROM, GARY E & SANDRA
K
915 E THIRD AVE
SALT LAKE CITY UT 84103

0932451016
OFTEDAL, MARK A &
WRIGHT, SARAH; JT
917 E SECOND AVE
SALT LAKE CITY UT 84103

0836151022
REMINGTON COMMERCIAL
ADVISORS
LLC
9176 S 300 W # 1A
SANDY UT 84070

0836207012
GILES, RUSSELL S &
VIVIAN R; JT
918 E 100 S
SALT LAKE CITY UT 84102

0932454006
BERG, KATHRYN J &
WALTER E; JT
918 E SECOND AVE
SALT LAKE CITY UT 84103

0932451006
NEVINS, ALLEN P & KATHRYN M
(TC)
918 E THIRD AVE
SALT LAKE CITY UT 84103

0932454016
ERKELENS, JANET B &
JOHN G; JT
919 E FIRST AVE
SALT LAKE CITY UT 84103

0932402015
RUBIO, FERNANDO &
LUCIA; JT
919 E THIRD AVE
SALT LAKE CITY UT 84103

0836284005
HALL, KENNETH R &
KATHLEEN C; TRS
92 W APRICOT AVE
SALT LAKE CITY UT 84103

0932451017
DORRELL, HEATHER S
921 E SECOND AVE
SALT LAKE CITY UT 84103

0932451007
KAWAKAMI, BRENDAN K; ET AL
922 E THIRD AVE
SALT LAKE CITY UT 84103

0932402016
CARTER, JANICE Q
923 E THIRD AVE
SALT LAKE CITY UT 84103

0931353012
GOODRICH, REECE; ET AL
923 EXECUTIVE PARK DR # F
SALT LAKE CITY UT 84117

0932377011
CITY CREEK HOLDING
COMPANY LLC
925 E 900 S
SALT LAKE CITY UT 84105

0932451018
STEWART, MARTHA R.
925 E SECOND AVE
SALT LAKE CITY UT 84103

0932454018
SCHACK, MARTHA S.
929 E FIRST AVE
SALT LAKE CITY UT 84103

0932402018
ROY, DILIP N G &
STEPHANIE L G; JT
931 E THIRD AVE
SALT LAKE CITY UT 84103

0932451020
WHITAKER, ROSS T &
KELLY, KERRY; JT
937 E SECOND AVE
SALT LAKE CITY UT 84103

0932303006
JOESTEN INVESTMENT
COMPANY LP
946 S 500 E
SALT LAKE CITY UT 84105

0825477004
FELSTED, RAYMOND K
95 LAVA RD
HURRICANE UT 84737

0932386014
NELSON, PHYLLIS E
951 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932403007
BROWN, GERALD L &
PEGGY N; JT
953 E THIRD AVE
SALT LAKE CITY UT 84103

0932454007
MCLAUGHLIN, PATRICK M &
MCDONOUGH, JAYNE; JT
924 E SECOND AVE
SALT LAKE CITY UT 84103

0932377012
CITY CREEK HOLDING
COMPANY LLC
925 E 900 S
SALT LAKE CITY UT 84105

0825454014
UHLIR, JAN
925 S PUEBLO ST
SALT LAKE CITY UT 84104

0932182008
SNIDER, MARIKA &
ADAM; TC
93 LINDEN AVE
DAYTON OH 45403

0932451019
FRAZIER, JAY F
933 E SECOND AVE
SALT LAKE CITY UT 84103

0932457010
KAPTEYN, CORNELIS; TR ET AL
938 E FIRST AVE
SALT LAKE CITY UT 84103

0932480002
PEDERSON, TROND
946 W LISA HILLS CV
MURRAY UT 84123

0931435024
PALFREYMAN, RICHARD W &
LINDY O; TRS ET AL
950 S 1300 E
SALT LAKE CITY UT 84105

0836254054
JOHNSON, MATTHEW
952 SHADOW MOUNTAIN
CENTERVILLE UT 84014

0932386024
FRITSCH, RODNEY E &
CATHRINE A; JT
955 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932451008
GILMER, WILLIAM S III &
HOGAN, JANNINE E; JT
924 E THIRD AVE
SALT LAKE CITY UT 84103

0932454022
LEIKER, KAREN T
925 E FIRST AVE
SALT LAKE CITY UT 84103

0932457008
FERGERSON, BYRON D
928 E FIRST AVE
SALT LAKE CITY UT 84103

0932454008
ASHWORTH, ALEXIS C &
JUSTIN T; JT
930 E SECOND AVE
SALT LAKE CITY UT 84103

0932402019
BRUNVAND, ERIK L &
SANDRA L; JT
935 E THIRD AVE
SALT LAKE CITY UT 84103

0932386023
KING, DOUGLAS A &
BONNIE H; JT
943 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0931413009
MATHESON, RICHARD M
948 NORTHUNION AVE #C-102
MIDVALE UT 84047

0932452009
LEVY, JAMES
951 E SECOND AVE
SALT LAKE CITY UT 84103

0932455025
WEBER, IVAN &
SMITH, LINDA C; JT
953 E FIRST AVE
SALT LAKE CITY UT 84103

0931431009
COURY, CLIFFORD N &
FRAMPTON, STANNA; JT
956 S SHIRECLIFF RD
SALT LAKE CITY UT 84108

0932455007
BUCHER, JOHN R
957 E FIRST AVE
SALT LAKE CITY UT 84103

0932403008
HARE, BRADFORD D & KAREN C; JT
959 E THIRD AVE
SALT LAKE CITY UT 84103

0932455008
DAVIS, DANIELLE E; TR
961 E FIRST AVE
SALT LAKE CITY UT 84103

0932452002
METZ, JOSEPH R &
BOHNER, CLAUDIA; JT
964 E THIRD AVE
SALT LAKE CITY UT 84103

0932452011
MARTIN, SCOTT H &
SWEET-MARTIN, RACHEL V; TRS
965 E SECOND AVE
SALT LAKE CITY UT 84103

0932455026
BUSSARD, CAMRON E &
PHYLLIS L; JT
967 E FIRST AVE
SALT LAKE CITY UT 84103

0932455012
MCEWAN, ROBERT D &
MEHR, ROLAYNE A; JT
968 E SECOND AVE
SALT LAKE CITY UT 84103

0931427007
TUITAVUKI, TRULIE A
969 N TERRACE HILLS DR
SALT LAKE CITY UT 84103

0836154004
CASTANEDA, JUAN &
BEATRIZ DEL PILAR; JT
971 N 900 W
SALT LAKE CITY UT 84116

0932386018
KATSEANES, KORY & CAROLYN; JT
973 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932403009
HARE, BRADFORD D & KAREN C; JT
959 E THIRD AVE
SALT LAKE CITY UT 84103

0931436011
MCDONALD, ROBERT E; TR
960 BUCK RIDGE LANE
ARROYO GRANDE CA 93420

0836284006
CALL, ARDELL P &
CHAUNCY C; TRS
962 BOUNTIFUL HILLS DR
BOUNTIFUL UT 84010

0931207011
HAMMEL, WILLIAM H
9641 ALBATROSS DR
ANCHORAGE AK 99515

0932452003
BACKUS, STEVEN J
966 E THIRD AVE
SALT LAKE CITY UT 84103

0836283004
SAXTON, MYRTLE & J. HERMAN
967 N EASTCAPITOL BLVD
SALT LAKE CITY UT 84103

0836305014
SALT LAKE BOYS & GIRLS CLUB INC
968 E SUGARMONT DR
SALT LAKE CITY UT 84106

0932458007
ROBINSON, DARRELL S &
SALLY L; JT
970 E FIRST AVE # 4
SALT LAKE CITY UT 84103

0932455010
JOHNSON, BRENT H
973 E FIRST AVE
SALT LAKE CITY UT 84103

0932458008
ERNST, CRAIG
974 E FIRST AVE
SALT LAKE CITY UT 84103

0932403006
HARE, BRADFORD D & KAREN C; JT
959 E THIRD AVE
SALT LAKE CITY UT 84103

0932328013
GILLTON, LLC
960 S LE GRAND ST
SALT LAKE CITY UT 84108

0932451003
SWENSON, STEVEN E &
CATHERINE K; JT
963 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84102

0932308007
ZIRBEL, DAVID
9643 S 1670 W
SOUTH JORDAN UT 84095

0932455026
BUSSARD, CAMRON E &
PHYLLIS L; JT
967 E FIRST AVE
SALT LAKE CITY UT 84103

0933302002
TERRACE HILLS ASSOCIATES LC
967 N EASTCAPITOL BLVD
SALT LAKE CITY UT 84103

0932353015
SMITH, RONALD R &
PATRICIA L; JT
968 N TERRACE HILLS DR
SALT LAKE CITY UT 84103

0932403012
DENTON, ROBERT B &
JANE M; JT
971 E THIRD AVE
SALT LAKE CITY UT 84103

0932452013
JEPPSEN, E ALAN
973 E SECOND AVE
SALT LAKE CITY UT 84103

0931408013
GLON, DANIEL &
MARIE H; JT
975 E NORTHBONNEVILLE DR
SALT LAKE CITY UT 84103

0836226011
JAMESON, MILTON K &
JANET C; TRS
975 E SEARLE AVE
SALT LAKE CITY UT 84117

0932403013
SINGH, BRIJINDER
976 E FOURTH AVE
SALT LAKE CITY UT 84103

0932452012
WATERHAVEN, INC.
979 E SECOND AVE
SALT LAKE CITY UT 84103

0932483001
CERLING, THURE E
98 N 'U' ST
SALT LAKE CITY UT 84103

0932355001
MUSGROVE, MICHAEL; TR
9837 S COUNTRYWOOD DR
SANDY UT 84092

0836252012
RUSSELL, RANDALL R
993 S 700 E
SALT LAKE CITY UT 84105

0931335003
FIRST SECURITY BANK NA; TR
P O BOX 13519
ARLINGTON TX 76094

0836429011
PAGE, DEXTER L & BETH; TRS
PO BOX 1047
SALT LAKE CITY UT 84110

0932157013
CALL, MICHEL &
MARY ELLEN A; TC
PO BOX 11488
SALT LAKE CITY UT 84147

0931292012
LEWIS-REILLY, DEAUN; TR
PO BOX 1181
CRESCENT CITY CA 95531

0836226011
JAMESON, MILTON K &
JANET C; TRS
975 E SEARLE AVE
SALT LAKE CITY UT 84117

0932458010
BREMER, ADAM
978 E FIRST AVE
SALT LAKE CITY UT 84103

0932382019
WRIGHT, GRAYSON S; TR
979 E SECOND AVE
SALT LAKE CITY UT 84103

0932483002
CERLING, THURE E
98 N 'U' ST
SALT LAKE CITY UT 84103

0931230001
SKAAR, STEVEN J
9846 E EMERALD DR
SUN LAKES AZ 85248

0836230005
ANDERSON, SANDRA J
HC1 #BRIGHTON
BRIGHTON UT 84121

0931335011
MUSSER, ELIZABETH A S &
ELIZABETH A
P O BOX 13519
ARLINGTON TX 76094

0932489001
BLEU MOON LLC
PO BOX 11006
SALT LAKE CITY UT 84147

0931433017
LAWRCO INC
PO BOX 11645
SALT LAKE CITY UT 84147

0932328010
DAY, ROBERT A; TR
PO BOX 11959
SALT LAKE CITY UT 84147

0932458009
TRIPP, JOSHUA L
976 E FIRST AVE
SALT LAKE CITY UT 84103

0932452005
SMITH, ELIZABETH S &
DAVID W; JT
978 E THIRD AVE
SALT LAKE CITY UT 84103

0932452014
WRIGHT, MARY ANN B; TR
979 E SECOND AVE
SALT LAKE CITY UT 84103

0836284004
CANTLEY, KIRSTEN L
98 W APRICOT AVE
SALT LAKE CITY UT 84103

0931427008
MORTON, MARVIN E
9854 S 1000 W
SOUTH JORDAN UT 84095

0836230005
ANDERSON, SANDRA J
HC1 #BRIGHTON
BRIGHTON UT 84121

0931292010
SCHILLER, BRIAN; ET AL
P O BOX 2035
PARK CITY UT 84060

0836234006
BEESLEY, JUDITH
PO BOX 1111
SALT LAKE CITY UT 84110

0931288010
LAWRENCE, PATRICIA
PO BOX 11645
SALT LAKE CITY UT 84147

0932328010
DAY, ROBERT A; TR
PO BOX 11959
SALT LAKE CITY UT 84147

0932328010
DAY, ROBERT A; TR
PO BOX 11959
SALT LAKE CITY UT 84147

0932317004
DAY, ROBERT A; TR
PO BOX 11959
SALT LAKE CITY UT 84147

0931285006
TURN COMMUNITY SERVICES
PO BOX 1287
SALT LAKE CITY UT 84110

0932112003
FRASER, MARGARET R; TR
PO BOX 13519
ARLINGTON TX 76094

0931404006
BEEBE, MATTHEW
PO BOX 1465
PARK CITY UT 84060

0932176007
BRIDGER, ELLEN E
PO BOX 1515
BOUNTIFUL UT 84011

0932477030
WIEMEYER, ALAN K &
SUSAN J; JT
PO BOX 1587
EASTSOUND WA 98245

0836302024
ROBINSON, JOAN E
PO BOX 165038
SALT LAKE CITY UT 84116

0836280023
MACDONOUGH, ROBERT H; TR
ET AL
PO BOX 171046
SALT LAKE CITY UT 84117

0932315018
BRADSHAW, ELMA S
PO BOX 1813
WEST JORDAN UT 84084

0932328010
DAY, ROBERT A; TR
PO BOX 11959
SALT LAKE CITY UT 84147

0932378018
DAY, ROBERT A; TR ET AL
PO BOX 11959
SALT LAKE CITY UT 84147

0836154023
JONES, LAURA
PO BOX 1307
RIVERTON UT 84065

0931329005
HANSON, DON J & LUCILLE C
PO BOX 13519
ARLINGTON TX 76094

0932176007
BRIDGER, ELLEN E
PO BOX 1515
BOUNTIFUL UT 84011

0932176007
BRIDGER, ELLEN E
PO BOX 1515
BOUNTIFUL UT 84011

0931155003
G KAY, INC
PO BOX 159
CENTERVILLE UT 84014

0932382022
ZAKARIAN, BARBARA
PO BOX 1658
SALT LAKE CITY UT 84110

0836280023
MACDONOUGH, ROBERT H; TR
ET AL
PO BOX 171046
SALT LAKE CITY UT 84117

0932315017
BRADSHAW, ELMA S
PO BOX 1813
WEST JORDAN UT 84084

0932165004
DAY, ROBERT A; TR
PO BOX 11959
SALT LAKE CITY UT 84147

0836282020
JONES, CARY D &
HOPFENBECK, KRISTIN; JT
PO BOX 1236
SALT LAKE CITY UT 84110

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JUSTICE, CAROLYN A &
ALEXANDER, RENEE E; TRS
PO BOX 1343
WEST JORDAN UT 84084

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BEEBE, MATTHEW
PO BOX 1465
PARK CITY UT 84060

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BRIDGER, ELLEN E
PO BOX 1515
BOUNTIFUL UT 84011

0932176007
BRIDGER, ELLEN E
PO BOX 1515
BOUNTIFUL UT 84011

0836103011
FIGUEROA, MARY; ET AL
PO BOX 16053
SALT LAKE CITY UT 84116

0932403001
STILLMAN, LARRY
PO BOX 17019
SALT LAKE CITY UT 84117

0836351012
HAUSEN, DONALD M &
MARY J; JT
PO BOX 17844
HOLLADAY UT 84117

0931329021
COOK, DAVID M &
CATHY J; TRS
PO BOX 1867
SALT LAKE CITY UT 84110

0931329025
COOK, DAVID M &
CATHY J; TRS
PO BOX 1867
SALT LAKE CITY UT 84110

0931263011
WALLACE, WILLIAM; TR ET AL
PO BOX 203
WILSON WY 83014

0836236014
WEEKS, E NORDELL
PO BOX 207
BOUNTIFUL UT 84010

0932454004
HANNAH, ERIK M
PO BOX 2175
SANDY UT 84091

0836429006
GEORGEDES, HARRIETT
PO BOX 237
SALT LAKE CITY UT 84110

0932102005
JOHNSTON, WILLIAM A
PO BOX 26
LITTLEFIELD AZ 86432

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PHAT CRIBS LP
PO BOX 271351
SALT LAKE CITY UT 84127

0932107014
ZIONS FIRST NATIONAL BANK;
TR
PO BOX 30880
SALT LAKE CITY UT 84130

0836402011
SHERWOOD, MARK E
PO BOX 3341
TEMPE AZ 85280

0931413013
SMB LTD
PO BOX 373
BOUNTIFUL UT 84011

0931229011
STARKS, GEORGE
PO BOX 1941
SALT LAKE CITY UT 84110

0932306019
CARTEL INVESTMENT LLC
PO BOX 207
BOUNTIFUL UT 84011

0932386009
WILLIAMS, BENNIE L
PO BOX 207
BOUNTIFUL UT 84010

0932477023
MEAKINS, MARK K &
GAIL K; JT
PO BOX 22294
SALT LAKE CITY UT 84122

0932330004
REDD, LAURIE K
PO BOX 2372
SALT LAKE CITY UT 84110

0931441027
GRITZMACHER, CHET L
PO BOX 270
SALT LAKE CITY UT 84110

0932403003
MENDOZA, CLAUDIA L &
BENJAMIN J; JT
PO BOX 280
TOQUERVILLE UT 84774

0932160016
GIVEN, JEFFREY M
PO BOX 309
BLOOMFIELD HILLS MI 48303

0932316007
OSBORNE, RICHARD, JR
PO BOX 366
SALT LAKE CITY UT 84110

0932457009
STRACHAN, GORDON C &
KRISTINE F; TRS
PO BOX 3747
PARK CITY UT 84060

0825477005
ACME HOLDING LLC
PO BOX 2001
PARK CITY UT 84060

0932306019
CARTEL INVESTMENT LLC
PO BOX 207
BOUNTIFUL UT 84011

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HANNAH, ERIK M
PO BOX 2175
SANDY UT 84091

0932389009
SIRENS LLC
PO BOX 22373
SALT LAKE CITY UT 84122

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COOPER, WALLACE II &
MARTHA L; JT
PO BOX 2556
SALT LAKE CITY UT 84110

0836280003
24-7-365-WORLDWIDE LP
PO BOX 271351
SALT LAKE CITY UT 84127

0932306001
CRAVEN, RICHARD T (TR)
PO BOX 304
ARIVACA AZ 85601

0836287009
HARRY & TOM MEATS INC
PO BOX 33287
LOS ANGELES CA 90033

0932452010
KUF 12, LTD
PO BOX 373
BOUNTIFUL UT 84010

0932480005
FRANDSEN, LYNN R &
JANICE M; TRS
PO BOX 381
MENDON UT 84325

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FRANDSEN, LYNN R &
JANICE M; TRS
PO BOX 381
MENDON UT 84325

0836177041
BOLINDER, DAVID
PO BOX 391
MIDVALE UT 84047

0931262006
BEAN, JAMES S
PO BOX 3992
SALT LAKE CITY UT 84110

0931178013
TRONCALE, CONNIE &
LEGRAS, TONI; JT
PO BOX 455
CAYUCOS CA 93430

0932386001
OLIVER, GEORGE V
PO BOX 510002
SALT LAKE CITY UT 84151

0836304018
ALLEN, DAVID B
PO BOX 510818
SALT LAKE CITY UT 84151

0836233002
WRITECOMM CO
PO BOX 522086
SALT LAKE CITY UT 84152

0836204006
LLR MANAGEMENT CORP
PO BOX 540757
NORTH SALT LAKE UT 84054

0931333019
STAHELI, HARVEY R. & LETHA T.
PO BOX 572532
MURRAY UT 84157

0932478015
CUTRUBUS, CHRISTINA N
PO BOX 58247
SALT LAKE CITY UT 84158

0931281016
FERRIER-WATSON,
MARGUERITE; TR
PO BOX 3861
SALT LAKE CITY UT 84110

0932431010
BEAN, JAMES S
PO BOX 3992
SALT LAKE CITY UT 84110

0932316009
HAAS, DIANE E
PO BOX 432
HARBERT MI 49115

0836256009
BLACK, BRIAN; ET AL
PO BOX 462
WEST JORDAN UT 84084

0932430011
MARTIN, ANNA JO
PO BOX 510151
SALT LAKE CITY UT 84151

0931412017
QRES XXX1 INC
PO BOX 510857
SALT LAKE CITY UT 84151

0931407006
HAILES, CHRISTINE S
PO BOX 526184
SALT LAKE CITY UT 84152

0931179003
LOWE, BRENDA C &
STEVEN F; TRS
PO BOX 572408
MURRAY UT 84157

0931412002
H & H PARTNERSHIP
PO BOX 579
PARK CITY UT 84060

0825456026
WIRTZ, GARY D &
MARY V; JT
PO BOX 58427
SALT LAKE CITY UT 84158

0932453001
BENSON, ROBERT G
PO BOX 3866
EVERGREEN CO 80437

0932156007
BEAN, JAMES S
PO BOX 3992
SALT LAKE CITY UT 84110

0825476003
LARSEN, BARBARA E
PO BOX 449
MOAB UT 84532

0931435017
BERNSTROM, MARGARET S; TR
PO BOX 490
GARIBALDI OR 97118

0836254034
NOD ASSOCIATES LLC &
ALLEN, SAMUEL
PO BOX 510507
SALT LAKE CITY UT 84151

0825456023
POPE, KATHY E
PO BOX 511464
SALT LAKE CITY UT 84151

0932103011
RAYBURN, ROBERT L
PO BOX 540556
NORTH SALT LAKE UT 84054

0931333010
LINDH, HILARY K
PO BOX 572532
MURRAY UT 84157

0931206013
GIVEN, JEFFREY M
PO BOX 581165
SALT LAKE CITY UT 84158

0932335015
G & A ENTERPRISES LC
PO BOX 58493
SALT LAKE CITY UT 84158

0931435010
RL1948 LLC
PO BOX 58581
SALT LAKE CITY UT 84158

0836152018
DLP PROPERTIES INC
PO BOX 58724
SALT LAKE CITY UT 84158

0931280003
LAWRENCE, PATRICK K
PO BOX 62
SALT LAKE CITY UT 84110

0836229036
GROVE, LYNN E; TR
PO BOX 681336
PARK CITY UT 84068

0836154036
GRIFFITH, JOSEPH D; ET AL
PO BOX 682453
PARK CITY UT 84068

0836426004
GRO INVESTMENTS LLC
PO BOX 682857
PARK CITY UT 84068

0836351011
GODINA, FERNANDO S
PO BOX 70875
RENO NV 89570

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ORR ENTERPRISES LLC; TR
PO BOX 711228
SALT LAKE CITY UT 84171

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DIAMANT, MARY K
PO BOX 71810
SALT LAKE CITY UT 84171

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REDD, MATT
PO BOX 9
NORWOOD CO 81423

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WIDDOWSON, RULON K; TR
PO BOX 58582
SALT LAKE CITY UT 84158

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DLP PROPERTIES INC
PO BOX 58724
SALT LAKE CITY UT 84158

0931280004
LAWRENCE, PATRICK K
PO BOX 62
SALT LAKE CITY UT 84110

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GROVE, LYNN E; TR
PO BOX 681336
PARK CITY UT 84068

0836154037
GRIFFITH, JOSEPH D; ET AL
PO BOX 682453
PARK CITY UT 84068

0932452015
HUNTER, W MICHAEL
PO BOX 682882
PARK CITY UT 84068

0932317021
SOUTHLAND CORP, THE
PO BOX 711
DALLAS TX 75221

0932482005
SANSEVERO, VALJOE H; TR
PO BOX 712
FERRON UT 84523

0836129023
MAESTAS, MICHAEL
PO BOX 734
SALT LAKE CITY UT 84110

0932458006
VAIL, JOHN M &
SUZZANNE K; TC
PO BOX 9000 ODC
BROWNSVILLE TX 78520

0836252003
ZIBALAND LLC
PO BOX 58623
SALT LAKE CITY UT 84158

0836152023
DLP PROPERTIES INC
PO BOX 58724
SALT LAKE CITY UT 84158

0931329023
DAVIS, DIXON M &
OLSON, GARRY L (JT)
PO BOX 634
SALT LAKE CITY UT 84110

0836154036
GRIFFITH, JOSEPH D; ET AL
PO BOX 682453
PARK CITY UT 84068

0836426008
GRO INVESTMENTS LLC
PO BOX 682857
PARK CITY UT 84068

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MERTENS, DEBORAH JO
PO BOX 708051
SANDY UT 84070

0931333024
BROWN, DEREK &
EMILIE; JT
PO BOX 711167
SALT LAKE CITY UT 84171

0836403013
KENNA, THOMAS C &
WALKER, RHONDA L; TRS
PO BOX 7179
INCLINE VILLAGE NV 89452

0836279017
MARTIN, BRIAN S &
WHITE, LONNE K; JT
PO BOX 86
WILLARD UT 84340

0931341008
EVERITT, JACK M &
LYNDA M; TRS
PO BOX 90220
GAINSVILLE FL 32607

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EVERITT, JACK M &
LYNDA M; TRS
PO BOX 90220
GAINESVILLE FL 32607

0836282018
MCAULEY, GEORGE &
JANET; JT
PO BOX 9290
MAMMOTH LAKES CA 93546

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DORRELL, MIKE &
HEATHER; JT
RR 3 BOX D16
SUNDANCE UT 84604

0931341009
EVERITT, LYNDA M &
JACK M; TRS
PO BOX 90220
GAINESVILLE FL 32608

0932334016
JOK PROPERTIES VICTORIAN
LLC
PO BOX 970622
OREM UT 84097

0836232031
MOYCO
SUNSET CYN RANCH
VIRGIN UT 84779

0825456008
O'BRIEN, GRETA P
PO BOX 920031
SNOWBIRD UT 84092

0932378017
DAVY, MATTHEW H
PO BOX 981413
PARK CITY UT 84098

EXHIBIT 5

PLANNING COMMISSION

Petition 400-06-08 – to develop Neighborhood based Compatible Residential Infill Zoning Standards for the Avenues and Capitol Hill Communities

EXHIBIT 5A

PLANNING COMMISSION HEARING NOTICE AND POSTMARK

Petition 400-06-08 – to develop Neighborhood based Compatible Residential Infill Zoning Standards for the Avenues and Capitol Hill Communities

NOTE: The field trip is scheduled to leave at 4:00 p.m.

AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, April 12, 2006, at 5:45 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public for observation.

1. **APPROVAL OF MINUTES from Wednesday, March 22, 2006.**

2. **REPORT OF THE CHAIR AND VICE CHAIR**

3. **REPORT OF THE DIRECTOR**

4. **PUBLIC NOTICE AGENDA** Salt Lake City Property Conveyance Matters

   a) Utah Department of Transportation (UDOT) and Salt Lake City Public Utilities Department—UDOT is requesting the purchase of real property owned by Salt Lake City, consisting of six parcels totaling approximately seven acres and used as a drainage canal, for use as part of the Davis County Legacy Highway project. The property in question is located just north of the existing I-215 West highway corridor and on both the east and west sides of Redwood Road. All of the property is located within Davis County. This property was part of a previous condemnation action which has now lapsed, and is now being purchased at fair market value, under terms acceptable to Public Utilities. Public Utilities staff intends to approve the sale, with the City receiving replacement easements for the Drainage Canal use. (Staff — Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com and Karryn Greenleaf at 483-6769 or karryn.greenleaf@slcgov.com)

   b) Utah Transit Authority (UTA) and Salt Lake City Property Management – UTA and the City are negotiating an Interlocal Agreement that would provide for the transfer of the fee title property ownership of the City to UTA for the property used for the Intermodal Hub operation. The property transfer involves two parcels totaling approximately 16.57 acres located on the west side of 600 West Street, between 200 South and approximately 700 South Streets. Under the terms of the agreement, the City will receive compensation for the property equal to fair market value, which involves non-monetary considerations including the agreement by UTA to finance a large portion of the cost of extending light rail service from the Delta Center Station to the Intermodal Hub and the assumption by UTA of all the City's current obligations relating to the Intermodal Hub. The City-owned property is addressed as 300 South and 600 West, and zoned General Commercial (CG). The Interlocal Agreement including the property transfer requires approval by the City Council. The City Administration intends to recommend the proposed property transfer to the Planning Commission and City Council. (Staff – Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com and Matthew Williams at 535-6447 or matthew.williams@slcgov.com)

5. **PUBLIC HEARINGS**

   a) **Petition 410-06-03** — A Conditional Use Request for a Landfill Gas to Renewable Energy Facility by Landfill Energy Systems (in conjunction with the Salt Lake Valley Landfill). The request is for the development and operation of an electric generator facility located at approximately 5950 West California Avenue, directly adjacent to the existing Landfill Facility in the M-1 (Light Manufacturing) Zoning District. This project site is also located within the T Transitional Overlay District. (Staff – Marilynn Lewis at 535-6409 or marilynn.lewis@slcgov.com)

   b) **Petition # 400-06-07** — Salt Lake City Corporation is requesting a text amendment to the Salt Lake City Zoning Ordinance to allow ambulance services in the Commercial, Manufacturing and Special Purpose Districts. (Staff – Kevin LoPiccolo at 535-6003 or kevin.lopiccolo@slcgov.com)

   c) **Petitions 400-05-46, 400-05-47, 490-06-15 and 490-06-16** — A request by Mike Miller, representing Flying J Inc., that Salt Lake City close and declare as surplus property, a portion of 800 West Street at approximately 2100 South Street (Petition No. 400-05-46), vacate an alley on the north side of the Klenke's Addition Subdivision (Petition No. 400-05-47), vacate a portion of the Klenke's Addition Subdivision and Riverside Subdivision (Petition No. 490-06-15), and grant preliminary subdivision approval of a two-lot minor subdivision (Petition No. 490-06-16) located at approximately 850 West 2100 South in a General Commercial (CG) zoning district. (Staff – Ray McCandless at 535-7282 or ray.mccandless@slcgov.com)

   d) **Petition 400-06-08** — Salt Lake City Council initiated a request to amend existing provisions of the Salt Lake City Zoning Ordinance relating to single- and two-family land uses in City Council District Three that may contribute to incompatible residential infill development within the Special Pattern Residential 1 (SR-1) Zoning District. The proposed amendments include creating a subcategory of the SR-1 Zoning District for those properties currently zoned SR-1 in City Council District Three to address general lot and bulk issues including building height, yard requirements, and accessory building standards. This petition would also amend the zoning maps to implement the above referenced amendments to the SR-1 Zoning District for all properties within the Capitol Hill and Avenues Planning Communities currently zoned SR-1. The Capitol Hill and Avenues Planning Communities are generally located between I-15 and North Campus Drive from South Temple to the north City limits. (Staff: Joel Paterson at 535-6141 or joel.paterson@slcgov.com)

08362020008
WEBSTER, JOHN J L

NOTICE OF HEARING

Salt Lake City Planning Division
Planning Commission Secretary
451 South State Street, Rm. 406
Salt Lake City, UT 84111 JP

Hasler
$00.39
03/28/2006
Mailed From 84111
US POSTAGE
016H16501573

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 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

   Salt Lake City Planning Director
   451 South State Street, Room 406
   Salt Lake City, UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies with all ADA guidelines. If you are planning to attend the public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City 48 hours in advance of the meeting and we will try to provide whatever assistance may be required. Please call 535-7757 for assistance.

ANK

EXHIBIT 5B

PLANNING COMMISSION STAFF REPORT

Petition 400-06-08 – to develop Neighborhood based Compatible Residential Infill Zoning Standards for the Avenues and Capitol Hill Communities

DATE: April 6, 2005

TO: Salt Lake City Planning Commission

FROM: Joel G. Paterson, AICP
Planning Programs Supervisor
Telephone: 535-6141
E-mail: joel.paterson@slcgov.com

RE: Staff Report for the April 12, 2006 Planning Commission Meeting

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CASE NUMBER: 400-06-08

APPLICANT: City Council

STATUS OF APPLICANT: Zoning Ordinance Section 21A.06.20 authorizes the City Council to initiate petitions to amend the Zoning Ordinance.

PROJECT LOCATION: SR-1 Special Development Pattern Residential districts in the Avenues and Capitol Hill Planning Communities (areas subject to the Temporary Zoning Standards adopted by the City Council as Ordinance 91 of 2005)

COUNCIL DISTRICT: District 3, Council Member Jergensen

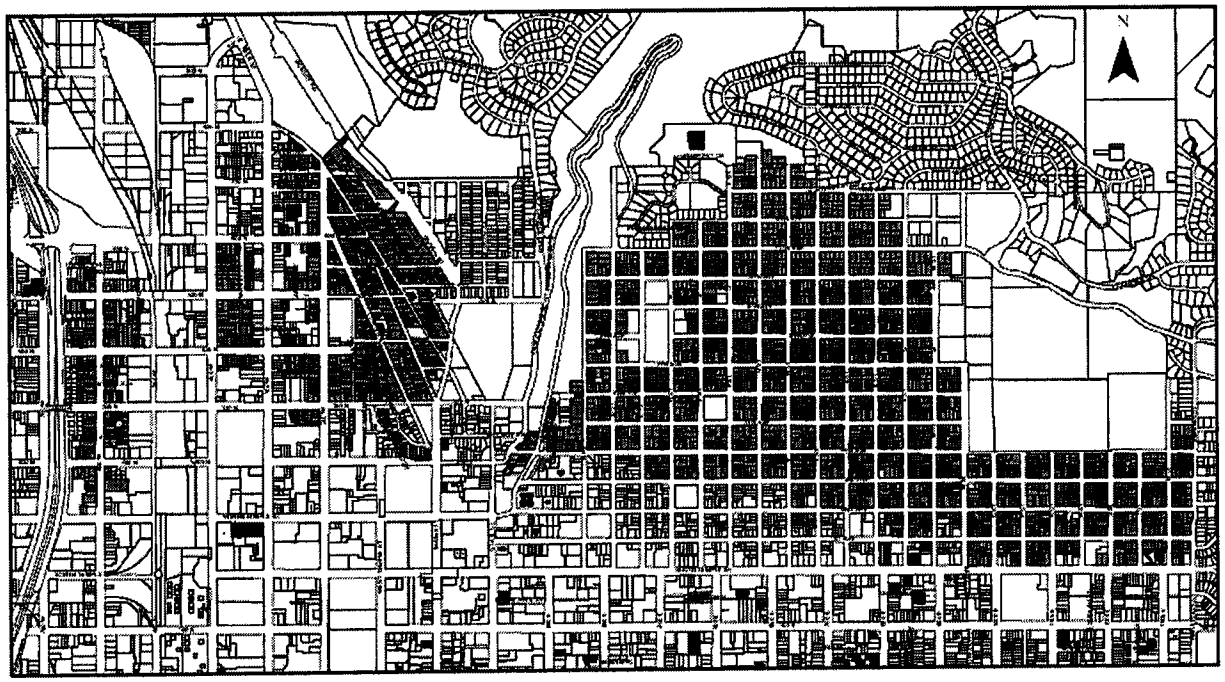
PROPOSED ZONING TEXT AND MAP AMENDMENTS:

BACKGROUND: On December 13, 2005, the City Council adopted Ordinance 90 of 2005 creating the Compatible Residential Infill Development standards which have been incorporated into all single and two-family residential zoning districts in the City. The Council also adopted Ordinance 91 of 2005 creating temporary zoning standards for areas zoned SR-1 in the Avenues and Capitol Hill Planning Communities and in the Wasatch Hollow Community. The purpose of

the temporary zoning standards was to allow these communities to develop neighborhood based zoning standards that would better address compatible infill development within the community. Because the temporary zoning standards expire on June 13, 2006, the communities affected by the temporary zoning standards were given a deadline of March 6, 2006, to submit a proposal to the Planning Division. The deadline provides the necessary lead time to have the proposal reviewed by the Planning Commission prior to the expiration of the temporary zoning standards. The Greater Avenues and Capitol Hill Community Councils submitted the proposal that is currently being considered by the Planning Commission. Wasatch Hollow is still developing a proposal which may be considered by the Planning Commission at a later date but will not be completed prior to the expiration of the temporary zoning standards. Once the temporary zoning standards expire, Wasatch Hollow will have the same zoning standards as other similarly zoned areas rest of the City under Ordinance 90 of 2005.

This petition requests to amend the Zoning Ordinance by creating new standards for a SR-1A District, a subcategory of the existing SR-1 District; and the Zoning Map by replacing the existing SR-1 designation in the Avenues and Capitol Hill Planning Communities with the new SR-1A District as shown below(a larger map is in Attachment 2).

Proposed Zoning Map Amendment
SR-1 to SR-1A



The proposal submitted by the Greater Avenues and Capitol Hill Community Councils would modify the following SR-1 District base zoning standards (the full text of the proposed Zoning Ordinance amendments is included in Attachment 1):

1. **Maximum Building Height:** Retain the standards included in the temporary zoning standards adopted as Ordinance 91 of 2005.

- Maximum building height:
  - Pitched roof: twenty-three feet (23') to the ridge or the average height along the block face
  - Flat roof height and wall height along an interior side yard: sixteen feet (16')

2. **Front Yard Setback:** Retain the averaging provision adopted by Ordinance 90 of 2005 with a minor modification to allow the average setback calculation to exclude the properties with the smallest and largest setbacks on the block face.
3. **Corner Side Yard:** Retain existing standard of ten feet (10') and delete language allowing for in-line additions.
4. **Interior Side Yard:** Retain existing standard of four feet (4') and ten feet (10') with added provisions to reduce the required setback based on the width of the lot.
   - Lots narrower than forty-seven feet (47') are required to provide a combined side yard setback of thirty percent (30%) of the lot width. One of the required side yard setbacks must maintain a minimum setback of four feet (4'); with the other side yard being 30% of the lot width minus four feet.
   - Lots less than twenty-seven feet (27') wide must provide a minimum of four feet on both sides.
   - When the minimum side yard setback is reduced, a ten foot (10') separation between the subject house and the house on the adjacent lot must be retained along the interior side yard which has been reduced from the base standard of ten feet (10').
5. **Accessory Buildings and Structures**
   - Maximum Building Coverage: 600 square feet
   - Maximum footprint of primary accessory structure: 480 square feet
   - Maximum height of pitched roof: 14 feet
   - Maximum height of flat roof: 9 feet
   - Maximum wall height: 9 feet including a provision to compensate for changes in grade due to sloping topography on the lot.
   - Secondary Accessory Building:
     - Maximum height for pitched roof: ten feet (10')
     - Maximum height for flat roof: eight feet (8')
     - Maximum wall height: eight feet (8')

The proposed text amendments apply only to the base zoning standards and do not recommend any changes to the tiered review process adopted by the City Council as part of Ordinance 90 of 2005, which allows for modification of base zoning standards through the routine and uncontested matter and special exception processes.

RATIONAL FOR THE PROPOSED AMENDMENTS: The purpose of the proposed Zoning Ordinance amendments are to create new zoning standards for areas of the Avenues and Capitol Hill Planning Communities zoned SR-1 which are fair and flexible and to better reflect the existing character of these communities. The proposal creates base zoning standards which, would if met, allow for over-the-counter building permits to be issued. If a property owner wishes to exceed the

standards, the public processes (routine and uncontested matters and special exceptions) created by Ordinance 90 of 2005 are available and may allow modifications to the base standards when the proposal is in keeping with the development pattern on the block face.

Generally, the areas affected by this petition were developed in the late 1800s and early 1900s on lots which may not conform to existing zoning standards. Over time, the City has amended the zoning in these areas to better reflect the existing development. The proposed building height standards represent a further refinement of the zoning standards and are intended to reflect general development patterns in this area and respond to the high percentage of single story and one and one-half story homes. The modified interior side yard setbacks are proposed in response to the high percentage of lots which do not meet the Zoning Ordinance standard of fifty feet (50') for new lots and the narrow setbacks typically found in both Capitol Hill and the Avenues. The accessory structure standards also are intended to reflect the existing development pattern of smaller detached garages.

APPLICABLE LAND USE REGULATIONS: City Code section 21A.50 Standards for General Amendments (see the discussion and findings relative to these standards beginning on page 12 of this report).

MASTER PLAN AND POLICY CONSIDERATIONS: The issues of neighborhood character and compatible infill development are addressed in several Salt Lake City master plans and other policy documents.

- **Avenues Community Master Plan:** includes a goal that encourages private property improvements that are visually compatible with the surrounding neighborhood.

- **Capitol Hill Master Plan:** includes a goal that encourages development of appropriate housing through renovation of existing structures and construction of compatible residential infill development and redevelopment.

- **The Salt Lake City Comprehensive Housing Plan:** includes policy statements that address a variety of housing issues including quality design, public and neighborhood participation, housing preservation, rehabilitation and replacement.

- **The 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.

- **The Salt Lake City Strategic Plan and the Futures Commission Report**: expresses concepts such as maintaining a prominent sustainable city and ensuring the City is designed to the highest aesthetic standards.

- **The City Council's Growth Policy:** notes that growth in Salt Lake City will be deemed the most desirable if it is aesthetically pleasing; contributes to a livable community environment; yields no negative net fiscal impact unless an overriding public purpose is served; and forestalls negative impacts associated with inactivity.

PROJECT HISTORY:

- **June 21, 2005** – The City Council adopted a legislative action requesting that the Planning Division review the City's ordinances relating to infill housing.
- **July 12, 2005** – The City Council adopted Ordinance 44 of 2005 creating the Yalecrest Compatible Infill Overlay District.
- **November 9, 2005** – The Planning Commission forwarded a positive recommendation to the City Council to adopt the proposed Compatible Residential Infill Development standards for single- and two-family zoning districts.
- **December 13, 2005** – The City Council adopted Ordinance 90 of 2005 which amended the Zoning Ordinance by creating Compatible Residential Infill Development standards in single- and two-family zoning districts. The Council also adopted Ordinance 91 of 2005 which created temporary zoning standards for areas within the Capitol Hill and the Greater Avenues Community Councils zoned SR-1 (area subject to this petition) and the Wasatch Hollow Community located between 1300 South and 1700 South from 1300 East to 1900 East. The City Council also adopted a Legislative Action directing the Planning Division to work with the Capitol Hill, Greater Avenues and Wasatch Hollow Community Councils to prepare neighborhood based residential infill development standards for consideration by the Council prior to June 13, 2006.
- **February 13, 2006** – Wasatch Hollow Community Council determines that a neighborhood based compatible residential infill proposal would not be submitted to the Planning Division prior to March 6, 2006 deadline. Because of this, the City Council will not be able to adopt neighborhood based compatible residential infill development standards for Wasatch Hollow prior to the expiration of the Temporary Zoning standards adopted as Ordinance j91 of 2005.
- **March 1, 2006** – The Greater Avenues Community Council voted to support the neighborhood based zoning standards proposed by the Greater Avenues Community Council's Housing Compatibility Committee (see letter from Stephen Mecham, Chair of Greater Avenues Community Council in Attachment 4).
- **March 15, 2006** – The Capitol Hill Community Council voted in favor of supporting the neighborhood based zoning standards proposed by the Greater Avenues Community Council for application to areas zoned SR-1 in the Capitol Hill Community (see e-mail from Peter von Sivers, Chair of the Capitol Hill Community Council in Attachment 4).

COMMENTS, ANALYSIS AND FINDINGS:

1. **COMMENTS:** Staff requested comments from applicable City Departments and Divisions, and the Greater Avenues and Capitol Hill Community Councils. Staff received comments from the following (City Department and Division comments are in Attachment 3, Community Council comments are in Attachment 4):

   - **Permits and Licensing Division:** The Permits and Licensing Division offered the following comments:
     1. A new zoning district is preferable to creating a new overlay district (such as the Yalecrest Compatible Infill Overlay).
     2. Front Yard Setback: Consider using "4" instead of "3" as the minimum number of lots required prior to eliminating the largest and smallest setbacks when calculating the average setback.
     3. Side Yard Setbacks: consider using whole numbers such as 47 feet instead of 46' 8".
     4. Side Yard Setbacks (separation requirement): This section seems to indicate that if the lot allows for reduced setbacks because of a narrow lot width then one cannot build within ten feet (10') of a neighbor's home even if the 4' and 10' side yards are maintained. It seems unfair to require a ten foot (10') separation on the four foot (4') side when compliant properties can build to within 4' without worrying about their neighbor's location. Consider specifically noting that properties that provide 4' and 10' side yards, regardless of the side yard requirement, are exempt from the 10' separation and that the 10' separation requirement does not apply to the 4' side.
     5. Maximum accessory building coverage and building height standards differ from the standards established in 21A.40.050. This section of the Zoning Ordinance must be amended to accommodate the current proposal.

     Staff Comment: The comments provided by the Permits and Licensing Division have been incorporated in the proposed text amendments.

   - **Transportation Division:** The Transportation Division indicated that none of the proposed changes affect public transportation corridors or pedestrian and/or vehicular access or parking requirements.
   - **Public Utilities Department:** The Public Utilities Department has no objection to the proposed ordinance.
   - **Engineering Division:** The Engineering Division has not responded to this request.
   - **Police Department:** The Police Department has not responded to this request.
   - **Fire Department:** The Fire Department has not responded to this request.
   - **Department of Airports:** The Department of Airports indicated that the request has no impact on operations at the Salt Lake City International Airport.
   - **Community Councils:** The Greater Avenues and the Capitol Hill Community Councils have voted to support the proposed text amendments as prepared by the Greater Avenues Community Council Housing Compatibility Committee (HCC). As

described below in the Analysis section of this staff report, the Planning Division is proposing some modifications to the proposal. Representatives from both community councils met with the Planning Staff on March 31, 2006, to discuss the Staff position. Letters of response have been submitted by the Greater Avenues and Capitol Hill Community Councils which are included in Attachment 4.

2. **ANALYSIS:**

Proposed Zoning Ordinance Amendments

The proposed Zoning Ordinance amendments are summarized below using ~~strikethrough~~ and underline to indicate the amendments proposed by the Greater Avenues and Capitol Hill Community Councils to the existing SR-1 standards. Modifications proposed by the Planning Staff are indicated with **bold ~~strikethrough~~** and **underline**:

Maximum Building Height:

1. *The maximum height of b uildings with pitched roofs shall be:*
   ~~a. Twenty eight feet (28') measured to the ridge of the roof, or~~
   a. Twenty three feet (23') measured to the ridge of the roof, or
   b. the average h eight of other principal buildings on the block face

~~2. The maximum Height of flat roofed buildings shall be twenty feet (20')~~
2. *The maximum Height of f lat roofed buildings shall be sixteen feet (16')*
3. *~~The maximum e xterior wall height adjacent to interior side yards, twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.~~ The maximum exterior wall height adjacent to interior side yards, sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance, or other process, the maximum allowable exterior wall height decreases by one (1) foot (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.*

Staff Comment: This proposal incorporates the temporary building height standards currently in place in the Avenues and Capitol Hill Planning Communities created by Ordinance 91 of 2005. The proposed standards are consistent with the Planning Commission's November 9, 2005 recommendation to the City Council for all single and two-family residential zoning districts. The City Council modified this recommendation and included the twenty-eight foot (28') building height and the twenty foot (20') wall height for the City wide Compatible Residential Infill Development standards. The Planning Staff is supportive of this provision lowering the height to twenty-three feet (23') for the Avenues and Capitol Hill Planning Communities.

Minimum Yard Requirements:

1. ***Front Yard:*** *The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are* ~~***three***~~ ***four*** *or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding the one property with the smallest front yard setback and excluding the one property with the largest front yard setbacks. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.*

   Staff Comment: The language added in this standard was proposed to limit the effect that anomalies in existing front yard setbacks may have on new construction or additions. There are many examples were a block face will have a primary structure with little or no front yard setback or a lot where the front yard setback of the existing home is much greater than other houses on the street. Staff is supportive of this modification with one minor change as noted. There are a number of block faces with only three lots and staff recommends that the largest and smallest setbacks be excluded when there are more than four lots, rather than three, on the block face to eliminate the possibility of calculating an average based on only one lot.

2. ***Corner Side Yard:*** *Ten feet (10').* ~~*For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.*~~

   Staff Comment: This change eliminates the possibility of an in-line addition being approved during the building permit process without the opportunity for public notice. As in other zoning districts, in-line additions require approval through the routine and uncontested special exception process, which with the signatures of 100% of the abutting property owners, may be considered administratively by the Zoning Administrator. If the required signatures are not obtained, the in-line addition can be considered by an Administrative Public Hearing Officer or the Board of Adjustment. Staff is supportive of this amendment.

3. ***Interior Side Yard:***
   a. ***Twin Ho me Dwellings:*** *No side yard is required along one side lot line while a ten foot (10') yard is required on the other.*
   b. ***Other Uses:***
      i. ***Corner Lots:*** *Four feet (4').*
      ii. ***Interior Lots:*** *Four feet (4') on one side and ten feet (10') on the other.*
         (a.) *Where the width of a lot is* ~~***46' 8"***~~ ***forty-seven feet (47')*** *or narrower, total minimum side setbacks shall be equal to thirty percent (30%) of the lot width*

with one side being four feet (4') and the other side being thirty percent (30%) of the lot width ***minus four feet (4') (rounded to the nearest whole number).***

Staff Comment: Staff is supportive of this provision with the noted change to use whole numbers. This formula allows for a reduction of the ten foot minimum side yard setback as lots become narrower.

(b.) *Where a lot is* ~~***26' 8" twenty-seven feet (27')***~~ *or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').*

Staff Comment: This provision limits the reduction of the required ten foot side yard to four feet on very narrow lots. Staff is supportive of this recommendation using whole numbers.

(c.) ~~***In no case***~~ *Where required side setbacks are less than four feet (4') and ten feet (10')* ~~***shall the***~~ *an addition, remodel or new construction* ***shall be no*** *closer than ten feet (10') to a primary structure on an adjacent property.* ***The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').***

Staff Comment: This provision requires a minimum separation of ten feet between houses if the addition, remodel or new construction is allowed with a reduced setback based on the provisions in paragraphs (a) and (b). The ten foot separation is only required on the side yard that has been reduced from the base standard of ten feet. Staff is supportive of this provision because the standard addresses the existing development pattern typically found in the Avenues and Capitol Hill Planning Communities where the existing houses on narrow lots often do not meet the required four and ten foot side yard setback requirements.

4. ***Accessory Buildings And Structures In Yards:*** *Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", of this Title (see below).*
   a. *Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.*
   b. *Primary Accessory Building – One Accessory building may have up to the following dimensions:*
      i. *A footprint of up to* ***fifty percent (50%) of the building footprint of the principal structure up to a maximum of*** ~~***four hundred and eighty square feet (480')***~~ ***six hundred square feet (600 s.f.). Notwithstanding the size of the footprint of the principal building, an accessory structure shall be allowed a footprint of four hundred and eighty square feet(480 s.f.), subject to compliance with 21A.40.050.B.1 of the Salt Lake City Zoning Ordinance.***

Staff Comment: The Planning Staff is recommending that this provision be modified to be more consistent with the maximum footprint standards created by

Ordinance 90 of 2005 which limit the size of a garage based on the footprint of the primary structure on the lot. Staff is recommending a maximum footprint of six hundred square feet (600 s.f.) which is consistent with the Historic Landmark Commission (HLC) standard for administrative approvals of garages. A larger garage must be reviewed by the HLC.

The Greater Avenues and Capitol Hill Community Councils are opposed to these modifications proposed by the Planning Staff. It is their opinion that a 480 square foot garage (20' X 24') is large enough to accommodate two cars and will have a lesser impact on the neighborhood. They are not opposed to garages larger than 480 square feet when the larger size is supported by the development pattern on the block face and considered through the routine and uncontested special exception process.

ii. Roof Peak/Ridge Height of up to ~~***14 feet (14') fifteen feet (15')***~~ *above the existing grade.*

iii. A flat roofed height limit of ~~***nine feet (9')***~~ ***ten feet (10')*** *above the existing grade.*

iv. An exterior wall height of ~~***nine feet (9')***~~ ***ten feet (10')*** *above the existing grade.*

(a) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.

Staff Comment: The Planning Staff is recommending the changes noted to the accessory building height and exterior wall heights as noted above. In other single family and two-family residential zoning districts, the height for an accessory structure is limited to seventeen feet (17') to the ridge (15 feet to the mid-point in Yalecrest) and twelve feet (12') for flat roof structures. Because of the smaller lots and typical garages found in the Avenues and Capitol Hill Planning Communities, the proposal recommends a further reduction in accessory building height and the introduction of a maximum wall height. Staff is of the opinion, with input from the Permits and Licensing Division, that a typical seven foot (7') garage door would be difficult to accommodate with a nine foot (9') high flat roof structure because of the space needs for roof joists and garage door hardware. For this reason, Staff recommends the maximum building height for flat roof accessory structures and the maximum wall height be increased to ten feet (10'). To compensate for these changes, Staff also recommends that the maximum height for a pitched roof on an accessory structure be increased to fifteen feet (15'). The Greater Avenues and Capitol Hill Community Councils are opposed to these modifications proposed by Staff and their response to the Staff proposal is included in Attachment 4.

c. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:

i. Roof Peak/Ridge Height of up to 10 feet (10') above the existing grade.

ii. Flat roofed height limit of eight feet (8') above the existing grade.
iii. An exterior wall height of eight feet (8') above the existing grade.
iv. Secondary accessory buildings may be attached to the primary accessory building so long as all buildings conform to the required wall and roof ridge height restrictions.

Staff Comment: This provision provides standards for additional accessory structures that may be placed on a lot for storage or other uses. Secondary accessory structures would be limited in size by the maximum lot coverage provision of the SR-1 District (40%) and by the maximum building coverage provision for accessory structures (600 square feet). Staff is supportive of this provision.

The following amendments are required in the Zoning Ordinance under Chapter 21A.40 Accessory Buildings to acknowledge the proposed amendments limiting the building coverage, maximum footprint and height provisions for the SR-1 Districts located in the Avenues and Capitol Hill Planning Communities.

21A.40.050

B. ***Maximum Coverage:***

2. ***Buildi ng Coverage:*** *In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling.* ***The maximum footprint within the SR-1A Zoning District is limited to six hundred square feet (600 s.f.).*** *Notwithstanding the size of the footprint of the principal building, at least four hundred and eighty square feet (480 s.f.) of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.*

C. ***Maximum Height Of Accessory Buildings/Structures:***

2. ***Accessory To Residential Uses in the FR, R -1 districts, R-2 district and SR districts:*** *The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:*
   a. *The height of accessory b uildings with flat roofs shall not exceed twelve feet (12');* ***ten feet (10') in the SR-1A Zoning District;***
   b. *The height of accessory b uildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage.* ***In the SR-1A Zoning District the height of accessory buildings with pitched roofs shall not exceed fifteen feet (15');*** *and*
   c. *Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.*

21A.34.080 Capitol Hill Protective Area Overlay District CHPA: Staff has identified a conflict with the proposed amendments to the SR-1 District, the existing Compatible Residential

Infill Development standards (Ordinance 90 of 2005) and the existing Capitol Hill Protective Area Overlay District (CHPA). The CHPA District prohibits the use of special provisions, special exceptions, conditional uses or incentives to exceed the maximum height allowed in the underlying zoning district. Therefore, under the existing temporary zoning regulations in place for the SR-1 Districts within Capitol Hill and the proposed standards subject to this petition, new construction and additions are limited to the twenty-three foot building height (or the average building height on the block face) without the ability to use the special exception process to modify the building height based on the development pattern established on the block face.

The Planning Division is currently processing an amendment to the Capitol Hill Protective Area Overlay District which would allow a modification of the base building height standards.

3. **FINDINGS**

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

21A.50.050 Standards for General Amendments

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

Discussion: Several Salt Lake City master plans and other policy documents discuss the importance of compatible residential infill development and its effect on maintaining the character of existing neighborhoods (see the "Master Plan Specifications" section of this report beginning on page 4 of this report).

Findings: The proposed amendments are consistent with the purposes, goals, objectives, and policies of the City's various community master plans, City Council policies and other planning documents.

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

Discussion: The proposed amendments are designed specifically to promote single and two-family residential infill development that is compatible with surrounding development by creating regulations that relate to compatibility of setbacks, building height and accessory structure standards.

Findings: The proposed amendments were created to ensure that new construction and additions in SR-1 Districts within the Avenues and Capitol Hill Planning Communities are compatible with the character of the surrounding neighborhood.

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

Discussion: The proposed text amendments are designed to encourage infill development that is compatible with the surrounding development. The purpose is to establish standards that encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood.

Findings: The proposed zoning standards are intended to minimize adverse impacts of new residential construction and additions on adjacent properties.

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

Discussion: The proposed amendments affect base zoning district standards and will not impact the administration of existing overlay zoning districts. If there is a conflict between the base zoning standards and an overlay zoning district, the overlay zoning district standards prevail. In both the Avenues and Capitol Hill Planning Communities, many of the areas affected by this petition are located in historic districts. Under Ordinance 90 of 2005, the Historic Landmark Commission may modify the base zoning standards of the SR-1 District if the proposal is consistent with HLC design guidelines and the development pattern in the vicinity of the property under consideration.

Findings: The proposed amendments are consistent with the provisions of existing overlay zoning district which may impose additional standards on new development.

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

Discussion: The proposed amendments will not change allowed residential densities or types of land uses allowed within the SR-1 District. Consequently, the proposed amendments will have no impact on the adequacy of public facilities and services.

Findings: The adequacy of public facilities and services criteria does not directly relate to the proposed amendments.

RECOMMENDATION: Based on the analysis and the findings presented in this report, the Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve Petition 400-06-08 to amend the Zoning Ordinance as presented and amend the Zoning Map by applying the SR-1A designation to all areas presently zoned SR-1 within the Avenues and Capitol Hill Planning Communities.

Attachments:

1. Proposed Zoning Ordinance Text Amendments
2. Map of Proposed SR-1A Districts
3. Departmental Comments
4. Community Council Letters
5. Public Comments
6. Greater Avenues Community Council Background Report

ATTACHMENT 1
PROPOSED ZONING ORDINANCE TEXT AMENDMENTS

Proposed Amended Text for the 21A24.080 SR-1 Special Development Pattern Residential District

21A.24.080 SR-1 and SR-1A Special Development Pattern Residential District:
In this chapter and the associated Zoning Map, the SR-1 District is divided into two sub-areas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards in the Zoning Ordinance are the same.

A. **Purpose Statement:** The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

B. **Uses:** Uses in the SR-1 special development pattern residential district, as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. **Minimum Lot Area and Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use		Minimum Lot Area	Minimum Lot Width
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings per dwelling unit	4,000 sq. ft.	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum
10	Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 sq. ft.	50 ft.

D. **Maximum Building Height: Maximum building height limits vary, depending upon the location. The following regulations apply for each area within the SR-1 District:**

1. The maximum height of buildings with pitched ro ofs shall be ~~Twenty eight feet (28') measured to the ridge of the roof, or~~:
   a. **SR-1:** Twenty eight feet (28') measured to the ridge of the roof, or **the average height of other principal buildings on the block face**
   ~~**b. the average height of other principal buildings on the block face**~~
   b. SR-1A: Twenty three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.
2. The maximum Height of flat roofed buildings shall be ~~**twenty feet (20')**~~**:**
   a. SR-1: twenty feet (20')
   b. SR-1A: sixteen feet (16')
3. The maximum e xterior wall height adjacent to interior side yards~~:~~
   a.—**SR-1:** twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.
   b. SR-1A: sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.
   c. In both the SR-1 and SR-1A Districts, the exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance, or other process, the maximum allowable exterior wall height decreases by one (1) foot (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.
      ~~a~~ **i.** For lots with cross slopes where the topography slopes , the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.
      ~~b~~**ii.** Exceptions:
         ~~i~~**(a)** Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.
         ~~ii~~**(b)** Dormer walls. Dormer walls are exempt from the maximum exterior wall height if:
            (a1) The width of the dormer is ten feet (10') or less, and
            (~~b~~2) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard, and
            (c3) Dormers are spaced at least eighteen inches (18") apart.
4**5**. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from the finished grade existing at the time a building permit is requested. Building height for the SR districts is defined and illustrated in part VI, chapter 21A.62 of this Title.

~~5~~6. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

~~6~~7. Additional Building height:

a. For properties outside of the H Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A.52 and if the proposed building height is in keeping with the development pattern on the block face. The administrative hearing officer will approve, approve with conditions, deny, or refer the application to the board of adjustment to be considered as a special exception pursuant to Chapter 21A.52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.

b. Requests for additional b uilding height for properties located in an H Historic Preservation Overlay District shall be reviewed by the Historic Landmark Commission which may grant such requests subject to the provisions of chapter 21A.34.020.

E. **Minimum Yard Requirements:**

1. **Front Yard:**

a. SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

b. SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are four or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding the one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

2. **Corner Side Yard:**

a. SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.

b. SR-1A: Ten feet (10'). ~~**For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.**~~

3. **Interior Side Yard:**
   a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10') yard is required on the other.
   b. **Other Uses:**
      i. **Corner Lots:** Four feet (4').
      ii. **Interior Lots:**
      (a) SR-1: Four feet (4') on one side and ten feet (10') on the other.
      (b) SR-1A Four feet (4') on one side and ten feet (10') on the other.
         (1) Where the width of a lot is forty-seven feet (47') or narrower, the total minimum side yard setbacks shall be equal to 30% of the lot width with one side being four feet (4') and the other side being 30% of the lot width minus four feet (rounded to the nearest whole number).
         (2) Where a lot is twenty-seven feet (27') or narrower, required side yard setbacks shall be a minimum of four feet (4') and four feet (4').
         (3) Where required side yard setbacks are less than four feet (4') and ten feet (10') an addition, remodel or new construction shall be no closer than ten feet (10') to a primary structure on an adjacent property. The ten foot (10') separation standard applies only to the interior side yard that has been reduced from the base standard of ten feet (10').
4. **Rear Ya rd:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').
5. **Accesso ry Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", **and 21A.40.050of this Title.**
   a. SR-1A
      i. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.
      ii. Primary Accessory Building – One Accessory building may have up to the following dimensions:
      (a) A footprint of up to fifty percent (50%) of the building footprint of the principal structure up to a maximum of six hundred square feet (600 s.f.). Notwithstanding the size of the footprint of the principal building, an accessory structure shall be allowed a footprint of four hundred and eighty square feet (480 s.f.), subject to compliance with 21A.40.050.B.1 of the Salt Lake City Zoning Ordinance.
      (b) Roof Peak/Ridge Height of up to ~~14 feet (14')~~ fifteen feet (15') above the existing grade.
      (c) A flat roofed height limit of ~~nine feet (9')~~ ten feet (10') above the existing grade.
      (d) An exterior wall height of ~~nine feet (9')~~ ten feet (10') above the existing grade.

(1) **Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.**

iii. **Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:**

(a) **Roof Peak/Ridge Height of up to 10 feet (10') above the existing grade.**

(b) **Flat roofed height limit of eight feet (8') above the existing grade.**

(c) **An exterior wall height of eight feet (8') above the existing grade.**

(d) **Secondary accessory buildings may be attached to the primary accessory building so long as all buildings conform to the required wall and roof ridge height restrictions.**

21A.40.050

B. **Maximum Coverage:**

2. **Build ing Coverage:** In the FR, R-1, R-2 and SR residential districts the maximum building coverage of all accessory buildings shall not exceed fifty percent (50%) of the building footprint of the principal structure up to a maximum of 720 square feet for a single family dwelling and 1,000 square feet for a two-family dwelling. **The maximum footprint within the SR-1A is limited to six hundred square feet (600 s.f.).** Notwithstanding the size of the footprint of the principal building, at least 480 square feet of accessory building coverage shall be allowed subject to the compliance with subsection 21A.40.050.B.1 of this section.

C. **Maximum Height Of Accessory Buildings/Structures:**

2. **Accesso ry To Residential Uses in the FR, R-1 districts, R-2 district and SR districts:** The height of accessory buildings/structures in the FR districts, R-1 district, R-2 district and SR districts shall conform to the following:

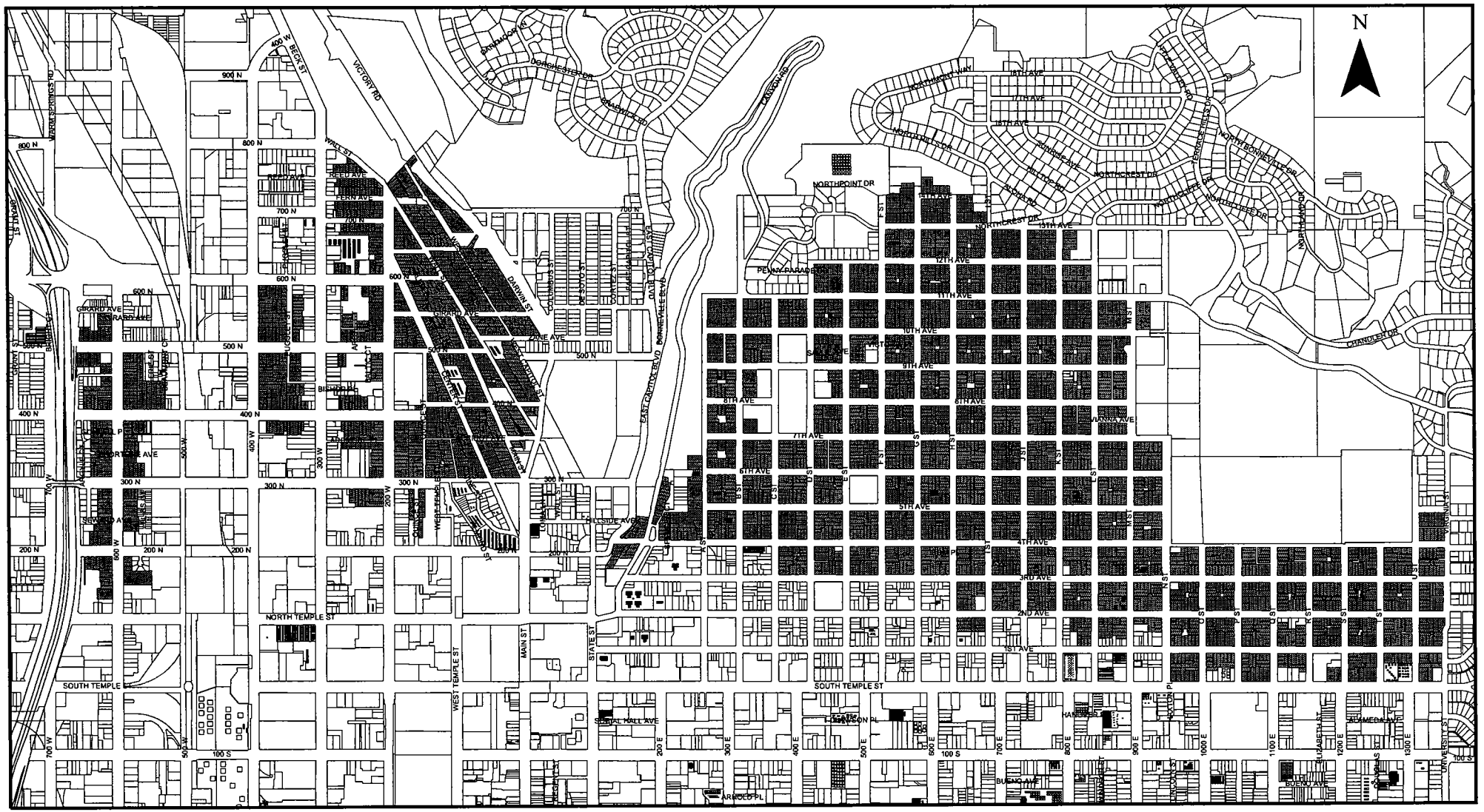
a. The height of accessory buildings with flat roofs shall not exceed twelve feet (12'); **ten feet (10') in the SR-1A;**

b. The hei ght of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured as the vertical distance between the top of the roof and the finished grade at any given point of building coverage. **In the SR-1A the height of accessory buildings with pitched roofs shall not exceed fifteen feet (15');** and

c. Accessory buildings with greater building height may be approved as a special exception, pursuant to part V, chapter 21A.52 of this title if the proposed accessory building is in keeping with other accessory buildings on the block face.

ATTACHMENT 2
MAP OF PROPOSED SR-1A DISTRICTS

Proposed Zoning Map Amendment
SR-1 to SR-1A



ATTACHMENT 3
DEPARTMENTAL COMMENTS

From: Joyce, Everett
Sent: Monday, March 27, 2006 8:00 PM
To: Harpst, Tim; Hooton, Leroy; Graham, Rick; Querry, Chuck; Dinse, Rick; Boskoff, Nancy; Campbell, Tim; Clark, Luann; Fluhart, Rocky; McFarlane, Alison; Oka, Dave; Rutan, Ed; Zunguze, Louis; Pack, Russ
Cc: Ikefuna, Alexander; Coffey, Cheri; Paterson, Joel
Subject: Petition Number 400-06-08 □ Compatible Infill Overlay for Avenues and Capitol Hill Community Council - modify the SR-1 zoning district regulations

Attachments: Proposed SR-1 Text Change.doc
The Planning Division is currently reviewing Petition 400-06-08, regarding compatible infill development standards for the SR-1 zoning district within the Avenues and Capitol Hill Community boundaries. An e-mail has been sent to appropriate City staff and they have been asked to review the petition request and respond with any comments they have.

Specific details of the proposed text changes are highlighted in yellow on the attaché d document. Currently the SR-1 zoning district compatible infill regulations are provided through temporary zoning regulations. To process the Community Councils compatible infill regulations prior to expiration of the temporary regulations any responses need to be into the Planning Division by April 4, 2006.

If you have any questions, please contact me at 535-7930.

Thank you.

From: Joyce, Everett
Sent: Monday, March 27, 2006 11:26 AM
To: Butcher, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley; Stewart, Brad; Johnson, Linda
Cc: Paterson, Joel; Coffey, Cheri
Subject: Department review for Petition 400-06-08 Compatible Infill Overlay Text for SR-1 Zone in the Avenues and Capitol Hill Communities
Importance: High

Attached please find the proposed text changes to the SR-1 zoning district standards related to compatible infill development within the Avenues and Capitol Hill Communities. The proposed text changes were submitted by the Avenues Community Council with support from the Capitol Hill Community Council to apply the proposed text changes to the SR-1 zoning district in Capitol Hill as well as the Avenues. The proposed text changes are highlighted in yellow on the attached document.

Please review and comment on the proposed text changes by April 4, 2006. The current compatible infill ordinance regulations for the Avenues and Capitol Hill Communities are established through a temporary ordinance. In order to process and adopt the proposed text changes prior to expiration of the temporary regulations the review comments need to be provided to the Planning Office by April 4, 2006. If you do not contact me or reply by April 4, 2006 I will assume that you do not have any comments.

Thank you for your assistance in this matter, especially with the short response period.

FROM: MCCANDLESS, ALLEN
SENT: WEDNESDAY, MARCH 29, 2006 8:47 AM
TO: JOYCE, EVERETT
CC: PACK, RUSS; DOMINO, STEVE
SUBJECT: FW: PETITION NUMBER 400-06-08 - COMPATIBLE INFILL OVERLAY FOR AVENUES AND CAPITOL HILL COMMUNITY COUNCIL - MODIFY THE SR-1 ZONING DISTRICT REGULATIONS

EVERETT,

- Thank you for sending the review request for the above referenced zoning text change. The proposed amendment affects zoning in the Avenues and Capitol Hill area and does not present any known impacts on operations at the Salt Lake City International Airport. -Allen McCandless, Planning Manager

From: Butcher, Larry
Sent: Thursday, March 30, 2006 4:45 PM
To: Joyce, Everett
Cc: Goff, Orion
Subject: RE: Department review for Petition 400-06-08 Compatible Infill Overlay Text for SR-1 Zone in the Avenues and Capitol Hill Communities

Everett:

A question before I list my comments. Will this amendment come with a map overlay? If so, will the remaining SR-1 districts have differing regulations? If this is the case, from an implementation standpoint I would prefer a separate zoning district rather than an overlay.

- Under E: Consider using 4 as the number for averaging. When I thought about using 3 principal buildings we would be left with one building when we excluded the smallest and largest setbacks. With 4 structures we would have two sites to average.
- E3biia&b side yards: Not a major issue but consider removing the 8" from the lot width. If we round up to 49' and 27' it will be easier for folks to remember and the difference is about an inch.
- E3biic side yards: This section seems to indicate that if the lot allows for reduced setbacks under a & b above (narrow lots) then you can not build within 10' of your neighbors home even if you maintain 4' and 10' side yards. It seems this section was intended to address the side yard of a property that takes advantage of the narrow lot reduced side yard allowance. Since we must have a 4' side yard the reduced side would always be the 10' side. It also seems a bit unfair to require a 10' separation on the 4' side when lot width compliant properties can build to within 4' without worrying about their neighbor's location. Consider specifically noting that properties that provide 4' and 10' side yards, regardless of the side yard requirement, are exempt from the 10' separation and that the 10' separation requirement does not apply to the 4' side.
- E35a, maximum accessory building coverage of 600 sq. ft., is a new requirement. Requires amendment to Ord. 90
- E35b&c also require Ord. 90 amendment. The dimensions are very conservative and I would anticipate requests for taller or larger structures. Admin hearing?

Larry

From: Stewart, Brad
Sent: Tuesday, March 28, 2006 3:33 PM
To: Joyce, Everett
Cc: Garcia, Peggy
Subject: RE: Department review for Petition 400-06-08 Compatible Infill Overlay Text for SR-1 Zone in the Avenues and Capitol Hill Communities

Everett,

SLC Public Utilities has reviewed the proposed language changes. We have no objections.

As always, development proposals will be reviewed and approved according to the codes and standards applicable to water, sewer , and storm drainage at the time of submittal.

Thank you,

Brad

From: Walsh, Barry
Sent: Wednesday, March 29, 2006 3:56 PM
To: Joyce, Everett
Cc: Young, Kevin; Smith, Craig; Butcher, Larry; Brown, Ken
Subject: RE: Department review for Petition 400-06-08 Compatible Infill Overlay Text for SR-1 Zone in the Avenues and Capitol Hill Communities

March 29, 2006

Everett Joyce, Planning

Re: Petition 400-06-08 Proposed Compatible Infill Overlay Text Change for SR-1 Zone in the Avenues and Capitol Hill Communities.

The transportation division review comments and recommendations are as follows:

None of the proposed changes or text indicates any issue with required public transportation corridors or pedestrian and/or vehicular access or parking requirements. Therefore we have no comment.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, P.E.
Larry Butcher, Permits
Ken Brown, Permits
File

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ATTACHMENT 4
COMMUNITY COUNCIL LETTERS

Greater Avenues Community Council

1180 1st Avenue, Salt Lake City, UT 84103
Stephen F. Mecham, Chair Phone: 801 359-4165
Shane Carlson, Housing Committee, Spokesperson Phone: 801 596-3939

Salt Lake City Planning Commission
Salt Lake City Council
Salt Lake City Planning and Zoning
451 South State Street, Room 406
Salt Lake City, Utah 84111

Dear Commission Members, Council Members and City Planners:

First, we would like to express our appreciation of the efforts of the Planning Office, the City Council and the Planning Commission on the recently adopted Infill Ordinance and tiered permit process. Over the last twelve months a significant amount of work and careful thought has gone into addressing what was rapidly becoming a serious problem with incompatible infill, a problem that threatened our sense of community and goodwill among neighbors. We are especially appreciative of the Planning Office and their efforts to implement the new tiered permitting process. We feel strongly that the success of this tiered process is essential to ensuring predictability for communities while allowing for responsible growth and accommodation in situations that are often quite challenging.

The Greater Avenues Community Council's Housing Committee has been working on the proposed SR-1 overlay for about ten months. We have made significant efforts to describe and document the character of the Avenues SR-1 area. One of the tools we used in drafting the proposed overlay was a thorough inventory of all residential properties in the SR-1 area. Not only did this inventory provide us with a clear appreciation of the housing stock in the SR-1 area, it also illuminated some of the unique challenges faced by those residing in our community. Out of 2396 residential properties, an estimated 2075 (85%) are non-conforming to the present minimum SR-1 standards for the minimum lot width of 50 feet or the minimum lot size of 5000 square feet. For those Avenues SR-1 properties south of 10th Avenue, the figure is closer to 90% non-conforming. Every element of our proposed overlay was carefully crafted to deal with the very real and significant problems recently experienced in our area.

We were pleased with the Planning Office's decision to recommend that the Planning Commission and City Council approve most of our proposed overlay. The Planning Office has recommended a few minor modifications to the calculation of front and side setbacks. We support these recommended modifications and appreciate their importance. However, we cannot support, nor do we entirely understand, the Planning Office's recommended modifications to our proposal regarding the counter permit limits for accessory buildings.

Primary Building Peak and Wall Height

We are pleased with the Planning Office's decision to recommend our proposal's counter permit limits for primary building peak height (23 feet) and sidewall height (16 feet; Section D. Paragraphs 1,2 and 3). We fully appreciate the necessity of a smoothly functioning tiered permit process in order for these counter permit limits to be practical as the development pattern in the SR-1 area is quite diverse. We appreciate the Planning Office's efforts to implement the new tiered process as well as their openness to input from the community. Combined with significant efforts to implement the tiered process, these counter permit limits

will provide a measure of predictability for our more vulnerable block faces while allowing reasonable expansion and growth throughout the area.

Front Setbacks

The Planning Office has recommended that when using the proposed modifications for calculation of front-setback (average calculated dropping the smallest and largest setbacks), the minimum number of properties on the block-face should be increased from three to four (Section E. Paragraph 1). We appreciate the utility of modifying the minimum number of buildings on a "block face" before eliminating the closest and furthest buildings from the calculation of the "block face" average, as the proposed minimum of three properties would leave only one property to be used in the modified calculation. We do not anticipate that increasing this number from the proposed three to the recommended four buildings would pose a problem. We support this recommendation.

Corner Lot Side Setbacks

The proposed SR-1 overlay requested the elimination of an in-line side setback exception for street side setback for corner lots (Section E, Paragraph 2). The Planning Office has recommended no modifications to the proposal. We appreciate their support of the proposed modified side setback limit for corner lots.

Interior Lot Side Setbacks

The Planning Office has recommended several minor modifications to the formula proposed by our Housing Committee to help address the challenge of the very narrow and deep lots that exist in a significant majority of the SR-1 area (Section E, Paragraph 3). We appreciate the reasoning behind the Planning Office's recommended modifications and we do not anticipate that these modifications will negatively impact the goal of the proposed formula for calculating modified minimum interior side setbacks. We would also like to express our support of the Planning Office's recommendation to apply the proposed minimum ten foot separation between the proposed construction and the adjacent property's primary building only when the rules for a reduced side setback are applied and only to the side of the project where the reduced side setback (less than 10 feet) is applied. The recommended modification would retain the original intent of our proposal, helping property owners and permit applicants address the challenges of their very narrow lots, while addressing the fire code and public safety issues allowing access to the sides and rear of each property.

Accessory Building Recommendations

The City Planning Office has recommended counter permit limits for accessory buildings that are higher than what was proposed by the Avenues Housing Committee for the SR-1 area (Section E, Paragraph 5). The Committee has several concerns regarding the recommendation to adopt higher limits.

First, as stated above, the SR-1 area is characterized by lots that are very narrow and at times much smaller than the 5000 square foot minimum for new lots in the SR-1 area. In some areas, the standard lot width is 27.5 feet. The most common lot width is approximately forty one feet. On lots with homes that are often only inches apart, every additional foot of wall and peak height brings a much greater likelihood that a structure will negatively impact an adjacent property owner. While out of scale primary structures have been the source of the most egregious incompatible infill, accessory structures have been a very common source of conflict between adjacent property owners.

While we appreciate that the Planning Office has recommended a counter permit limit of 600 square feet that is consistent with limits recognized by the Historic Landmarks Commission, we feel that in areas such as the middle Avenues (approximately 5th to 10th Avenues) where very narrow lots are combined with views of the city and the Oquirrh Mountains, a counter permit limit of 480 square feet is a much more defensible standard. The proposed 480 square foot limit for a primary accessory building would provide all property owners with the opportunity for a two car garage that could house even the largest passenger vehicles along with some room for tools and storage. Our original proposal to allow an additional 120 square feet of secondary accessory building with lower wall and peak height limits (eight and ten feet respectively) would ensure that all property owners would have the opportunity for additional storage or work space.

Our Housing Committee also has significant questions about the recommendation to limit accessory structure square footage to 50% of the primary building's foot print. Not all of the largest primary buildings have been built on the largest lots or in the most sensitive locations. We feel strongly that allowing those properties with the largest homes to build larger garages without further consideration of lot size (beyond the 40% lot coverage limit) or building placement will result in situations where properties that already have a significant impact on adjacent property owners will be allowed to have an even greater impact with a larger accessory structure. Conversely, properties with small primary structures (less than 1200 square feet) that are less likely to have impacted adjacent properties may be unfairly limited to lower accessory structure limits. These recommended limits would be implemented without regard to the size of a lot or the placement of the buildings. We feel that allowing everyone 600 square feet of accessory structure but requiring that those seeking a counter permit build in a manner less likely to impact their neighbors (480 square feet for primary accessory structure, remaining accessory structure built under lower limits) is a more equitable solution to an often challenging situation.

We also feel that the higher counter permit limits for accessory buildings that have been recommended are not in keeping with the spirit of the tiered permit process which was adopted to allow for relatively easy exceptions to somewhat stricter counter permit limits. Like the other elements of the proposed overlay, the originally proposed accessory building limits were designed to provide predictability for the most vulnerable areas while allowing the quick approval of well designed projects. We feel these limits are appropriate, especially when viewed alongside the lesser requirements for granting a "Routine and Uncontested" permit for accessory buildings exceeding the counter permit limits. "Routine and Uncontested" applications may be granted based upon the approval of all adjacent property owners but unlike special exceptions for primary buildings, the administrator handling the request need convene a public hearing where concerns expressed by parties not residing next to the proposed project must be considered. This lower standard for accessory structures exceeding counter permit limits is appropriate. We also feel that the lower standard makes our proposed accessory building limits preferable to the Planning Office's recommendation.

Finally, we have questions about the Planning Office's recommendation that minimum structural requirements for a flat roofed garage require a ten foot roof in order to accommodate a seven foot door. We have consulted a contractor and architect who suggested the following design in order to allow a nine foot flat roofed garage with a seven foot door. Rather than spanning the entire width of the building (somewhere between twenty and twenty-four feet) with a 14 inch TJI ceiling joist, an alternative design would incorporate a beam at the mid-point of the garage parallel with the side of the garage with the garage door. The beam, at ten to twelve feet from the wall with the door, would be set back far enough to accommodate the door and garage door hardware/opener. The beam would be supported at its mid-point with a vertical column. The addition of the beam would allow much smaller ceiling joists, approximately 10 inches for a 12 foot span. Nearly all garage door manufacturers have low profile door hardware available at no extra charge. Low profile hardware would allow the door to be mounted with approximately six inches of overhead space. Allowing for six inches of slope on a 24 foot wide garage, six inches for door hardware and ten inch joists, a seven foot door could be accommodated within the proposed nine foot flat roofed counter permit limit. On a related note, we see no reason to recommend that the wall height for pitched roof accessory buildings be increased to match that of Planning Office's recommended ten feet for flat-roofed buildings. Given the potential of wall height to impact sunlight on adjacent properties, we are asking that the Planning Commission recommend the originally proposed counter permit limits of nine feet for both wall height and flat roofed buildings.

In conclusion, we would like to emphasize our appreciation of the Planning Office, the City Council and the Planning Commission and all of the hard work that has gone into dealing with the difficult issue of compatible infill. We are very pleased with the efforts initiated by the City Council to address this issue and to make it a priority, the creativity and hard work of the City Planning Office to design and implement a unique and promising tiered permit process, and the Planning Commission for their careful consideration of these matters.

We would also like to recognize the City Council's support for community specific zoning where appropriate and the efforts of the Planning Office to support the overlay process at the community level.

Planning staff have often made themselves available to our Housing Committee and provided guidance on several important issues.

The Avenues Housing Compatibility Committee has also made a significant effort to address the key issues of concern in our area. We feel that our direct experience of the challenges posed by the close proximity of the homes and the narrow lots that characterize the area, as well as our experience with sensitive and successful projects has provided our residents with a unique and intimate knowledge of the issues as well as the potential for creative solutions for most property owners. We are asking that you please take this intimate knowledge of the community into account as you weigh the Planning Office recommendations along side the proposed overlay. We would also ask that you take into consideration the strong support of our community for the proposed overlay as it was originally written, specifically in regard to accessory structures. And while the Avenues Housing Compatibility Committee cannot support the recommendations of the Planning Office with regard to counter permit limits for accessory buildings, we strongly support all other modifications to our proposed overlay as recommended by the Planning Office.

Sincerely,

Shane Carlson
Greater Avenues Community Council
Housing Compatibility Committee, Spokesperson

Greater Avenues Community Council
1180 1st Avenue, Salt Lake City, UT 84103
Stephen F. Mecham, Chair Phone: 801 359-4165

Salt Lake City Council
Salt Lake City Planning and Zoning
451 South State Street, Room 406
Salt Lake City, Utah 84111

Dear Council Members and City Planners:

The Greater Avenues Community Council (GACC) is pleased to submit for your review the enclosed SR-1 Overlay overwhelmingly approved by the GACC March 1, 2006. As you know, in July 2005 GACC established the Housing Compatibility Committee to develop the enclosed Overlay. In its March 1, 2006 meeting, GACC also voted to allow representatives of the Housing Compatibility Committee to work with Planning and Zoning if any changes are needed to facilitate City Council approval of the Overlay.

During the past seven months, the Housing Compatibility Committee has sought public input and has worked diligently to develop the Overlay to preserve and protect the unique characteristics of SR-1 properties in the eclectic Avenues area. The GACC believes the draft Overlay establishes a new set of fair and flexible zoning rules specific for the Avenues District SR-1 area that will allow for a large range of diverse development patterns and still provide a measure of predictability for everyone in the community. We urge you to approve the Overlay as it is proposed.

We look forward to working with you in enacting and implementing the Overlay. You may call me at 359-4165 with any questions. Housing Compatibility Committee spokesperson Shane Carlson may be reached at 596-3939 and Committee Chair Lon Richardson may be reached at 364-4529.

Sincerely,

Stephen F. Mecham, 2006 Chair
Greater Avenues Community Council

Paterson, Joel

From: pv4910@xmission.com
Sent: Friday, March 17, 2006 2:36 PM
To: Paterson, Joel
Cc: Jergensen, Eric; ComeBackShane@Comcast.net
Subject: Capitol Hill SR-1

Mr. Paterson,

This is to inform you of two votes taken by the Capitol Hill Community Council (CHHC) during its meeting on March 15, 2006. First, the CHCC approved the inventory of all SR-1 housing made by volunteers in the CHCC and recorded on a map by Shane Carlson, by a vote of 21:1. Second, the CHCC endorsed the SR-1 infill overlay regulations and procedures proposed to you by the Greater Avenues Community Council, with a vote of 22:1.

May I also ask you to include me in all future exchanges and meetings concerning the SR-1 infill overlay of the Planning Division.

Sincerely yours,
Peter von Sivers, Chair

ATTACHMENT 5
PUBLIC COMMENTS

Paterson, Joel

From: Ann George [annmgeorge@yahoo.com]
Sent: Wednesday, April 12, 2006 3:30 PM
To: Paterson, Joel
Subject: Petition 400-06-08

Dear Mr. Paterson,
I am a resident of 9th Avenue, a few houses west of "I" Street, and as such, received an invitation to an open house at the house located on the northeast corner of 8th Avenue and "H" Street, in which plans for a very substantial addition/remodel of said house were discussed. I went there, and would like to voice my fear that if the house were raised to the level needed to make a second story, it would be a looming block, and would not really be in the character of the Avenues, in spite of the fact that it is located across the street from just such an enlarged home. I am convinced that amending existing provisions of the City Zoning Ordinance to facilitate raising rooflines of existing structures by owners would seriously undermine the very character for which most of its residents treasure the Avenues. I would like to suggest that owners in need of really big homes might like to consider building in a location where such homes are commonly found and where they would not destroy the flavor of an already very established neighborhood. Neither my husband, David, nor I, is unable to attend the City Planning Commission meeting scheduled for tonight, but we would like to cast two votes to deny this petition: David B. and Ann M. George, 585 9th Avenue, SLC. Thank you for including our input in any decisions taken.
Sincerely, Ann George

Paterson, Joel

From: Miller, Margaret A. [MMiller@FDIC.gov]
Sent: Wednesday, April 05, 2006 11:03 AM
To: Paterson, Joel
Cc: earl.miller@theradoc.com; ComeBackShane@Comcast.net
Subject: Avenues Overlay
Follow Up Flag: Follow up
Flag Status: Green

I have been working on the Avenues Housing Committee since last June and feel that we put a lot of research into our overlay before we submitted it. We had numerous discussions about the limits we described in the proposal. I am concerned that you want to change the wording on the accessory buildings.

A large number of properties do not conform to the SR-1 lot width standard. Because of this, the 480 primary accessory building limit (at the counter permit level) gives some protection to adjacent properties while giving everyone a chance to have a garage. People could always take their request to the next tier if they had reason for requesting a larger structure.

While we are concerned about the large houses that have been springing up in the Avenues, it is also a real problem with people building garages that are out of scale. It is very sad to see such a historically important neighborhood be overrun with people wanting houses that are out of proportion. Big houses and big garages have their place, but not in most neighborhoods in the Avenues.

Please reconsider keeping the recommendations for accessory buildings as presented by the Avenues Housing Committee.

Thank you for all the work you and your department have devoted to this emergency in our neighborhoods.

Paterson, Joel

From: S.D. Williams [sdwilli@gmail.com]
Sent: Wednesday, April 12, 2006 10:43 AM
To: Paterson, Joel
Subject: Avenues and Capitol Hill SR-1 Overlay

Dear Planning Commission, I'm writing in support of the Avenues Community Council Housing Compatibility Committee's recommendations regarding the SR-1 Overlay proposal. As a lifetime Avenues resident, I have lived with the consequences of the loose regulation during the 1960s that allowed apartment buildings to be constructed on residential Avenue blocks. In the name of "property rights" many of these incompatible structures were permitted and permanently degraded the character of several neighborhoods resulting in the lowering of surrounding property values.

Now excessively-sized home additions and garages are causing the same problem. I live on L Street between 6th and 7th Avenues and in the past 2 years, within 2 blocks of my house, there are several recent examples of this kind of construction that individually and collectively are severely deteriorating the streetscape and desirability of my neighborhood.

Garage- SE Corner 7th and M
Garage- NE Corner 5th and L
House- 6th Ave between K and L southside- mid block

On my street most of the houses sit just inches from the property lines and so even a small increase in height or square footage allowances can have a significant impact on the adjacent properties.

Please listen to the people who have made a long term committment to live in and maintain this historic neighborhood and do not make the same mistake that was made before in allowing poorly conceived additions and replacements to leave permanent and incompatible scars on one of Salt Lake's treasures.

Scott D. Williams
319 L Street
Salt Lake City, Utah

April 5, 2006

Salt Lake City Planning Commission
City and County Building
Room 406
451 South State Street
Salt Lake City, UT

Dear Commissioners,

Petition 400-06-08 – The Avenues Overlay

You will have lots to read so I have written this letter so that you can either read the whole thing or just the bolded words and still get the main ideas .

Let me introduce myself. I am Jill Van Langeveld. I grew up in Cottonwood Heights among big spaces. **I moved on the Avenues in August 1966, 40 years ago** this summer, into the downstairs unit at **259 6th Avenue** – a duplex which my husband's father bought in the 1920's after immigrating from the Netherlands. My husband grew up in the upstairs unit. We eventually bought it from his Mother, moved upstairs and rented the downstairs. We tried to buy the historic home next door at **253 6th Avenue**, which we rented for two years, but some members the family didn't want to sell when we were in the position to buy. We had to look for another house. My husband teaches in Davis county so we also looked in that area. We finally narrowed our search to two homes – one on the Avenues and one in North Salt Lake. The home in North Salt Lake was better designed and better built but when it came right down to the final decision, we bought "The Neighborhood" at **807 Northcliffe Drive**. We also own a 6-plex at 225 6th Avenue.

I have been **active in the Greater Avenues Community Council since the 80's** and have been **Entertainment Chair for the Avenues Street Fair since 1997**. Working with wonderful neighbors keeps me coming back year after year. It is also gratifying to hear from the musicians who have told me that the word in the music community is "the Avenues Street Fair has become THE place to play."

In 2003 I was elected to a three-year leadership commitment to the GACC: Chair-Elect, then Chair and finally Past Chair. While **GACC Chair-2005, I organized our Housing Compatibility Committee**. They were charged to find a solution to our "Big House/Over Build Problem." What is happening here on the Avenues is just a microcosm of what is going on all over. People across the country are trying to find ways to help save their neighborhoods. The trend is toward larger homes going from 1,900 sft in 1985 to 2,400 sft in 2005. BIG isn't necessarily good or bad but in the Avenues SR-1 neighborhood where the lots are sometimes long and usually very arrow and where view and sunlight are important values, BIG can cause a great deal of friction.

I have talked with many people over the last 12 months and the **trend most people** on the Avenues **would like** to see is that **additions to homes or garages are sensitive to their neighbors**. Let's make it a Win-Win situation for everyone. I have read the recommended

changes to our Avenues Overlay Proposal and two I call minor and won't fight. But **the suggested changes to 5B. Primary Accessory Buildings are not acceptable. Our goal was** to give the homeowner the opportunity **to build/remodel** adding needed square footage and height **while creating as little negative impact on neighboring property owners as possible.**
A garage is a wonderful thing to have. **Off-street parking on the Avenues is a premium.** Neighbors understand this and can deal with a "garage." A **"garage with a tall roof full of storage" is much harder to accept when it impacts you negatively**. We had **proposed a 480 sft accessory building** (a double car garage) **with a 14 ft peak and a 9 ft wall height**. I understand that a few contractors who were asked about these height restrictions said that the restrictions would cause problems. They needed at least a 10 ft wall with 15 ft peak to install an automatic garage door opener. I contacted **Martin Garage Doors Company** and they **said that for a 7 ft high door** (the most common height although mine is only 6'7") the **minimum wall height was 7 feet plus 15 inches for clearance** which includes a place for the door to go as well as the automatic opening/closing mechanism. That **totals only 8'3"**. According to Martin Doors, **9 foot side walls would exceed the minimum required for installation**. Some contractors may have a phobia of working in enclosed spaces so the 9 foot flat roof garage may bring on that phobia.

The reason for the Overlay is to protect the most vulnerable of our citizens so we have **looked at minimum standards** for counter permits. If someone needs a larger garage, then let him/her go to Tier II. That is why the **Tier Process is extremely important. Tier I** (counter permits) **protects the vulnerable while allowing those larger projects that won't cause negative impact to their neighbors to get their permit easily on Tier II** (Administrative Hearing). **The controversial projects are sent to Tier III** (Board of Adjustment) **to work out problems.**

Please don't take that protection away. We need it. Property rights are important to everyone – new residents, old residents and potential residents. If former zoning/permit policies and building practices had worked, then we would not be here today struggling with these problems.

Sincerely,

Jill Van Langeveld
GACC Chair-2005
Past Chair-2006

Paterson, Joel

From: Jim Jenkin [Jim.Jenkin@hsc.utah.edu]
Sent: Wednesday, April 05, 2006 2:03 PM
To: Paterson, Joel
Cc: AvenuesHCC@Comcast.net
Subject: Re:Planning Office response to proposed SR-1A Zoning

Dear Planning Staff and Commission Members,

I wish to respond to the proposal of Planning Staff regarding changes to the SR-1A zoning proposal made by the Housing Compatibility Committee
(HCC) of the Greater Avenues Community Council (GACC). I apologize for brevity and errors as I am traveling and pressed for time.

In a meeting with Planning Staff community members includung myself were informed of Plannings intent to recommend standards for accessory structures based more on existing policy and convenience than on the Communities assesment of it's needs. I urge the Commision members to support the proposal of the HCC (and as adopted by The Capital Hill Community Council and GACC) as originally submitted.

Specifically:

5 B. Primary Accessory Buildings:
HCC Proposed a 480 sf accessory building with a 14 foot peak height limit and a 9ft wall height limit as the maximum acceptable under Tier One.

Planning Staff recommend a 600 s.f. accessory building with a peak height of 15 feet and wall height limit of 10 feet.
Their reasoning was as follows:
1. Some builders were consulted who felt it would be more difficult to accomodate a 7ft garage door with a 9 foot flat roofed building.
2. The 50%, 600 sf standard has been in place for sometime, and is the standard accepted by Landmarks.

"Some builders" consider a seven foot door to be standard. A 6'8'' door is also a standard residential size and probably much more commom in the Avenues. A Volkswagen Eurovan Camper fits in a 6'8" door.

"Some builders" said it would be "difficult" to acomodate a 7 ft door; no architectural or structural evidence was presented.

If the older standards such as construction convenience and historic compatibility were working we wouldn't need an overlay. The new standard is the evaluation of negative impact on the neighborhood and the neighbors property. The Housing Compatility Committee, as ratified by vote of the Community Councils, has determined thru investigation of existing properties that ten foot high outbuilding walls have a significantly greater potential for negative impact on neighboring property owners and should,therefore, be subject to further review and neighbor imput in Tier Two.

The Landmarks Commission's standards of practice have been developed with a priority of historic continuity and street-face compatibility, where our proposal was developed by accessing impact on neighbors, therefore I do not consider the precedence of Landmarks acceptance as a suffuciently relavant reason for Planning Staff to advance a recommendation over HCC's.

The existing outbuilding standard was not changed in the City-wide infill ordinance, nor in the temporary ordinance, despite evidence of clear damage done to neighbors in the Avenues by accessory buildings.
Keeping the old standard flys in the face of the spirit of the Overlay.
Further, since the Overlay must protect the areas most vunerable properties, the place to err is clearly on the side of caution and more protection, since an error in under-protection is virtually premanent and an error in overprotection is appealable.

Sincerely,

Jim Jenkin
212 5th Ave

Received 3/31/06

Franz Amussen
Office address 275 East South Temple Suite 204
Salt Lake City UT 84111
801 575 6409

March 30 2006

Salt Lake City Planning Director
451 South State Street Room 406
Salt Lake City Utah 84111

Gentlemen and Ladies

I received notice of this meeting by mail Unfortunately because of a previous commitment I will be unable to attend this meeting I therefore would like you to know my concerns and request that this letter is read out loud at the meeting scheduled for Wednesday April 12 2006 at 5 45

This letter is in response to Item (d) petition 400 06 08

I think this petition is a result of one or two houses that were improved or built in the avenues in very poor taste Unfortunately because of the actions of a couple bad apples the avenues community council now wants to restrict the freedom of all the avenues resident to have full use enjoyment and the ability to upgrade and improve their homes I do not think good taste can be legislated or zoned

I am alarmed and concerned about the seeming attempt by a few people in the Greater Avenues Community Council to restrict the freedom to enjoy and improve the living conditions of the majority of the Avenues residents

I have been an avenue resident at for over 25 years I enjoy living in the avenues because of the tolerance and diversity of the residents and the diverse architecture Now it appears that the tolerance aspect is diminishing

The Greater Avenues Community Council (GACC) sent out a newsletter dated October 2005 where they claimed 94% of avenues residents want to regulate building volume relative to size I sent a letter to the GACC questioning the methodology and validity of this statistic and they never gave me the courtesy of a response I was never asked my opinion and the few people that can get into the Avenues Sweet Branch Library for the GACC meetings do not constitute a majority of the Avenues Residents I would like the GACC to explain its methodology used to arrive at these percentages I seriously doubt if it had any resemblance to a scientific survey

Lets face facts The avenues area is an older area and many many houses are in need of significant additional investment to bring them back to an attractive and sound condition Additionally often older retired people on fixed incomes occupy these homes and they

cannot afford to upgrade their homes for example look at the house on the northwest corner of 8th Ave. and I street this house has been deteriorating for the past 15 years. These homes are not improved until these older residents die or move out. Some houses do not justify an improvement because the high investment needed would not be recovered by the market value of the house. Often the only way to justify this needed investment is to add additional square feet and make it suitable for a family. This was the situation I was faced with when I ended up building my house. The previous house I lived in the Avenues had become too small for my family, its floor plan was not efficient, the plumbing and wiring were not what I would like etc. I looked at fixing these problems but the high investment needed did not justify the market value. My choice was to build a larger more useable house next door on a small lot that I owned. Effectively building the maximum size house I could for the lot. If the new rules are passed it appears that I would not be able to do this in the future!

I am in favor of high-density neighborhoods the Salt Lake valley now appears to be almost entirely developed; high density is exactly what Salt Lake needs and the avenues are. The avenues population is older, and slowly new families are moving in. These older homes often are not suitable to a growing family and a very few people that have the time to attend GACC meetings and can get a seat at the small room at the Sweet library co not constitute any significant overall representation of the broad, large and diverse population of the Avenues and this small grou should not stop the improvement of these homes.

I think the GACC would be much better advised to see that proper sidewalks are put in place. Somehow there are many houses and several streets that have no sidewalks. As I walk around a neighborhood suddenly a sidewalk ends and I am forced to walk into the street. Areas I am referring to specifically are on 10th Ave. between F and G Street and G Street between 10th and 11th Ave. and the homes above 11th Ave. I would like the zoning department to require that any house in the avenues that does not have a sidewalk in front of the house to install one to encourage safe pedestrian traffic.

I am strongly against any change in the current zoning rules for the Avenues area that would restrict the improvement of the neighborhood or change the current allowed size for houses in the Avenues.

Sincerely,

Franz Amussen

March 14, 2006

Salt Lake City Council
C/o Planning Division
451 S State #406
Salt Lake City, UT 84111

Joel Patterson:

In reference to our discussions pertaining to the Council's consideration in adopting the Avenues Overlay for SR-1 Zoning Ordinance I wish to convey two concerns and two possible solutions.

Problem #1: Primary Building -The restriction of 23' from the ground to the peak of the roof at any point (or the average height of the ridge of houses on the same side of the block).
For a property such as mine, single story rambler on the north side of 9th Ave (569), the lot slopes north to south. This would be very difficult for anyone who wishes to add a second story. The foundation is at ground level at the back of the house, it is approximately 30" high in the front. This would mean the ridge of the roof would have to slope down 30" from back to front (I have a hip roof and the ridge runs north and south).

Problem #2: Primary Building – The restriction of 16' maximum exterior wall height. Many of the avenues homes have 9'-10' high ceilings on the main floor. Any 2nd floor addition including up to 6" for floor joists and subflooring would reduce the ceiling height on the 2nd floor to 5.5'-6'. Standard ceiling heights for new construction are 8'. Many of the homes on 1st, 2nd and 3rd Avenues are 2 story whose walls well exceed 16'.

If you include the 23' restriction of the peak of the roof at the front of my house that would mean the floor to ceiling on the 2nd floor would be 4' and 6.5' on the back.

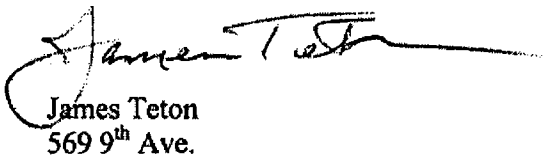
I know that there are options to apply for variances or by other means but many of the lots in the avenues are sloped so I don't know how efficient it would be to adopt these standards as is.

Suggestion #1: Primary Building – The height of the ridge of the roof is 24' at the highest point of the original foundation (or the average height of the ridge of houses on the same side of the block). This would prevent someone wishing to expand back to higher ground unless they removed dirt to do so in order to maintain the same site line. The extra foot of height would also allow for -

Suggestion #2: Primary Building – The maximum height of any exterior wall is not to exceed 8.5' above the ceiling of the main floor.

Thank you for your consideration.

Sincerely,



James Teton
569 9th Ave.
Salt Lake City, UT 84103-3128
Phone: 801-297-3682 (w)

ATTACHMENT 6
GREATER AVENUES COMMUNITY COUNCIL BACKGROUND REPORT

Greater Avenues Community Council

Proposed Overlay for the SR-1 Zoning District

March 6th, 2006

Greater Avenues Community Council
1180 1st Avenue, Salt Lake City, UT 84103
Stephen F. Mecham, Chair Phone: 801 359-4165

Salt Lake City Council
Salt Lake City Planning and Zoning
451 South State Street, Room 406
Salt Lake City, Utah 84111

Dear Council Members and City Planners:

The Greater Avenues Community Council (GACC) is pleased to submit for your review the enclosed SR-1 Overlay overwhelmingly approved by the GACC March 1, 2006. As you know, in July 2005 GACC established the Housing Compatibility Committee to develop the enclosed Overlay. In its March 1, 2006 meeting, GACC also voted to allow representatives of the Housing Compatibility Committee to work with Planning and Zoning if any changes are needed to facilitate City Council approval of the Overlay.

During the past seven months, the Housing Compatibility Committee has sought public input and has worked diligently to develop the Overlay to preserve and protect the unique characteristics of SR-1 properties in the eclectic Avenues area. The GACC believes the draft Overlay establishes a new set of fair and flexible zoning rules specific for the Avenues District SR-1 area that will allow for a large range of diverse development patterns and still provide a measure of predictability for everyone in the community. We urge you to approve the Overlay as it is proposed.

We look forward to working with you in enacting and implementing the Overlay. You may call me at 359-4165 with any questions. Housing Compatibility Committee spokesperson Shane Carlson may be reached at 596-3939 and Committee Chair Lon Richardson may be reached at 364-4529.

Sincerely,

Stephen F. Mecham, 2006 Chair
Greater Avenues Community Council

Summary

Over the summer of 2005, the Avenues experienced a number of controversial construction projects, involving both primary structures and accessory buildings. At the same time, the City Council was addressing a similar problem in several neighborhoods throughout Salt Lake City. In July, 2005, the City Council approved the Yalecrest Compatible Infill Overlay. In August, the Greater Avenues Community Council formed its Housing Compatibility Committee (HCC) to investigate and address the specific housing issues in the Avenues.

The HCC identified the SR-1 district as the area most impacted by recent incompatible infill. Characteristics of the SR-1 area contributing to the problem included a high percentage of deep and narrow lots, a high percentage of lots not conforming to the minimum width and square foot requirements of the SR-1 code, the liberal nature of the SR-1 code, and the rapidly rising property values in the SR-1 area.

The HCC attempted to develop a single set of dimensional restrictions that would provide predictability for the residents of the more vulnerable SR-1 areas while still allowing flexibility where taller building heights are the existing development pattern. The HCC struggled to come up with a reasonable set of standards under the previously existing system where projects exceeding dimensional limits were sent directly to the Board of Adjustment. As an alternative, the HCC proposed a tiered permit system where projects exceeding the dimensional limits for a counter permit but that were consistent with the character of the neighboring buildings were approved in an expedited manner.

At that same time, the City Planning Office proposed its own tiered permit system. The HCC development of an SR-1 overlay was put on hold while the City considered a city-wide compatible infill ordinance. After that ordinance was adopted, along with temporary restrictions for the Avenues SR-1 area, the HCC resumed work on an SR-1 overlay.

The efforts of the HCC were focused on conducting a comprehensive inventory of all SR-1 residential properties in the Avenues, a thorough review of the existing SR-1 ordinance, and the Avenues Master Plan, as well as soliciting input from a wide range of avenues residents, architects, contractors, and real estate brokers.

The HCC concluded that in order to provide predictability, the proposed overlay needed to perpetuate the temporary height restrictions originally proposed by the City Planning Office, that allowances needed to be made for the narrow non-conforming lots, and that the trend towards large multiuse accessory structures needed to be balanced against the often disproportionate impact these structure had on adjacent properties.

Issue Origin

Over the summer of 2005, several new construction projects were started in the Avenues that concerned a large number of Community members. These projects consisted of primary structure remodels and new garages. Several of these projects became the subjects of articles in the local papers on "Monster Homes" and incompatible in-fill (see Appendix A).

At the same time that Avenues community members were recognizing the early stages of an incompatible infill problem in their area, the Salt Lake City Council was beginning to address the same problem city wide. Specifically, in July, 2005 the City Council approved the Yalecrest Compatible In-fill Overlay *"to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood."* Also at that time, the City Council was considering a 6-month moratorium on new projects to allow time for communities to develop neighborhood specific guidelines to protect against incompatible in-fill in the more vulnerable city neighborhoods (Ordinance 44 of 2005). That moratorium was approved and then rescinded a week later as some Council members were concerned that a city-wide moratorium was too broad a measure to address problems not experienced in all neighborhoods.

It was also at this time that the Greater Avenues Community Council (GACC) organized the Avenues Housing Compatibility Committee (HCC). The HCC was charged with the task of studying the problem of incompatible infill to determine which significant factors were driving the "Monster House" and "Monster Garage" phenomena both locally and nationally, as well as which areas of the Avenues were experiencing the greatest impact.

Process

At the August GACC meeting, Yalecrest Overlay Committee members David and Lisette Gibson were invited to discuss their efforts to develop and gain approval for the Yalecrest Overlay. It was also at that meeting that the formation of the HCC was announced and input from all members of the Avenues community was solicited (see Appendix B). The charge of the HCC was to find community consensus regarding structural regulations which give clear standards and allow us to preserve the value of our community. The HCC began meeting weekly.

At the HCC meetings, it quickly became apparent that several factors were contributing to the incompatible infill problem. First, nearly all of the most controversial projects were occurring in the SR-1 zoning district. Second, a large number of projects involved residents new to the Avenues neighborhood who were moving to the area in response to high fuel prices and increasingly lengthy commutes from distant areas within the Salt Lake Valley. Many of these new arrivals stated that they were simply trying to replace their smaller homes and garages with something similar to what they had left behind on their much larger lots in the suburbs. And finally, many controversial projects involved the construction of new garages as well as modifications to primary structures.

Over the course of several HCC meetings in August and September, 2005, committee members attempted to identify subsections of the SR-1 district that would be benefit from a new set of zoning regulations. Several conclusions were drawn from those discussions. First, while there are some broad patterns of development within the SR-1 district that appear to have evolved over time (bungalows between 6th and 11th Avenues, Victorians on 2nd and 3rd Avenues), there are no clear lines of demarcation between these areas, homes of all types can be found throughout the SR-1 area (large Victorians on many block corners as high as 11th Avenue). Coinciding with the difficulty the HCC encountered in defining any significant homogenous areas in the SR-1 district, the committee experienced difficulty coming up with any one set of dimensional counter permit limits (such as building height) that would provide some degree of predictability and protection for areas predominantly comprised of 16 foot tall bungalows while allowing taller remodels and additions in areas where taller two and three story Victorians were predominant.

It quickly became apparent to the members of the HCC that the single most consistent and challenging characteristic of the Avenues would be the very diverse nature of the community with mansions and cottages, historic and non-historic areas, families and single adult professionals, couples just starting their lives together and widows and widowers.

It was a huge challenge to come up with a single solution to fit each very different situation. Out of this challenge grew the idea of a three tier permit process as a way to protect the most vulnerable blocks while allowing an easier permit process for compatible building in areas of larger houses. However, because of the added complexity of a tiered permit process, HCC members were unsure if the City would support such a significant change to the permit process.

Apparently, the City Planning Office was thinking along the same lines as they were developing a proposal which was presented to the City Council on September 20, 2006. At that time, the Planning Staff presented the outline of a process to develop compatible residential infill zoning standards that was a combination of *reduced measurement standards* and a *new three tier building permit process.* The City Council requested that the Administration return to the Council with a completed recommendation using the tiered process that could be passed by December, 2005.

Because of the similarities between the process under consideration by the City Planning Office and the tiered process being considered by the HCC, the HCC members shifted their attention to the Citywide Compatible Infill Ordinance (eventually known as Ordinance 91 of 2005). Efforts to develop an Avenues SR-1 Overlay were put on hold until the City completed their new ordinance with the idea that after the ordinance was voted upon, HCC members would evaluate what had been passed citywide and develop a an appropriate proposal for the SR-1 area if needed.

During October and November, 2005, numerous briefings and public hearings took place before the Planning Commission and the City Council. The HCC members were at every

meeting, either writing letters or talking individually to commission and Council members and formally speaking to the new proposals (see Appendix C). The HCC continued to meet by-weekly to find ways to support the Planning Department with the proposed zoning changes and coordinate the HCC member's efforts.

On December 13, 2005, the Salt Lake City Council adopted the city-wide Compatible Residential Infill Development Zoning Ordinance amendments (Ordinance 90 of 2005) and Temporary Zoning Standards (Ordinance 91 of 2005). The purpose of the Temporary Zoning Standards was to allow the GACC to submit a proposal for neighborhood based zoning standards regulating compatibility of residential construction within the SR-1 Zoning District. The temporary zoning standards were to be in effect for 6 months and are expected to expire mid-July, 2006.

On December 28, 2005 Joel Paterson met with members of the HCC to review the essential elements of an overlay proposal to be submitted by a community council. Specifically, Joel requested that the GACC application for an SR-1 overlay include the following:

1. Documentation and research of area for infill
2. Describe the characteristics of the area
3. Proposed goals

The HCC members have worked closely with Joel Paterson and his staff as they began the process of creating the Avenues Overlay just as Yalecrest Community Council did.

Throughout January and February, 2006, the HCC met weekly.

HCC members made a complete inventory of all 2394 single and dual family homes in the SR-1 zoning district recording whether the home (1) was a 1, 1½, or 2 story home, (2) had an attached garage, and (3) had a pitched or flat roof (see Appendix D). Using maps of the SR-1 area, HCC members also estimated the number of properties in the SR-1 area that did not conform to the minimum lot width and minimum lot square footage requirements of the base SR-1 zoning regulations.

The HCC also reviewed zoning ordinances throughout the city both before and after December 13, 2005, consulted the Avenues Master Plan and met with City Council members, Planning Department officials, architects, realtors, contractors and area residents.

In addition, HCC members made every effort to communicate the work and findings of the committee to the entire Avenues community (see Appendix B). In December and early January, with the help of the GACC webmaster, Dave Jonsson and HCC member Lester Aoki, a comprehensive web-page was launched detailing, agendas, minutes, proposed overlay elements, area maps and links to outside resources (see Appendix E).

Finally, several articles written by HCC members were published in the monthly GACC newsletters and time was allotted during GACC meetings for monthly progress reports and presentations by the HCC (see Appendix B). The broader Avenues community was repeatedly invited to participate in the HCC meetings, share their ideas with committee members and to get involved in any way they could. Anyone who provided an e-mail address was added to the internal HCC e-mail list (AvenuesHCC@Comcast.net). Residents without access to e-mail were kept up to date with phone calls and paper copies of communications and works in progress.

In February 2006, the front page article in the GACC newsletter shared more information about the new zoning ordinances, specifically the City's new three-tiered permit approach. Results of the HCC inventory were presented to the GACC community meeting on February 1st, 2006. A large color-coded map was used to depict the estimated number of stories in each residential property. Several minutes were devoted to providing definitions such as block face, development pattern, set-back, roof line, lot coverage, infill, overlay, and over-the-counter.

The March 2006 GACC newsletter provided an overview of the work and goals of the HCC and included a table on page 3 summarizing the proposed Avenues SR-1 Overlay.

At the GACC monthly meeting on March 1st, 2006, the completed Avenues SR-1 Overlay proposal was presented in detail. After the presentation and answering all questions from attendees, a vote was taken: 48 to 5 in favor of the Proposal.

Methods

As discussed earlier, the expectation of the City Planning Office was that the HCC would provide documentation and research describing the characteristics of the area being considered for the proposed overlay. To this end, the primary efforts of the HCC were a comprehensive inventory of all residential properties in the SR-1 district (see Appendix D), an estimate of the number of residential properties that conformed to the minimum lot width and minimum lot square footage requirements of the SR-1 zone, and identification of vulnerable block faces within the SR-1 area which the City would then survey to obtain maximum building heights for a given block (See Appendix F). In addition, the HCC conducted a thorough review of the current SR-1 zoning ordinance, including the recently adopted citywide Compatible Infill Ordinance and the Temporary Infill Ordinance applied to the SR-1 areas of the Avenues and Capitol Hill neighborhoods and the R-1-5000 and R-1-7000 areas of the Wasatch Hollow district.

A walking inventory was conducted by Avenues residents which classified conforming use dwellings in the SR-1 zone by number of stories, the presence or absence of an attached garage on the front façade and whether or not the structure had a flat roof (see coding sheet – appendix D). Over sixty pictures of homes in the SR-1 area were

reviewed as part of a training session for those HCC members conducting the Inventory. Number of stories was used as a rough estimate of building height. Classification of stories was based upon the following criteria:

- 1.0 Stories (Do not and could not live within the roof)
- 1.5 Stories (Could build within roof, 2nd story knee walls less than 4 feet)
- 2.0 Stories (Two stories or 2nd story knee walls taller than 4 feet)

Homes were classified based upon their appearance from the front façade as seen from the street. Where homes were located on a slope and the possibility of an additional story such as a walkout basement was not readily apparent, the slope was noted.

A flat roofed structure was classified as anything less than a 3/12 pitch based upon a diagram the person doing the inventory could compare to a building's roof pitch (see Appendix D for the inventory coding sheet).

Three color coded maps were produced from the SR-1 inventory, one for number of stories, one for flat roofed buildings and one for garages as part of the front primary building's façade.

In summary, 1084 of the 2394 homes (45.3%) were classified as single story, 676 (28.2%) were classified as 1.5 stories, and 634 (26.5%) were classified as 2 stories or taller.

Results of the inventory clearly indicate the existence of entire block faces comprised of one story homes spread throughout the SR-1 district (see Inventory Height map – Appendix D). It was estimated that the tallest homes on these block faces would be 16 to 18 feet in height.

A sample of these vulnerable block faces was submitted to the City Planning Office for Survey (see Survey Map – Appendix F). Survey results to confirm these building heights are still pending at this time.

A typical block face of one story buildings (East side of K between 7th and 8th Avenues)

The inventory maps of flat roofed buildings (85 – 3.5%) and homes with garages as part of the front façade (one-car 186 - 7.8%; two-car 155 - 6.5%) revealed that these structures are uncommon in the SR-1 area and a significant number are concentrated north of 11th Avenue.

HCC members also estimated the number of residential lots that did not conform to the fifty foot minimum lot width requirement or the minimum 5000 square foot lot size requirement of the SR-1 district. Using City zoning maps and creating a template to estimate lot width and size (based upon the 330 feet X 330 feet block size that is predominant in the SR-1 area and that the typical lot size of ¼ width of one quarter of the block results in a property that is 41 feet 3 inches in width), it was estimated that 360 (15%) of the 2394 residential SR-1 properties met the SR-1 minimum width and lot size requirements. Stated another way, 2034 properties (85%) do not meet the minimum lot size requirements upon which the other SR-1 dimensional limits such as height and side setbacks are based.

Review of Existing Zoning Regulations

In addition to the inventories and surveys, the HCC conducted a thorough review of the SR-1 zoning ordinance that was recently modified by the City Council (21A.24.080 SR-1 Special Development Pattern Residential District) as well as the temporary restrictions put in place for this area by the City Council (Ordinance 91 of 2005).

One very important addition to the permitting process was the tiered nature of the newly adopted Infill Ordinance. As mentioned earlier in this document, the HCC was considering a similarly tiered process to address the wide variety of development in the SR-1 district. Evaluation of the existing zoning regulations was done with the expectation that the Administrative Public Hearing process would be significantly easier to navigate for appropriate projects than the Board of Adjustment had been as the previous next step for projects exceeding the counter permit limits.

Also, in consultation with the Planning Office officials, the HCC's intent is to propose a set of dimensional limits for the SR-1 area that will not change if city wide modifications to dimensional limits are adopted. The HCC will follow the direction of the City Planning Office as to whether this is best accomplished via a comprehensive SR-1 overlay or the creation of a special Avenues/Capitol Hill SR-1 zoning district.

Modifications to Current SR-1 Zoning Ordinance (see Appendix G)

No modifications to section "B: Uses" based upon table 21A.24.190 for the SR-1 zoning district of the City Code are proposed.

No modifications to section "C. Minimum Lot Area and Lot Width" are proposed.

In reviewing section "D. Maximum Building Height" the HCC took several items into consideration. In October, 2005, when the City Planning Office first proposed new citywide zoning changes, the recommended citywide SR-1 and R-1 district restriction on building height was 23 feet at the peak. According to testimony of Planning Office officials at that time, 23 feet was the height restriction they estimated would be necessary to provide predictability and protection to the areas within the city most vulnerable to significant impact of incompatibly larger remodels and new construction. The Planning office at that time estimated that a height restriction of 16 feet for flat roofed buildings and exterior walls was also required to protect these same areas. The HCC feels strongly that if combined with the tiered permitting process to allow taller projects where appropriate, the 23 feet building height limits and the 16 foot exterior wall and flat roofed building height limits are essential to protect and preserve the character of the vulnerable SR-1 areas.

After reviewing section "E. Yard Requirements," the HCC has proposed several minor modifications to better address the large percentage of non-conforming lots in the SR-1 area.

In section "E: 1. Front Yard," the HCC was concerned about the potential impact of several blocks where buildings originally designed as commercial properties, but now used as residential properties, could impact the calculation of front yard setback. The zoning ordinance as recently modified calculates the required front yard setback as the average on the block face. Commercial properties were often built with no front setback, flush with the front property line. On blocks where commercial buildings have been converted to residential use, such properties could significantly impact the calculation of

the average, allowing new construction with a much smaller front setback than the other residential properties on a block. There are also several block faces in the SR-1 area where some homes were built with a significantly larger front setback, which would result in a new project being required to have a larger front setback than the other homes on a block. To minimize the impact of these atypical situations, the HCC has proposed that where there are three or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding the one property with the smallest front setback and excluding the one property with the largest front yard setbacks.

In item 2 of section E, "Corner Side Yard" setbacks; the HCC has proposed that the language allowing inline front setback exceptions for existing buildings be stricken. Because of the history of abuse in this area of inline side setback exceptions, HCC members felt that these exceptions would best be granted on a case by case basis with the overview of the Administrative Public Hearing Officer.

The HCC has proposed a modification to item 3 of section E, "Interior Side Yard" setbacks to address the large number of very narrow non-conforming lots within the SR-1 district. Often, these lots are as narrow as thirty feet (30') in width. The proposed modification is as follows:

b. Other Uses:

ii. Interior Lots: Four feet (4') on one side and ten feet (10') on the other.

a. Where the width of a lot is 46' 8" or narrower, total minimum side setbacks shall be equal to 30% of the lot width with one side being four feet (4') and the other side being 30% of the lot width minus four feet.

b. Where a lot is 26' 8" or narrower, required side setbacks shall be a minimum of four feet (4') and four feet (4').

c. In no case where required side setbacks are less than four feet (4') and ten feet (10') shall the addition, remodel or new construction be closer than ten feet (10') to a primary structure on an adjacent property.

This language is proposed as a change to the first tier or "counter permit" limits for all additions and new construction. This modification was developed in an attempt to deal proactively with a situation that would otherwise present a frequent challenge to property owners given the non-conforming nature of a majority of the lots in the SR-1 area.

No modifications to section "E. Yard Requirements; 4. Rear Yard" were proposed.

As mentioned above, garages have recently been the subject of many controversial projects. Like many of the other issues unique to the SR-1 area, the problem is exacerbated by the number of very narrow non-conforming properties. In addition, the

SR-1 area is characterized by views of the Wasatch Mountains, the Salt Lake Valley and the Oquirrh Mountains from many properties.

The HCC considered the trend towards much larger garages and the many uses for which accessory buildings are often built. The HCC has proposed a set of restrictions that gives priority to those accessory buildings used to house up to two automobiles. At the same time, the HCC did not want to prohibit construction of additional space to be used for storage, a gazebo, a green house, or a small personal workspace. Given the often small narrow lots, the HCC has proposed a counter permit limit of 600 feet lot coverage for all accessory buildings. In addition, the HCC has proposed that 480 square feet of accessory building may have a maximum building height of fourteen feet (14') with a maximum wall height of nine feet (9'). Additional accessory building space up to the total 600 square foot limit may have a peak height up to ten feet (10') with an eight foot (8') wall height limit.

No modifications are proposed by the HCC to the remaining SR-1 sections; "F. Maximum Building Coverage," "G. Maximum Lot Size," or "H. Standards for Attached Garages."

Modifications to the SR-1 zoning ordinance to disallow the creation of garages attached to the front facade and the creation of new flat roofed buildings were considered. Given the challenges posed by often narrow lots and the overall limits on flat roofed building height (sixteen feet), it was determined that additional restrictions would be unnecessary at this time.

A complete summary of the proposed modifications to the SR-1 zoning ordinance is provided in Appendix G. The summary in Appendix H was created as a modification to the SR-1 text as it existed on March 1, 2006. Additions are depicted by underlined text. Deletions are depicted using ~~strike through text~~.

A chart of the proposed SR-1 modifications and the historic SR-1 ordinance is also provided in Appendix G

The HCC has provided renderings of model structures/examples meeting the counter permit requirements of the proposed ordinance. These examples depict a ground floor and within the roof addition to a 1300 Square foot home on a .15 acre lot (41.25 feet by 165 feet), a depiction of the proposed modification to the minimum side setback required for interior lots, and a sketch of the proposed size and height limits for accessory buildings (see Appendix H).

As a tool to more clearly depict the proposed limits, the HCC is presently working with an AIA certified Architect to produce drawings with the proposed dimensional limits applied to example structures. These drawings should be available tot the Planning Office by March 15th, 2006.

The draft proposal in Appendix H was written and submitted to the full Community Council for a vote on March 1, 2006. Copies of the chart in Appendix H were also provided to all council attendees.

Conclusion

In recommending that counter permits be restricted to buildings and additions with a maximum peak height of 23 feet, the HCC is not only adopting the height restrictions recommended as necessary to protect the city's most vulnerable properties by the Planning Office in their original proposal, the HCC has arrived at a conclusion similar to the recommendations of the most recent Avenues Master Plan Update (July, 1987) but which were never adopted; "Many of the incompatibility problems created by new construction in residential areas are associated with excessive building height; new dwellings that tower over adjacent homes, second level or rear additions that overwhelm the original structure. A recently adopted ordinance will reduce height potential in areas encompassed by the 'F-1' Foothill Development Overlay Zone." The Master Plan goes on the comment that "If these limitations prove to be successful in accomplishing their intended purposes in the ""F-1 areas, similar height restrictions may be considered for other R-1 and R-2 areas in the Avenues Community."

The Avenues has a substantial history as a community rather than just a neighborhood, with a shared vision of neighborhood interaction, historic preservation and architectural quality.

Previous down-zoning has established that single family dwellings were the community standard. Mother-in-law and basement apartments are generally acceptable, along with some duplexes. Large monolithic structures, whether apartment blocks or large homes have been discouraged.

The Avenues was mainly developed as a close-to-center residential area where mass transit use was high. Such remains the case today, with three bus routes serving the Avenues Community and many properties within an easy walk of city center. The historic development pattern for the SR-1 district has been a preponderance of smaller homes on long narrow lots.

While social factors, particularly the strong sense of neighborhood, had previously been sufficient to limit anti-social building practices, the escalating value of "close-in" residential property in combination with a weak SR-1 zoning ordinance and a large number of nonconforming lots have contributed to a pattern of abusive building practices.

A final thought on Increased Zoning Enforcement borrowed from the Avenues Master Plan. "Effective zoning enforcement is essential to maintaining desirable neighborhoods. More restrictive requirements such as reducing height limits and increasing the minimum duplex lot area actually increase temptation for additions and duplex conversions without permits. The city must therefore increase its commitment to enforcement of zoning and building codes in the suggested more restrictive requirements are to be effective."

Zoning regulations are important, but only effective if administered consistently and in a reasonable amount of time. Members of the HCC are committed to the successful implementation of the proposed ordinance and to that end will do everything possible to assist and work with the city in implementing the tier permit system and the proposed SR-1 Overlay.

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Appendix:

A. Newspaper Articles

Big homes, big problems

When an Avenues homeowner tore down his tiny house to put up a 'monster home,' neighbors in its shadow were none too happy

By Heather May
The Salt Lake Tribune
Salt Lake Tribune

Ellen Horrocks has spent most of her life in the home her parents bought at 423 N. K Street during World War II. And when she married Ervin Horrocks almost four decades ago, he moved in, too.

The white house with a red roof has been a source of pride, and so has the view of the valley from the back yard. The elderly couple have watched thunderstorms and planes fly through. Sometimes, they sit outside until midnight, talking.

These days, talk is focused squarely on what's impeding that view and, they say, their privacy - a new home taking shape next door at 675 8th Avenue that dwarfs its neighbors. It's changing not only the Horrocks' corner of the Avenues, but could eventually alter the city's regulations on home construction in older neighborhoods.

Not only that, it's turned the Horrocks into reluctant activists. They've given up on trying to stop the 8th Avenue project, but they and others hope to change city zoning to ensure future remodels are compatible with the neighborhood.

"We've sort of taken up the mantle," Ellen says recently while sitting in her kitchen, where the home in question can be seen. "This has been one of the hardest things, to have it fill the windows. You can't get away from it.

"We'd like to have had more protection from the city."

Current zoning allowed Ethan Call to tear down a roughly 1,000-square-foot home and build a 6,000-square-foot one in its place. While city officials are quick to say the home is legal, some also privately say the city still shouldn't have allowed it.

In a block consisting of mostly one-floor homes, this house will have two floors and it will take up virtually all of the narrow lot; it will be 106 feet long.

As the frame has risen, so have the tempers of some of the neighbors and the Avenues Community Council leaders. Earlier this month, the 8th Avenue house, along with some other tear-downs in the city, spurred the City Council to step in. It passed temporary zoning rules that, had they been in place before, would have severely limited the 675 8th Avenue home's height and the size of its backyard addition.

The temporary zoning was supposed to last a month while the city decided on permanent changes. But the short-term rules were rescinded less than a week later.

Now, Councilman Eric Jergensen, who represents the Avenues, said the community is pursuing Avenues-specific regulations to ensure major remodels and additions fit in - a difficult task considering the Avenues is a mix of home sizes and styles.

Jergensen said the city will look at height and lot size. Some homes in the Avenues already go through that process because they are in a historic district, which ends at 6th Avenue.

"What we want to avoid is the tearing down and replacement of homes that are so totally out of scale," said Jergensen, who considers the 8th Avenue home just such a house and refers to it as the "poster child of excess."

But Jergensen acknowledges the city must also juggle the need to allow neighborhoods to evolve and attract families.

Call, the builder of the 8th Avenue house, lives in Afton, Wyo. He said he is trying to turn a run-down home - the original was at least 60 years old and lacked insulation and had structural problems - into a family-friendly one. He is rebuilding it for his brother, Michel, who lives in California and has 10 grown children, Call said. It will have six to eight bedrooms, five bathrooms and a large garage. And the renovation will cost $343,000, according to city records. But even to Call, it is unclear if his brother will move in.

Call said his brother bought the home because he liked the neighborhood. And the new home will have great views, Call said, acknowledging it will block his neighbors' vistas. And while he's somewhat sympathetic, Call said property owners have a right to use their property how they want as long as they follow city rules.

"I follow what the city has in place. This is within the city codes. A view is a small thing in life," he said, adding that he disagrees that the home doesn't fit in. He pointed to two newer homes further east on 8th Avenue that appear as tall as his will be. The owner of one of those homes said she was pleased with the changes Call is making.

When asked if he would want to live behind the 8th Avenue home, Call suggested his neighbors either sell or build a wall to protect their privacy.

The controversy has tempted him to "pack up and leave," Call said. But it is now egging him on.

"I really feel they [the neighbors] need to mind their own business unless they're prepared to really go after it" and change the zoning, Call said.

The Horrocks are taking his advice.

hmay@sltrib.com

Avenues Should Accommodate Growth

By Michel Call

This article presents a different view than the one given by Avenues resident Carlson and others in a recent commentary. One has to wonder if the rallying cry of historic preservation is not being used as a smokescreen to cover the real motivation of economic self-interest. Many of those who already have nice homes in the Avenues appear to feel threatened by the prospect of future growth. Some have expressed the fear that the current trend of tearing down old rundown homes in the neighborhood and replacing them with larger family-friendly ones will adversely affect the property values of their own smaller homes.

Some Avenues residents have also expressed the view that families, and especially large families, belong in the suburbs, not in the Avenues. They display little sympathy for the many professionals with families in the greater Salt Lake community who face increasingly long commutes to work in the downtown area. Some residents seem to be asserting that since they were there first, they now have the right to exclude others, that they are somehow entitled not only to their own property but to the right to tell others what they can do with their property as well.

The hospital district in the middle of the Avenues took away views for hundreds of homeowners. The many large apartment buildings and condominiums throughout the Avenues that were built under earlier more liberal zoning guidelines put hundreds of additional homes in their shadows. It makes no sense at this point to say that future structures now need to be "consistent with the size of the surrounding homes", as Carlson and others are asserting.

A certain class of homeowners is being very active right now in the Avenues and some other areas in petitioning for more restrictive zoning or the expansion of historic districts. There are many other voices in the community that are not being represented or heard in the debate. City leaders need to think long and hard before imposing more restrictions to satisfy one very vocal group that may not serve the long-term interests of either the city or the larger community.

Well-meaning laws or government regulations often produce unintended results. Even in the most desirable neighborhoods, when newer and bigger structures are not allowed to replace older deteriorating ones, the end result is a run-down slum area. Some Avenues residents want to have it both ways. They want high prices for their property, but they also want to further restrict what a buyer can do with the property. People will not pay $300,000 for a lot if they can only build a tiny home on it.

Schools serving the Avenues and other older neighborhoods are losing enrollment and face the prospect of closing their doors. At the same time, schools in West Jordan and other areas are bursting at the seams and being forced to adopt year-round schools. A forward-looking city will take steps to reverse this inequity, not accelerate it. Welcoming the construction of family-friendly homes to replace old deteriorating ones in the Avenues and elsewhere is the right thing for the future of Salt Lake City.

Deseret News
August 8th, 2005

We are writing as concerned members of the Avenues community.

Many consider the Avenues to be one of the most livable neighborhoods in Utah. The historic character and friendly atmosphere have attracted a diverse population. Another unique characteristic of the Avenues is the often long and very narrow lots. These small narrow lots present many challenges and potential rewards for all Avenues residents.

New residents are often surprised at how these narrow lots and the close proximity of their neighbors' houses can affect their privacy. Long time residents, many who have lived here for decades, cherish the close relationships that develop out of the frequent interactions "imposed" by this proximity and the life long commitment many have made to this area. The Avenues is truly a wonderful community.

We are very concerned that several of the new homes and garages being built in the Avenues are having a direct and potentially devastating impact on the very characteristics that have drawn so many of us to make such significant commitments to our neighborhood.

Recently, rising real estate values and long commutes from areas far from the heart of Salt Lake City have begun to exert new pressures on the Avenues. Residents often struggle when deciding how to best meet the needs of their families in homes that were not built to accommodate large families, homes that were built on lots that often leave few options. Some who have recently purchased property in the area feel compelled to maximize their "investment" by squeezing every possible square foot of building on to their postage stamp sized lots. Some simply want what they have always had but they are trying to impose their desires on an area with very different characteristics and challenges than the "developments" they left behind.

Presently, there is strong and growing support in the Avenues for preservation of the historic value and character of the area. On July 14th, the city council voted unanimously (7-0) to deny a prominent Salt Lake family's request to remove the historic status and protection that was impeding the sale of their home to a buyer wishing to make extensive changes (Salt Lake Tribune – July 15th, 2005, Avenues Home Stays on Historic Register). The desire to preserve the character of historic communities was also in evidence at the July 12th City Council meeting where approximately 55 members of the community urged the council to adopt stricter zoning rules in the Yalecrest area. Three members of the community urged the council to vote against the stricter zoning. Again, the council voted unanimously to adopt the stricter zoning regulations (Salt. Lake Tribune – July 13, 2005, Big Houses Belong on Big Lots). At the conclusion of the vote, residents and community councils were urged to adopt the Yalecrest process and limits as a template for enacting similar restrictions to protect the character of their neighborhoods.

You may be aware of the "Hubbard house" at 1788 East Hubbard Avenue in the Yalecrest area. Similar to some of the houses being built in the Avenues, the Hubbard house with is quite large and inconsistent with the character of the surrounding homes. The Hubbard house is now known city wide as the primary example of poor design threatening the character of a neighborhood. It is our understanding that the family that built the Hubbard house never did move in. It has sat vacant for over six years as the owner has been unable to sell it. It is safe to say that some of the

homes now being built in the Avenues are rapidly acquiring the same notoriety as a significant threat to this area.

Our concern with many of these projects is not that things are changing. Everyone in the area can appreciate the need to update houses that are often 100 years old. Our concerns can be categorized as: 1) the immediate and significant impact these houses and garages are having on the neighbors who will be forced to live there shadows; 2) how many of these projects exploit the limits and strain the spirit of numerous outdated zoning regulations; and 3) the precedent these houses and garages set for an area where buildings of this size are simply non-existent.

In particular, the abuse of the inline side setback rule for "remodels," combined with projects that approach the maximum height limit, exacerbates the impact of these buildings on the neighbors that surround them. These buildings often completely obscure the views that neighboring properties have enjoyed for eighty years and longer, while the proximity and height of these buildings literally cast the surrounding homes in what feels like an arrogant, indifferent, and unrelenting shadow.

We are asking anyone considering "remodeling" or replacing an existing building in the Avenues to think carefully about the design of their project. Six thousand square foot houses do not belong on 30 foot wide lots that are less the 0.10 acres. Three car garages are not consistent with the area and cannot be built without adversely impacting your neighbors. It is piggish to impose projects such as these on the community. Building a monster house or garage may get you lots of attention but you will not be pleased with the message that such a project conveys about you to your new neighbors.

The community is very aware of the circumstances regarding all new building in the area. We value our neighborhood and the spirit of community we have cultivated. Building a house that is consistent with the size of the surrounding homes as well as the character of the neighborhood can speak volumes about your desire to be a valued member of this community. Doing so also creates a feeling of significant goodwill with your immediate neighbors as well as the community at large. Please, give us a reason to welcome you to the Avenues as neighbors.

Sincerely,

Shane Carlson
375 L Street
Salt Lake City, Utah 84103
801-596-3939

Ellen and Ervin Horrocks
423 N. 'K' Street
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The Salt Lake Tribune http://www.sltrib.com

Article Last Updated: 11/16/2005 11:28 PM

Monster Homes: Amendments would protect character of older neighborhoods
Salt Lake Tribune If new zoning-ordinance amendments approved last week by the Salt Lake City Planning Commission had been in place before a 6,000-square-foot "monster home" went up on Eighth Avenue, it's unlikely that house would have been built, angering the owners of its 1,000-square-foot neighbors.

The out-of-place home is representative of an alarming trend - people buying modest lots in long-established Salt Lake City neighborhoods, then building oversize houses with matching garages that would fit in just fine in South Jordan or Draper but can ruin the character of a street in the Avenues or other urban areas.

Acting on city residents' complaints, the planning board has voted to send a list of potential zoning-ordinance amendments to the City Council that would protect residents from finding themselves sharing a street with these leviathans. We believe the amendments are fair.

The changes would not outlaw the super-size houses, but if they are adopted by the council, would force builders to jump through hoops small enough and high enough to encourage them to build the larger homes in appropriate neighborhoods. If they are undeterred by the rules, they could ask for a variance from the Board of Adjustment or go through a public-hearing process to explain why they should be granted an exception.

The amendments would enforce front-yard setback rules, lower the maximum height of a house to 23 feet from the current 30 feet and put restrictions on the size and placement of auxiliary buildings, including garages. The recommendations also include limits on how much of a building lot could be taken up by the house, making it difficult to build a very large home on one of the small lots common in older parts of the city.

Under the recommended changes, a person still could buy two lots and build a large home in the middle, set back appropriately from the street with an unobtrusive garage. Such a home in that setting probably would not compromise the neighborhood in the same way that the irritating supersize houses now can.

The amendments would act to keep most extra-large homes out of established neighborhoods of smaller houses. They are not so stringent as to stymie home building, but would maintain a sense of proportion and place.

Appendix:

B. GACC Newsletters / HCC Newsletters and HCC Meeting Minutes

Greater Avenues Community Council

The Agenda

www.slc-avenues.org

Volume IX, Issue 7 *July 2005*

How Do You See Growth in the Greater Avenues Community?

For any that haven't been following the story, trends in real estate development in Salt Lake City have led to the construction of homes built out to the maximum size allowed by law ("max-fill" building) in areas and neighborhoods where this is traditionally not done. Community associations, including the GACC, who feel such development is not in the best interests of their neighborhoods have petitioned the City for relief, and last Thursday the City Council passed a temporary ordinance placing restrictions on max-fill building. A proposed six-month moratorium was reduced to one month after an apparent lack of consensus in the community and vigorous objection by the building sector. In the following week, the temporary ordinance was dropped completely.

This issue speaks to one of the central questions of any Community Council: what do we want our neighborhood to be, and how do we get there? Less obviously, but perhaps more importantly, it speaks to the central issues of any mmunity structure: that residents have the right to decide ..e character of their community, and that the character and cohesiveness of the community have value over and above the sum of its properties.

In fact, property value, particularly in an area of 100% assessment, is a two edged sword, because higher value means higher taxes. If you're looking to cash out in this real estate cycle, than rapid value escalation is great, but if you're in it to settle down it adds to your costs. (Where did the notion of home as profit driven come from anyway?)

The late Tom Rogan had a successful model for public decision-making - that of open discussion and consensus building. The current debate is well suited to this approach. What is it we, as a community, want to see in our neighborhoods and conversely, how do max-fill homes detract from that vision? In our next Community Council meeting we will be discussing this at length and we ask that residents come prepared by giving their personal values careful consideration.

One thing that I suggest we avoid is polarization of the issue. Despite statements made in the press, no one is out to tell people they can't remodel their house right now. ›pefully we can all agree that we do not need an erarching layer of bureaucracy reviewing every facet of home appearance, and neither do we need the social anarchy of individual wills above all.

What we are talking about is sensibly structured regulation, with clear standards, that will allow us to preserve the value of our neighborhood. So think about where that value lies for you.

Does it lie in houses with yards (max-fill minimizes these) that provide both privacy and a semi-public area for neighborhood interaction? Does it lie in consistency and scale (Does a taller house need more set back? Is a two-and-a-half story house offensively out of scale in a block of one-story houses?). Do you value access to the sun the sky and the horizon? Is it the appearance of green space and trees in a neighborhood?

Come on the 6th and let's talk and listen and find what we want as a community and how to get there.

Yours in community, Jim Jenkin

GACC Community Meeting

Wednesday, July 6, 2005 7:00 p.m.

Sweet Library, 9th Avenue and F Street

Agenda (times approximate)

7:00 Welcome and Announcements
- Steve Mecham, 2005 GACC Chair-Elect

7:05 Reports
- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

7:35 Open Forum *(Time permitting, limit 1 min. per person.)*

7:40 Avenues Street Fair – Walter Jones, Street Fair committee chair, will update progress of the September 10th 2005 Street Fair.

7:45 Neighborhood Lighting– John Sittner, GACC treasurer, will discuss the Salt Lake City matching funds program for street lights.

7:55 CareSource – Gina Coccimiglio, Chief Clinical Officer, will introduce the community to this invaluable service.

8:10 Utah Heritage Foundation – Kirk Huffaker, assistant director of UHF will discuss preservation in the Historic District and development in the Avenues.

8:20 Building Goals – Joel Paterson, from Salt Lake City Planning Division, will also discuss development in the Avenues. He will outline the pending Yalecrest ordinance to begin the process of achieving constructive goals for neighborhood growth.

9:00 Adjournment

Important Dates for July:

GACC Building Goals Discussion .... Jul 6th
Meeting at the Sweet Library, 7:00 p.m.

Electronic Recycling..... Jul 9th
Trolley Square 8am to noon

Holidays..... Jul 4th and Jul 24th

Red Butte Garden

www.redbuttegarden.org

Free Plant Diagnostic Clinics – Jul. 11 – Aug. 29, Mondays, 5 - 7 pm. What's wrong with my plant? Salt Lake County Extension and Master Gardeners will be on hand Monday evenings this summer to help answer your gardening questions and solve problems. Bring plants, plant samples, and questions on Monday evenings this summer.

Medicinal Plants – Jul. 12, 6 - 9 pm. In this hands-on class, you'll learn how to identify, harvest and preserve useful plants as well as make medicinal preparations. Class will include a walk in Red Butte Garden and the nearby foothills to assist you in plant identification. Class limited to 24 participants. Members: $35, Others: $39. Registration required .. Call 587-5433 or www.lifelong.utah.edu.

Garden Journaling – Jul. 28 – Aug. 11, Thursdays, 7 - 9 pm. Journaling allows you to experience and enjoy your garden in a new way. Join artist Michal Onyon for this hands-on outdoor workshop and learn different journaling techniques including writing, sketching and painting. Beginners welcome! Bring a journal and pen or pencil. Register online or call 581-8454. Members: $62. Others: $69.

Weeklong Kid's Camps – Beginning Jul. 11, 9 am - Noon, or 1 – 4 pm, for 5- & 6-year-olds. Each camp has a different focus, including: Look-up! Bird Extravaganza, Chamomile & Concoctions, Incredible Insects, Tree Tales & Plant Poems. Register online or call 581-8454. Members: $90. Others: $100.

Family Nights at the Garden - Mondays, 6 - 8 pm. Escape the summer heat with this evening series of family entertainment and activities. Adults: $5, Seniors 60+ & children 2-17: $3, garden members & children under 2: FREE admission.

July 11 - Christopher Fair, Magic with Flair. Shows at 6:30 pm, 7:30 pm.
July 18 - Clayton Productions, Footloose and USA. Shows at 6 & 7 pm.
July 25 - Rippletales, Music & Storytelling. Shows at 6:15 & 7:15 pm.

Yoga - July 5 – Aug. 4, Tuesdays, 7:30 - 8:30 am. Meet in the Fragrance Garden. Wear loose fitting clothing. Bring yoga mat & beach towel. $40 for 10 classes or $5 per drop-in class, plus garden admission. Register at 581-8454 or drop in.

Tai Chi – Jul. 5 – Aug. 4, Tue.& Thu., 7:30 - 8:30 am. Meet in the Four Seasons Garden. Wear comfortable clothing and sneakers. $40 for 10 classes or $5 per drop-in class, plus regular garden admission. Register at 581-8454 or drop in.

Bird Watching – Jul. 7 – Aug. 18, Thursdays, 6:30 - 8 am. Bring your binoculars and meet in the visitor center. Members: free. Others: pay garden admission. No registration required.

Walking for Fitness – Jul. 5 – Aug. 4, Tue. & Thu. at 7:30 & 8:30 am, and 5:30 pm. Purchase garden membership separately. Call the Peak Academy to register: 585-7325.

Pilates – Jul. 7 – Aug. 4, Thursdays 7:30 - 8:30 am. Meet in the Fragrance Garden. Bring yoga mat & beach towel. Purchase garden membership separately. Call the Peak Academy to register: 585-7325.

Salt Lake Regional Medical Center Senior's Association

1050 E. South Temple

The Senior Association keeps on growing and having fun. Call Dottie at 350-4991 about becoming a member.

Bingo - June 28, 10 am, Salt Lake Regional cafeteria. Great prizes!

Foot Clinic – 2nd Wednesday of the month, by appointment. $12 fee.

Tai Chi – Wednesdays, 11 am – Noon; NIA on Fridays, 12:30 – 1:30 pm. Both classes held at 10th East Senior Center, 230 South & 10th East.

Health Screening – First Wednesday of the month, 10:30 – 11:30 a.m.

Volunteers Needed - If you have a little spare time on your hands how about joining our volunteer team? Flexible hours and the reward of feeling good, thanks to time well-spent. For more information, please call Dottie at 350-4991.

Community Meetings

GACC Meeting
Wednesday, July 6, 7 pm, Sweet Library
For more information, contact Jill Van Langeveld:359-8813, or email JAVANL1@softcom.net.

GACC Board Meeting
Wednesday, July 13, 7:30 - 9 pm, Sweet Library

Mobile Watch Meeting
Wednesday, July 13, 7 - 7:30 pm, Sweet Library.
Contact Wayne Green: 521-7917

Utah Autism Research

421 Wakara Way - 585-9379

Volunteers are needed to participate in a nationally recognized study of autism. The Utah Autism Research Program is an NIH-funded research organization operating through the University of Utah. The program seeks two groups of volunteers: 1) Normal males, aged 3-32, are needed for a neuro-imaging study. These participants will serve as the control group. 2) Individuals with autism (any age) and their families are needed for a genetic study of autism. For more information, email Megan.Farley@hsc.utah.edu .

Renovation Design Group

252 S. 13th East, Suite A

Designing A Home With Character & Class – July 19, 7 – 8 pm. This free seminar examines how to use the principles of space, light, and order to make a home feel inviting, comfortable, inspiring, and relaxing.

Remodeling: What to know before you build – July 28, 7 – 8 pm. If you are contemplating a remodel, this seminar is a must for you. Find out how to avoid common mistakes that can delay construction and cost thousands.

Ronald McDonald House

935 E. South Temple

Summer is here! It's time for vacations, barbeques and relaxing by the pool. But summer has a different meaning for the families and children who stay at the Ronald McDonald House. Their days are filled with doctor appointments, major surgeries and emergency medical care. Please remember Ronald McDonald House never takes a vacation, and in this busy season, families need your help. Volunteer groups are desperately needed to provide and prepare meals for 30-40 hospital weary parents every night of the week. Please pitch in! Call Beth at 363-4663.

First Presbyterian Church

South Temple & C Street

Vacation Bible School – Every Sunday in July, for kids through 6th grade, 11 am - Noon. Services at 9 & 11 am. For more information, please call 363-3889 or visit fpcslc.org.

Exercise Class

5th Ave. & Virginia

Free exercise class - suspended for July and August. Fall classes will begin on the Monday after Labor Day, Sep. 12. For more information, please contact Renate: 534-1443.

Primary Children's

100 N. Medical Drive

Car Seat Checkpoints - Jul. 14 & 28, 3 - 6 pm at Primary Childre Medical Center. Learn how to install your car seat(s) correctly. Cali 588-CARS for an appointment.

Please Note: Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar events to Colleen Barnes at GACCalendar@hotmail.com, or call 359-0991. Submit Page 3 Articles to gaccnewsletter@hotmail.com. For ad rates and information, please contact John Sittner, at 359-9787, or jsittner@sittner.org.

Avenues Street Fair News

The Avenues Street Fair volunteers' committee has been working very hard for two months now to plan and put together a great street fair for this year. The street fair will be held on Saturday, ***September 10, 2005*** and will be at ***South Temple Street*** between "Q" and Virginia streets. The day's activities will begin at 9:00 a.m. and end at 7:00 p.m. Committee members would like to address a few questions pertaining to the annual event.

One of the most frequently asked questions recently is, "How do I apply to have a booth at the fair?" The answer to this question is: contact Ann Tillson. Ann's cell phone number is 685-7961, her business phone is 363-2515, and her mailing address for the street fair is GACC Street Fair, c/o Custom Label Beverages, 363 West 6160 South, Suite A, Salt Lake City, UT 84107. She will provide the necessary information and is currently distributing application forms for: food booths, general booths, children's booths, and informational booths. Please apply soon, her cut-off date for receiving applications is ***August 10, 2005***.

A second frequently asked question is, "Who takes applications for performers who wish to entertain at the fair?" Please contact Jill Van Lengeveld, our entertainment coordinator. Her email address is fresh@softcom.net. She can assist groups or individuals who wish to perform on one of the two stages that the street fair's committee sets up each year for entertainment. Jill has already received several good proposals for entertainment, so look forward to a fascinating slate of entertainers again this year.

The street fair committee has a good number of experienced, enthusiastic, and dependable volunteers to do the great amount of work that it takes to make the fair a success. We can always use more volunteers to assist in sharing the committees' various assignments. If you wish to become involved, please contact the committee's coordinator, Walter Jones. His email address is walter.jones@library.utah.edu. We will integrate you into the committee's membership in a way that will make your experiences meaningful and enjoyable, and we will definitely appreciate having you donate some of your time and talents to the street fair.

Heather Knowlton is in charge of finding volunteers to work during the fair. Please contact her at 259-0236. She is presently compiling a list of requirement duties that committee members feel need to be filled by volunteers for the day of the fair.

The next Street Fair meeting will begin at 9:00am **Saturday, July 9th**, at Ann Tillson's home on 530 11th Avenue. Anyone may attend. Please look for more information in the August and September issues of the GACC newsletter, and also please consider contributing to the processes that make the street fair so enjoyable and successful.

-Walter Jones GACC Street Fair Committee Chair

Recycling E-Waste

Do you have an old computer, TV or DVD player sitting in your basement? Don't send your old electronics to the Landfill. RECYCLE, and do the right thing.

Electronic waste (e-waste) refers to electronic products that have finished their useful life. A National Recycling Coalition survey states that by 2007, 500 million personal computers will become obsolete. Millions of computers, computer monitors, and televisions ending up in landfills are not only a waste of resources; it can be a threat to the environment because e-waste contains several hazardous materials.

A major culprit in the hazardous waste arena is the computer monitor and television cathode ray tube, which contain from five to eight pounds of lead. Computers may also contain silver, cadmium, mercury, selenium, and chromium, a known carcinogen. And when landfilled, these toxics could leach into the ground water.

When: July 9th 2005
Where: Trolley Square, 602 E.500 South
Who: Sponsored by the Recycling Information Office and the Salt Lake Valley Health Department
How Much: There will be no charge for residents of Salt Lake City proper with proof of residency. TV's and Monitors are $5.00 for businesses and non Salt Lake City residents. All other electronics are free.
What: **All Electronics** -TVs, computers, monitors, VCRs, scanners, printers, keyboards, speakers, radios, fax, and cell phones. Call the Recycling Hotline for more information at 974-6902.

Have a Great Summer!

Useful Contact Information

Utah State House Representative Ralph Becker: rbecker@bearwest.com, 364-1656.

Utah State Senator Scott McCoy: smccoy@utahsenate.org , 538-1406, or 359-2544 .

Salt Lake City Council District III Rep. Eric Jergensen: eric.jergensen@slcgov.com, 535-7600.

Mayor's Office Liaison Gwen Springmeyer: 535-6338, gwen.springmeyer@slcgov.com.

Salt Lake County Council District 1 Rep. Joe Hatch: jhatch@co.slc.ut.us, 468-2933.

Salt Lake County Council At Large Rep. Jenny Wilson: jwilson@co.slc.ut.us, 468-2934.

Salt Lake County Council At Large Rep. Jim Bradley: jbradley@co.slc.ut.us, 468-2939.

School Board Representative Doug Nelson: doug@mdxperts.com.

Police Dispatcher – Non-Emergency only: 799-3000.

Community Action Team District 3Detective: Liane Frederick, SLCPD, 799-4635.

In an emergency, always dial 911.

Please note: This newsletter "**The Agenda**" is mailed free to all residences in the Avenues every month. Please call GACC Chair Jill Van Langeveld at 359-8513 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, 9th Avenue and F Street. All are welcome. Visit www.slc-avenues.org for more info.

Greater Avenues Community Council
c/o Salt Lake Association of Community Councils
P.O. Box 522038
Salt Lake City, UT 84152

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This month's meeting:
July 6th
See Page 1 for agenda.

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Eileen Johnston, D.D.S.
Fellow, Academy of General Dentistry
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www.redlotusschool.com

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Mike Evertsen
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Contact Your State Legislators
Rep. Ralph Becker–**364-1656**
Sen. Scott McCoy–**359-2544**

Please call for an appointment
350-4479
1002 East South Temple, Suite 404

Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC

Greater Avenues Community Council

The Agenda

www.slc-avenues.org

Volume IX, Issue 8

August 2005

Greater Avenues Community Council to develop an Ordinance similar to Yalecrest Ordinance?

On Tuesday, July 12, Salt Lake City, **Ordinance #44 of 2005** was passed unanimously by the City Council. What effect will this have on The Avenues? None what so ever. So, why should we be interested? Ordinance #44, subtitled the *Yalecrest Compatibility Infill Overlay District*, restricts the way new homes or remodels can be build in the Yalecrest area from approximately 800 South to 1300 South and from 1300 East to 1900 East.

Members of the Yalecrest Community Council noticed a problem developing in their neighborhood that City ordinances were not addressing and decided that something had to be done. They formed a committee that worked very hard with all the neighbors for about two years to decide what they wanted the character of their neighborhood to be and then how that goal could be achieved.

Some neighbors wanted the ordinance to be more restrictive while others wanted less. Some wanted the area expanded while others wanted smaller coverage. Knowing you can never please everyone, thier ordinance was approved by a very large majority he neighbors. The second big step was to get the City's approval- that took another two years. After working four years on the project, they wanted to throw a party with the passage Tuesday night.

What does this Ordinance #44 really do? The goal states: ***"to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood."***

The Ordinance list areas that were big concerns of the neighbors:

1. **Building Height** – The new law only curbs building height by 2½ feet, from 30 to 27½, however the side walls can now only be 18½ feet tall. These can be increased with increased setback from the side yards.

2. **Front Yard Requirements** – While homes formerly had to have a setback of 20 feet, now they must have setbacks that are in line with the other homes on their street.

3. **Standards for Garages and Accessory Structures** – These include a maximum height of 15 feet with the location in either the side yard or in the rear of the home.

4. **Variances and Special Exceptions** – The SLC Board of Adjustments may give a waiver only if it will still achieve the purposes stated in the goal.

Lisette Gibson was one of the members on the Yalecrest committee. She said that after hours and hours of working with neighbors, these were the biggest areas of concern so that was their focus. "Other neighborhoods have their own concerns which may or may not be the same as ours."

Is this ordinance sufficient for our neighborhood or do we need any restrictions in The Avenues? I have also had numerous emails asking why the historic district has not been enlarged. The subject was discussed 10 years ago, then it went away. What do we want? GACC will discuss the historic district in September.

GACC Community Meeting

Wednesday, August 3, 2005 7:00 p.m.

Sweet Library, 9th Avenue and F Street

Agenda (times approximate)

7:00 Welcome and Announcements
- Jill Van Langeveld, 2005 GACC Chair

7:10 Reports
- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

7:40 Open Forum *(Time permitting, limit 1 min. per person.)*

7:45 Triplex Designation– Natalie White, manager of 234 F Street, seeks a triplex designation for the property.

7:50 Avenues Street Fair – Walter Jones, Avenues Street Fair committee chair, will update progress of the Sept10event.

7:55 UTA Bus Route changes – Dave Huber and Steve Swan from UTA will gather input for potential changes to Avenues Bus Route #3.

8:10 Yalecrest Ordinance – Lisette and David Gibson with Ed Glashien, committee members of the Yalecrest Compatibility Infill Overlay, will present their District Ordinance. They will explain the process with Salt Lake City Planning that permitted them to obtain the ordinance.

8:30 Discussion – GACC members and residents will discuss formation of a committee to develop ordinances for the Avenues not including the Historic District.

9:00 Adjournment

Lisette will be at our next GACC Meeting, August 3rd at the Sweet Library at 7:00, to talk about the process they went through to achieve their goals. If we decide that this is something we want to pursue, hopefully with the experience and ground breaking work of the Yalecrest Community Council, it won't take us four years.

Be there Wednesday to help. Last month Jim Jenkin stated in our newsletter: "What we are talking about is sensibly structured regulation, with clear standards, that will allow us to preserve the value of our neighborhood." We'd like to form a committee with this focus. *Everyone needs to be heard. Come and get involved.*

Jill Van Langeveld GACC Chair 2005

Have you volunteered for **Neighborhood Watch**? If not, please consider joining this vital community program Contact: 359-8513 or e-mail JAVANL2@softcom.net

Important Dates in August:

GACC Building and UTA Discussion ... Aug 3rd
Meeting at the Sweet Library, 7:00 p.m.

Avenues Street Fair Meeting .... Aug 6th
Jaynie Brown's home at 817 17th Ave, 9:00 a.m.

Avenues Street Fair Meeting .... Aug 27th
Ruth Morgan's home at 271 C Street, 9:00 a.m.

Osher Lifelong Learning Institute

www.continue.utah.edu/osher

Open House - Aug. 31, from 10 am to 1 p.m. Join a learning community of people age 50 and above in the Osher Lifelong Learning Institute at the University of Utah. The Institute offers special daytime courses taught by distinguished faculty in the beautiful surroundings of Fort Douglas. Parking is provided, and members may also purchase student-priced UTA annual passes. In fact, participants are entitled to nearly all of the benefits traditional University students enjoy, but attend classes simply for the joy of learning. Investigate intellectual topics, creative interests, current events, the world of computers, and life transitions. Call 585-5442 to receive an invitation to the Aug. 31 Open House. Fall classes start Sept. 28. See www.continue.utah.edu/osher for details.

Hogle Zoo

www.hoglezoo.org

American Express Zoo Rendezvous – Thursday, Sep. 8, 6 – 11 pm. Monkey's howl, elephants trumpet and guests laugh. More than 20 of Utah's finest restaurants, caterers and breweries will be serving up delicious food at the "wildest party" in town. Dress for adventure and enjoy colorful wildlife and exciting cuisine and libations at Hogle Zoo's Eighth Annual Zoo Rendezvous. A ticket cost $125.00 and includes all you can eat and drink. There is a silent auction that will feature one-of-a-kind Zoo items and there will be a live band so you can dance the night away. Please note, not guests under 21 years of age allowed.

Each year it costs Utah's Hogle Zoo more than $125,000 to feed the 900 + animals representing 216 species. For us to continue to enjoy this animal diversity, we need to help. To purchase tickets or for more information about the Zoo Rendezvous please call Utah's Hogle Zoo at 584-1730 or visit www.hoglezoo.org.

LDS Hospital

8th Avenue & C Street

Free grief support group – 2nd & 4th Tuesdays, 3 – 4 pm, LDSH education center classrooms, A, B, C. Anyone who's grieving and struggling to figure out how to go on with their life, or who has a loved one who's grieving, is invited to an education and support group that meets at LDS Hospital. Call Helen Rollins at 408-5661to sign up, or to get more details.

Health-related classes offered by LDS Hospital - Health education classes on a wide range of topics are available through LDS Hospital's Department of Education. Topics include adoptive parenting, asthma, diabetes, breast cancer, breastfeeding, heart failure self-management, infant massage, parenting, osteoporosis, postpartum depression, prenatal exercise, and more. To get more details, call 408-2102 or click on http://ihcweb/ucrh/ihc_university/page.jsp?page=common/includes/pages/patient_family_community_ed.html#.

Madeleine Choir School

205 First Avenue, 323-9850

New Parent Potluck Dinner - Sunday, Aug. 21, 6 pm - Erbin Hall
First Day of School - Wednesday, August 24, 8:25 am - 3:30 pm
Back to School Night - Thursday, August 25 - 7:00 pm - Erbin Hall
For more information, visit www.madeleinechoirschool.org.

Community Meetings

GACC Meeting
Wednesday, August 3, 7 pm, Sweet Library
For more information, contact Jill Van Langeveld:359-8813, or email JAVANL1@softcom.net.

GACC Board Meeting
Wednesday, August 10, 7:30 - 9 pm, Sweet Library

Mobile Watch Meeting
Wednesday, August 10, 7 - 7:30 pm, Sweet Library.
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252 S. 13th East, Suite A

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Remodeling: What to know before you build – Aug. 25, 7-8 pm. If you are contemplating a remodel, this seminar is a must for you. Find out how to avoid common mistakes that can delay construction and cost thousands.

Ronald McDonald House

935 E. South Temple

Annual Golf Classic – Sep. 12, Homestead Resort. Make plans now to play in the Ronald McDonald House Charities of the Intermountain Area 17th Annual Golf Classic at the Homestead Resort. Everyone's a winner! Join in the fun and support a great cause! To register call Kristy or Cathy 363-4663.

Volunteer groups are needed everyday of the year to provide and prepare a meal for our families. For details call Beth at 363-4663.

First Presbyterian Church

South Temple & C Street

Vacation Bible School - Sundays in August, 11 am – Noon, for kids through 6th grade. Services at 9 and 11. Call 363-3889 or visit www.fpcslc.org.

Exercise Class

5th Ave. & Virginia

Free exercise class - suspended for July and August. Fall classes will begin on the Monday after Labor Day, Sep. 12. For more information, please contact Renate: 534-1443.

People's Art at Avenues Street Fair – Sept 10

South Temple between Q &Virginia Streets

People's Art Gallery Submissions Deadline – August 25. Calling all Avenues artists! Please send us the application form along with a description of the work. Please don't send the work itself!!! **We must receive your submission form by August 25th** to prepare a space to display this work, along with a little information card about you. Questions? Call Amanda 581-8842 or e-mail: Barusch@comcast.net.

Submission forms available at www.slc-avenues.org

Please Note: Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar events to Colleen Barnes at GACCalendar@hotmail.com, or call 359-0991. Submit Page 3 Articles to gaccnewsletter@hotmail.com. For ad rates and information, please contact John Sittner, at 359-9787, or jsittner@sittner.org.

Avenues Street Fair News

A long-standing local tradition, the Avenues Street Fair, continues this year. The fair will be held on Saturday, September 10, on South Temple Street between Q and Virginia Streets, from 9 am to 7 pm. With a large site this year, we need your participation to make our Fair a success!

Applications are still being accepted for booths: food, general, children's, and information. We especially invite anyone in the "Working Artist" category to apply (everyone loves to watch a demonstration). The cut-off date for receiving applications is **August 10**, 2005. Contact Ann Tillson for more information -- cell 685-7961, business 363-2515, address:

GACC Street Fair
c/o Custom Label Beverages
363 West 6160 South, Suite A
Salt Lake City, UT 84107

The People's Art Gallery was a very popular addition last year. It is a one-day display of artwork made by members of the community. You certainly don't need to be a professional to share your talents -- share that artistic side of you! One item per person may be submitted to the gallery. Applications include a photo or description of the piece and are due on August 25. Forms are available online at www.slc-avenues.org; you may direct any questions to Amanda Barusch at 581-8842 or barusch@comcast.net.

Jill Van Langeveld, current GACC Chair (email ~esh@softcom.net), is our Entertainment Coordinator. Two stages are set up each year for performances, so look forward again to a fascinating slate of entertainers. Also anticipate buying the traditional Avenues Street Fair T-shirt. Everyone on the committee agrees that the design for this year is exceptional.

A great amount of work is required for such a great event. Although the Street Fair Committee has a number of experienced, enthusiastic, and reliable members, we can always use more volunteers to assist in many areas. If you wish to become involved in the behind-the-scenes preparations, please contact Walter Jones, Committee Coordinator, at walter.jones@library.utah.edu. We would definitely appreciate the donation of your time and talents to the street fair! The next committee meetings will be at 9 am on Saturday, **August 6** at Jayne Brown's home, 817 17th Avenue; and **August 27** at Ruth Morgan's home, 271 C Street. Heather Knowlton is in charge of scheduling volunteers to work the actual day of the fair. You can reach her at 259-0236. Volunteers are always need for set-up, monitoring, and clean-up, so be involved in the thick of things! The September issue of the GACC newsletter will contain more information on the schedule for the fair, and on LDS Hospital contributions.

Aileen Olsen- GACC Street Fair Committee, Media Relations

Street Fair Entertainers

Free entertainment at the Avenues Street Fair will perform on two stages this year. Participants include:

-Anke Summerhill
-Bad Luck Blues Band
-Blue Healers
-Stella
-Broomsticks
-Crescent Moon
-Hot Tin Roof
-Rising Sound
-Sugarhouse Voices
-Wasatch Music Academy Students and Teachers

CareSource and Medicare

Do you, your aging parents or senior friends know that Medicare will pay for such debilitating illnesses as Alzheimer's and all end of life care? Are you aware that Medicare may pay for a hospital bed or walker? Some home health care agencies offer in-home pro-time monitoring of blood samples providing immediate results – eliminating the need for visits back and forth to the doctor's office or hospital. Also, Medicare will cover counseling relating to the stress on families faced with losing a loved one.

Most Utahans have only a limited understanding of the resources available to them as they age.These resources can alleviate financial stress, relieve the burden placed on caretakers, and provide therapies to eliminate pain and improve the quality of life.

Gina Coccimiglio, co-founder of CareSource, a Medicare-certified home health care and hospice agency serving the Salt Lake region, will attend the September 7th GACC meeting to explain how residents can access these resources. CareSource operates the only freestanding hospice facility in Utah called **The Residence**. Members of the CareSource team who specialize in bereavement counseling, music therapy, or who offer social work outreach will also attend the meeting with Gina to explain their work.

Useful Contact Information

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Utah State Senator Scott McCoy: smccoy@utahsenate.org , 538-1406, or 359-2544 .

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August 3rd
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Have a party at Cucina~
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Fellow, Academy of General Dentistry
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Sen. Scott McCoy–**359-2544**

Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC

Greater Avenues Community Council

The Agenda

www.slc-avenues.org

Volume IX, Issue 9 *September 2005*

Anything Happening Around Here Now?

by Jill Van Langeveld, 2005 GACC Chair

I was just musing that summer is about over, my husband is back teaching, the kids are also back in school, so things can start calming down. Right? NOT! In the Avenues things are just starting to really heat up.

Lon Richardson has been appointed to chair our new committee which I'm calling at press time *Our Neighborhood Building Compatibility Committee.* They have probably picked a better name by now. Their charge is to find community consensus regarding structural regulations which give clear standards and allow us to preserve the value of our community.

Although an opinion was expressed in the newspapers recently that we live in a "slum", it is a very desirable "slum" where many other people would also like to live! We have a very special, diverse neighborhood that all of us want to continue to thrive. If you want to be a part of the committee or to share your views, please call Lon at 364-4529. ***Be heard!***

Our annual Avenues Street Fair will be September 10th on South Temple between Virginia and Q Streets from 9:00 am to 7:00 pm. You'll find much more information about it on page 3. ***Come join the fun!***

It is election time for both the GACC as well as the City Council District 3. We are forming an election committee with Past-Past Chair Wynn Johnson, Chair-elect Steve Mecham and three more members to be appointed to finalize a slate of candidates for Chair-elect, Secretary, Treasurer and Board Members for the election November 2nd. If you would like to run for an office or would like to be part of the election committee, contact me at 359-8513 or fresh@softcom.net. ***Get involved!***

There are four candidates for the City Council District 3. They will each have 5 minutes to talk to us at our September 7th GACC Meeting. That is not much time so we've asked them to share something about themselves for our newsletter. The Primary Election is October 4th, the day before our October GACC Meeting. ***Read, Listen, then Vote!***

Ed Aho (14 N. 600 W. 364-0174 edaho@earthlink.net)

"The recent Supreme Court ruling concerning the 14th Amendment (eminent domain) gives local government the power to take private property not only for public use, but also for private use. This ruling worries me and along with several other issues convinced me that all of us should be more involved with our local government's day-to-day business."

Derek Dyer (324 N. 200 W., 474-2122 www.derekdyer.com)

"I am seeking election to the Salt Lake City Council because I want to serve to make our communities in District 3 a better place for all. The City Council needs more balance and diversity. We need a fresh voice and a new perspective with innovative ideas and a friendly approach to government. I believe I can provide balance to the City Council and help those whom now feel like their voices are never heard. I have lived in Salt Lake my whole life and have been a long time resident of both the Avenues and Capitol Hill. I am Executive Director of the Utah Arts Alliance and Utah Center For The Arts, a nonprofit corporation establishing arts venues, providing arts education and arts programming in Utah's communities. I am an experienced artist, events producer and a Guinness World Record Holder for building the 'Diversity Ball' -- the world's largest disco ball right here in Salt Lake City. For years I have worked to make this city a more safe, fun, vibrant and accepting place to live. I have worked with community leaders in many projects to add vibrancy and spur economic development to the downtown area. My history of community service and my proven management and leadership skills help make me an effective, accessible, progressive leader. Join me and together we can make a positive, progressive change in Salt Lake City."

Janneke House (ph 870.5363) "I have lived on Capital Hill for almost 11 years. I received a Master of Urban Planning degree from the University of Utah in May. II have served as the interim Zoo, Arts, and Parks Program manager for Salt Lake County for several months until a new manger could be hired. I hold a Masters and undergraduate degrees in Urban Planning, with a minor in Community and Consumer Studies. I currently work with Salt Lake County's Community Services Department where I am working on the County's new Open Space Program. I am very excited to be running for Salt Lake City Council.

(article continued on pg 3)

GACC Community Meeting

Wednesday, September 7, 2005 7:00 p.m.

Sweet Library, 9th Avenue and F Street

Agenda (times approximate)

7:00 Welcome and Announcements
- Jill Van Langeveld, 2005 GACC Chair

7:10 Reports
- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

7:40 Open Forum *(Time permitting, limit 1 min. per person.)*

7:45 Triplex Designation– Natalie White, manager of 234 F Street, seeks a triplex designation for the property.

7:50 Avenues Street Fair – Walter Jones, Avenues Street Fair committee chair, will update progress of the Sept10event.

8:00 City Council Dist 3 Candidates – Eric Jergensen, City Councilman, with running mates Janneke House, Derek Dyer, and Edward James Aho bid for the Oct 4th Primary Election.

8:20 LDS Hospital Helipad Renovation – Mikelle Moore, IHC Public Relations Administrator, will discuss alternate landing sites for helicopters during the approximate 4 month renovation project.

8:25 Avenues Historic District – Elizabeth Giraud, SLC Senior Planner, and Joel Paterson with SLC Planning Division, will discuss aspects of living in this District.

8:45 Adjournment (Early adjournment at Librarians' request.)

Wasatch Elementary School

September 06 – Kindergarten begins
September 06 – New parent breakfast, 8:30 am in the library
September 19 – SCHOOL PICTURE DAY!

Sweet Library

455 F Street – www.slcpl.lib.ut.us - 594-8651

Book Baby – Wednesdays, 10 am
Preschool Storytimes – Wednesdays, 10:30 am
Sweet Reads – Tue., Sep. 27, 2 pm
Public Internet – Your Salt Lake City Public Library card gives you free access to the Internet. Step right up to a terminal and enter your card number, for two one-hour turns each day. No more sign-in sheets!

Run for Recovery

www.uafut.org

5k Run for Recovery – Sat. Sep. 17, 8:30 a.m. The race will start on the East side of the Utah State Capitol and will end at Gallivan Center, 239 S. Main St., Salt Lake City. The race will be followed by Utah's Recovery Day, a public information fair and celebration of recovery. Race proceeds will go toward UAF's addiction treatment programs. To pre-register, to volunteer, or for more information, please call Hailey Watanabe at 487-3276 or visit www.uafut.org/run.

First United Methodist Church

www.firstmethodistslc.org

Centennial Celebration & Luau - Saturday, Sep. 24, 203 S. 200 East. Guided Tours of historic church building, Luau dinner and Cultural Dance Celebration by our multi-ethnic congregation, with - - - professional Polynesian Fire Dancers! For more information, contact Becky Buxton at 328-8726 or e-rebecca.buxton@path.utah.edu.

First Presbyterian Church Fall Festival

www.fpcslc.org

Fall Festival - Sunday, Sep. 11, after the 9 and 11 am worship services, 12 C St. This is a great time to come by and learn more about the ministries of the FPC, plans for the year, and how to get involved! All are welcome. For more information, please call 363-3889.

Free Exercise Class

5th Ave. & Virginia Street

Morning Exercise– Beginning Sep.12, Mondays and Wednesdays, 8:30 - 9:30 am, LDS Church, Federal Heights Ward, 5th Avenue & Virginia EVERYONE WELCOME! For information, please call Renate, 534-1443

Sacred Mountain Healing

www.sacredmountainhealing.com

Check out these FREE events in September at Sacred Mountain Healing, 1088 S. 11th East.
Intro to Acupuncture & Acupressure – Monday, Sep. 19, 7 pm
Public Open House – Monday, Sep. 26, 4:30 pm
Parent Introduction to Play Therapy – Tuesday, Sep. 27, 6:30 pm

LDS Hospital

www.ihc.com/xp/ihc/lds/

Parking Issues - LDS Hospital has been working diligently on resolving parking congestion. This summer they have introduced a new employee bus pass program; and employees riding UTA to the hospital has more than doubled! If you have questions about LDS Hospital parking, please contact Glenn Buma, director of security, at 408-1989 or

Community Meetings

GACC Meeting
Wednesday, Sep. 7, 7 pm, Sweet Library
For more information, contact Jill Van Langeveld:359-8813, or email JAVANL1@softcom.net.

GACC Board Meeting
Wednesday, Sep. 14, 7:30 - 9 pm, Sweet Library

Mobile Watch Meeting
Wednesday, Sep. 14, 7 - 7:30 pm, Sweet Library. Contact Wayne Green: 521-7917

Utah Heritage Foundation

utahheritagefoundation.org

Painting Your Historic House – Sat. Sep. 17, Memorial House in Memory Grove, 485 N. Canyon Road (120 East), Salt Lake City. FREE workshop. To register, or for more information, please phone 533-0858, ext. 107.

The Madeleine Choir School

www.madeleinechoirschool.org

School Community Carnival - Thursday, Sep. 8, 4:00 pm - 7:00 pm, 205 First Avenue, on the quadrangle.
Community Celebration of Faith, Interfaith choirs – Friday, Sep 9, 7:00 pm at The Cathedral of the Madeleine. Choirs from The Cathedral of the Madeleine, St. Mark's Episcopal Cathedral, First Presbyterian Church, LDS Ensign & Emigration Stakes, and the First United Methodist Church. Second Annual event. PUBLIC INVITED.
Choir School Golf Tournament – Friday, Sep. 15, Davis County Golf Course. The 9th Annual tournament, hosted by Frank Layden, begins with breakfast and registration at 7:00 am. Shotgun start will begin at 8:00 am. For more information, visit www.madeleinechoirschool.org.

Ronald McDonald House

www.rmhslc.org

Help Feed Families! – Every day of the year Ronald McDonald House needs volunteers - to provide and prepare meals for 40 of our guest families. To sign-up or find out more, please contact Beth, 363-4663.

Front Desk volunteers – Mon. to Fri., 6:00 to 9:00 pm, 935 E. South Temple. A longer-term commitment is essential. Volunteers must be over 18 years old. To request an application please call Beth, 363-4663.

Utah Museum of Natural History

www.umnh.utah.edu

What's in the Basement? - Saturday, Sep. 24, 10 am – 5 pm, 1390 E. Presidents Circle (200 South). Come be amazed at what we store in our basement, due to lack of space! Experts will be on hand to show and describe rarely displayed items, everything from dinosaur bones to ceremonial masks. This exhibit will help you imagine what it was like when ancient peoples and creatures lived where we live now. For more information, call the museum at 581-6927.

Primary Children's Medical Center

www.primarychildrens.com

Car Seat Checkpoints - Thursdays, Sep. 15 and 29, 3:00 – 6:00 pm, 100 North Medical Drive. FREE safety check and installation of your car seat. Call 588-CARS for more information or an appointment.

Literacy Action Center

Tutor Training Workshop – Sep. 17 & 24. Share the joy of reading: Volunteer to tutor an English-speaking adult to read. Please call the Literacy Action Center at 265-9081 to register.

Please Note: Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar events to Colleen Barnes at GACCalendar@hotmail.com, or call 359-0991. Submit Page 3 Articles to gaccnewsletter@hotmail.com. For ad rates and information, please contact John Sittner, at 359-9787, or jsittner@sittner.org.

Avenues Street Fair News

The 2005 Avenues Street Fair is coming up soon! Saturday, September 10, meet us on South Temple between and Virginia Streets, from 9 am to 7 pm. It promises to be a fun and exciting day with your friends and neighbors.

The large site this year gives us lots of room for over 150 booths. You'll have the chance to get to know about community services and volunteer opportunities, meet current and up-coming politicians, as well as to shop and watch a demonstration or two at 75 booths featuring arts and crafts.

Kids, if you like, you can dress-up or bring your bikes, and meet for the Children's Parade at the East Stage at 9 am. The children's activities and Dunking Booth will be located in Reservoir Park on the south side of South Temple Street, between U and Virginia Streets.

The Street Fair has a full slate of entertainment lined up this year on both the East and West Stages. Even if you don't recognize the names of the performers, rest assured you'll enjoy the mix of rock, blues, a cappella, bluegrass, jazz and gospel music!

Plan to have lunch or dinner while you're here. Try a taste of the world from Tibet, Greece, or Thailand, or have pizza, ribs, plantains, crepes, or chocolate. Italian ices, Snowie shaved ice and specialty drinks will be available to cool you down. Our own Avenues establishments, Cucina, Café Shambala, Two Creek Coffee House, and The Avenues Bakery will be joining us, too.

Make sure to check out the talents of your neighbors at The People's Art Gallery! A new addition last year, this one-day 'isplay of artwork, contributed by members of the ɔmmunity, proved to be very popular. Plan to drop by the GACC booth to get the traditional Avenues Street Fair T-shirt. This year's design by local artist Bevan Chipman is wonderful. You can also purchase raffle tickets for a variety of great prizes from local merchants, and maybe even get a special drink.

The First Aid services at the fair will be contributed by LDS Hospital. This year, LDS Hospital is celebrating its 100th Anniversary in our neighborhood! Watch at the fair for information on the Health Fair they will soon be hosting for our community.

Because of one-way streets in the area, both approaching the fair site and parking will be concerns this year. Please obey the traffic signs, which will restrict access on these streets between 1st Avenue and South Temple (particularly on S and U Streets). This will cause less inconvenience to our neighbors hosting the fair. If you can't walk to the Fair from your Avenues home, it may be helpful to come from the south side of South Temple, where the streets are wider and can better accommodate parking.

You can still volunteer to assist on the actual day of the fair by calling Heather Knowlton at 259-0236. We can't wait to see everyone on September 10th for a fabulous Fair!
Aileen Olsen, GACC Street Fair Committee, Media Relations

City Council District Candidates (con't from pg. 1)

Eric Jergensen (535-7600 eric.jergensen@slcgov.com)
"Four years ago I ran for City Council on the premise that, as we bring together the unique and diverse resources of our Avenues, Capitol Hill and Guadalupe neighborhoods, we can accomplish anything! During the past four years the neighborhoods have worked hard together to make our community a better place to live, work and raise our families. I am proud to have been chosen to represent our neighborhoods and to work together with so many of you in our critical efforts to increase traffic and pedestrian safety, to fight crime (especially car prowls), to curtail out of scale development, to preserve open space, to improve our public infrastructure and to enhance economic opportunities for all our citizens. We have worked to protect our historic neighborhoods while at the same time provide decent, affordable housing opportunities. We have worked to eliminate discrimination and increase dialogue among the wonderfully diverse residents in our community. But, there is still much left to do. Our greatest achievements will come as we continue to work together. I ask for your ongoing support as we, united, continue our efforts to improve our neighborhoods for all who have chosen this place as their home."

Do you have enough information to make an informed choice? ***Contact them,*** then let your voice be heard Oct 4th.

Street Fair Entertainment Schedule

East Stage	West Stage
Virginia Street	**Q Street**
10:00 Anke Summerhill – vocal, guitar	10:00 Jason Riggs – vocal, guitar
11:00 SugarHouse Voices- quartet	11:00 Avenues Jazz Trio
12:00 BOOMsticks – surf rock	12:00 Rising Sound -- gospel
1:30 Wasatch Music Academy	1:30 Buyin' Time -- bluegrass
3:00 Bad Luck Blues Band– blues	3:00 Hot Tin Roof – funk, rock, blues
4:40 Crescent Moon – bluegrass	4:30 Urban Gray – jazz, folk, latin
6:00 Stella – classic rock	6:00 The Blues Healers – blues rock

Useful Contact Information

Utah State House Representative Ralph Becker: rbecker@bearwest.com, 364-1656.

Utah State Senator Scott McCoy: smccoy@utahsenate.org , 538-1406, or 359-2544 .

Salt Lake City Council District III Rep. Eric Jergensen: eric.jergensen@slcgov.com, 535-7600.

Mayor's Office Liaison Gwen Springmeyer: 535-6338, gwen.springmeyer@slcgov.com.

Salt Lake County Council District 1 Rep. Joe Hatch: jhatch@co.slc.ut.us, 468-2933.

Salt Lake County Council At Large Rep. Jenny Wilson: jwilson@co.slc.ut.us, 468-2934.

Salt Lake County Council At Large Rep. Jim Bradley: jbradley@co.slc.ut.us, 468-2939.

School Board Representative Doug Nelson: doug@mdxperts.com.

Police Dispatcher – Non-Emergency only: 799-3000.

Community Action Team District 3Detective:
Matthew Evans, SLCPD, 799-4634.

In an emergency, always dial 911

Please note: This newsletter "**The Agenda**" is mailed free to all residences in the Avenues every month. Please call GACC Chair Jill Van Langeveld at 359-8513 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, 9th Avenue and F Street. All are welcome. Visit www.slc-avenues.org for more info.

Greater Avenues Community Council
c/o Salt Lake Association of Community Councils
P.O. Box 522038
Salt Lake City, UT 84152

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This month's meeting:
September 7th
See Page 1 for agenda.

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Sen. Scott McCoy–**359-2544**

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Greater Avenues Community Council

The Agenda

www.slc-avenues.org

Volume IX, Issue 10 *October 2005*

Being Safe and Prepared on the Avenues

In Katrina's wake everyone seems to be talking about safety and preparedness. I'm no exception. The first thing I want to talk about is **safety on our sidewalks**. In December 2004 we talked about the problem of *snow*. Now, I want to address *bushes* and *trees*.

Recently there have been several complaints to me and to the City about tree limbs or bushes on *private property* overhanging or obstructing sidewalks. According to City Code 14.20.010, it is unlawful to "obstruct a sidewalk or any part thereof, or the free use and enjoyment thereof, or the free passage over and upon the same." Trees limbs above sidewalks must allow for a minimum of 7 feet clearance.

For most people, a blocked sidewalk is an inconvenience requiring a quick detour. But for many of our neighbors, especially those who are blind or have mobility problems, a blocked sidewalk can be an insurmountable obstacle and can even cause injury. Children who encounter an obstructed sidewalk while walking to school maybe forced to walk in the street to get around the blocked area.

Please check your property to be sure the adjacent sidewalks ' clear. Property owners are responsible for obstructing trees J bushes. If trees from the *City property* are the obstruction, call the Urban Forestry Office for your options. If bushes are the culprits, you are allowed to trim them yourselves. Last year the Urban Forestry people were on the Avenues trimming trees on City property so hopefully they won't be causing problems for a while. If you notice sidewalks in you neighborhood that are obstructed, please call the City Council Office at 535-7600 or the Urban Forestry Office at 972-7818, to report these addresses.

Next let's discuss **Preparedness**. Hurricane Katrina has made the public more aware of its own vulnerability. A few years ago while I was getting my C.E.R.T. (Community Emergency Response Team) training, the firemen teaching it told us that often, during a large scale disaster, it may take as long as 72 hours (3 days) for official help to get to all the neighbors. As we saw with Hurricane Katrina, help can take much longer.

Many are now asking, "How do I prepare my family should a disaster strike?" At our September GACC meeting someone asked just how prepared was Utah or Salt Lake City? There was an interesting article in September 18th *Deseret Morning News* that addressed this question. According to the article, emergency managers say they have learned from previous disasters such as the 1999 tornado, the 2005 Southern Utah Floods, as well as the 2002 Olympic Games preparation, and now as they watch the problems of Katrina unfold. Should disaster strike they say, "The te is mostly prepared." Derek Jensen, spokesman for Utah's Department of Public Safety commented that ***preparedness by both the state and the individual make recovery and response "a lot smoother."*** I visited www.emergencymanagement.utah.gov and found two very good handouts: *A 12 Point Program for Individual, Family and Community Preparedness* and *Personal and Family Preparedness*.

GACC Community Meeting

Wednesday, October 5, 2005 7:00 p.m.

Sweet Library, 9th Avenue and F Street

Agenda (times approximate)

7:00 Welcome and Announcements
- Jill Van Langeveld, 2005 GACC Chair

7:10 Reports
- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

7:40 Open Forum *(Time permitting, limit 1 min. per person.)*

7:45 GACC Nominating Committee– The committee will accept nominations for the 2006 Executive Board: the Chair-elect, Treasurer, Secretary and Board members.

7:55 Avenues Street Fair – Walter Jones, Avenues Street Fair committee chair, wraps up the annual event.

8:05 Housing Compatibility Committee – Lon Richardson, Committee Chair, will discuss specific principles in the SR-1 Zoning District that will lead to a future Ordinance.

8:25 Citizen Diplomacy Dinner – Laura Dupuy, director of the Utah Council for Citizen Diplomacy will introduce residents to their Home Hospitality Program.

8:35 City Council Dist 3 Candidates – Eric Jergensen, City Councilman, Janneke House, and Derek Dyer, bid for election. The two Oct 4th Primary winners will speak.

8:45 Adjournment

An emergency relief team from the University Hospital just returned from two weeks of work in New Orleans. They got a first-hand tutorial in emergency management and lessons learned that could help Utah be more prepared. The doctors and nurses said they came back with a new ***appreciation for the importance of 72-hour kits***.

Now there is something we all can ***do***: assemble and maintain our own 72-hour kits. Keep it simple, lightweight and easy to update according to the season. It should include a flashlight and a battery radio with replacement batteries, essential medications, some cash money (plastic might not work) and a list of key contact information. You may want to put in a change of clothes, a lightweight "space blanket", energy or candy bars and bottled water. Your body needs calories and can deal without the proper vitamins and minerals for a few days. Remember to keep it lightweight because you've got to lug it around. Lastly, position you kit(s) with quick access in mind.

One more ***do***. Remember all the families that were split up after *Katrina* and didn't know where the others were? Find a person to contact outside the area. For instance, my sister Robyn lives in Denver and the family in Salt Lake City knows to contact her to find out who is safe and where each person is.

With a little bit of planning and doing, we can all be better prepared when *our* disaster strikes. I challenge you to start the ***doing*** now! *-Jill Van Langeveld, 2005 GACC Chair*

Schools

Wasatch Elementary School
Oct. 14 – Town meeting, 9 am, 2nd grade will perform
Oct. 17 – Picture Makeup Day
Oct. 17 & 18 – Fall parent/teacher conferences, 3:30 – 7 pm
Oct. 19 - Early Dismissal - 12:30 pm
Oct. 20 & 21 - UEA Professional Convention – **No School!**
Oct. 28 - Kindergarten Halloween Parade
Oct. 28 - Halloween Carnival at Wasatch 5:30-8 pm

The Madeleine Choir School
Oct. 6 – Grandparents Day, 10 am brunch, Erbin Hall
Oct. 20 & 21 – **No School!**
Oct. 31 – Faculty Work Day - **No School!**

Sweet Library

455 F Street – www.slcpl.lib.ut.us - 594-8651

Art Reception – Oct. 3, 6:30 – 9:30 pm
Book Baby & Preschool Storytimes – Wednesdays, 10:30 am
Sweet Reads – Oct. 25, 2 pm
Public Internet – With your Salt Lake City Public Library card!

Salt Lake City Main Library

210 East 4th South, www.slcpl.lib.ut

USED BOOK SALE – Oct. 22-25, beginning 7 am, Urban Room, lower level. Volunteers of the "Scout" variety needed - on Saturday and Sunday of the sale - to help customers to their cars with boxes of books and to escort our carts back. The Friends of Library support many programs to make our city libraries the best! Call Colleen McLaughlin: 524-8219, or Kathryn Astin: 486-8643.

Cathedral of the Madeleine

CATHEDRAL CONCERTS – Open to the public, no admission or seating passes required!
Oct. 9, 8 pm - Eccles Organ Festival with Elizabeth Berghout, Professor of Organ and Carillon, University of Kansas
Oct. 16, 8 pm - Chamber Music Concert
Oct. 23, 8 pm - Joseph Adam, Organist, St. James

Salt Lake Regional Medical Center Senior's Association

237 S. 10th East – 538-2084

Monday – Friday, open 8 am to 4 pm. Visit the seniors association for a wide variety of daily activities: from line dancing to yoga, bingo to genealogy, plus exercise classes, computer email, free legal assistance, "lunch & learn," manicures, pedicures, a writers group, and more!
Lunch – Served daily at 11:45 a.m. $2.00 donation. RSVP day before.

LDS Hospital

8th Avenue & C Street - 408-1100

Grief Support Groups – Autumn can often be a season of grieving. LDS Hospital can help – with a number of free grief support groups. These are especially helpful as the seasons change, when those grieving tend to feel increased sadness. For details, contact Helen Rollins, RN: helen.rollins@ihc.com, or 408-5661.

EXERCISE CLASS

5th Avenue & Virginia Street

FREE exercise class - Mondays and Wednesdays, 8:30 - 9:30 am, at the Federal Heights Ward, LDS Church. EVERYONE WELCOME!
For more information, please call Renate: 534-1443.

A special thanks to **Nancy Devenport** for efforts with "The Agenda"!

Avenues Community Meetings

GACC Meeting
Wed., Oct. 5, 7 pm, Sweet Library
For more information, contact Jill Van Langeveld: 359-8813, or, email: JAVANL1@softcom.net.

GACC Board Meeting
Wed., Oct. 12, 7:30 - 9 pm, Sweet Library

Mobile Watch Meeting
Wed., Oct. 12, 7 - 7:30 pm, Sweet Library.
Contact Wayne Green: 521-7917

Housing Compatibility Committee Meeting
Mon., Oct. 10, 7 pm, Memorial House- Memory Grove.
Mon., Oct. 24, 7 pm, Sweet Library
Contact Lon Richardson: 364-4529.

Greater Avenues CERT Autumn Meeting

Triage & Bandaging – Oct. 19, 7 pm, 5th East & 1st South at Fire Station #1. Jean Hengesbaugh and Maureen Brinkman will present "CERT Triage and Bandaging" with hand-on practice. Non-CERT members also welcome. Bring dressing, roll bandages, and a triangle bandage. For details, contact Carleton: detar@physics.utah.edu.

Ronald McDonald House

Volunteers Needed! – Are you able to make a long-term commitment of 3-hours per week? Then we need your help at the Ronald McDonald House front desk! For an application please call Beth: 363-4663.

Supplies Needed! –Can you donate *new*, white sheets & towels and liquid laundry soap? Then we need your help! For a complete list of needed supplies for the House, please call and request our "Wish List," by calling Beth: 363-4663.

Renovation Design Group

www.renovationdesigngroup.com - 533-5331

Designing a Home with Character and Class – Oct. 20, 7 – 8 pm, 3500 S. 300 West, Salt Lake City. This free seminar shows how to use the principles of space, light, and order to make a home feel inviting, functional, comfortable, inspiring, and relaxing. RSVP: 533-5331.

Remodeling: What to Know Before you Build! – Nov. 17, 7 – 8 pm, 3500 S. 300 West, Salt Lake City. If you are contemplating a remodel, this seminar is a must for you. Find out how to avoid common mistakes that can delay construction and cost thousands. RSVP: 533-5331

First Presbyterian Church

South Temple at C Street

Annual Kirkin'O'th''Tartan service – Sun., Oct. 30, 9 & 11 am. Celebrate Presbyterian Scottish heritage and Reformation Sunday with us: pipe band, shortbread, and the blessings of the Scottish clans. For more information, call: 363-3889 or email sara@fpcslc.org.

Utah Museum of Natural History

www.umnh.utah.edu

A Gesture of Kinship Exhibit – Oct. 29 to Jan. 15. This unique series of documentary photos and interviews offers a look at the day-to-day lives of Navajo children as they grow and have families of their own. The project began 20 years ago, as collaboration between photographer Bruce Hucko, and Dr. Donna Deyhle, a U of U professor. Hucko lived and worked as an elementary school teacher on the Utah portion of t' Navajo Nation from 1978 to 1989. Dr. Deyhle conducted anthropological field work in the San Juan County School District.

Daylight Savings Ends – October 30th!

Please Note: Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar events to Colleen Barnes at GACCalendar@hotmail.com, or call 359-0991. Submit Page 3 Articles to gaccnewsletter@hotmail.com. For ad rates and information, please contact John Sittner, at 359-9787, or jsittner@sittner.org.

Memory Grove News

The City Council is inviting us to celebrate the completion of the District Three Olympic Legacy Project **Saturday, October 22nd at 10:00 a**m. This project is part of a citywide effort to use Olympic Legacy funds to honor the Olympics and to make much needed improvements to infrastructure. After much work and review, the Capitol Hill and Avenues communities chose to improve the east side stairs and paths of Memory Grove.

Many people were involved in this project and often we don't hear about what our elected officials have done for us. Our District Three Councilman, Eric Jergensen worked tirelessly with Phil Carroll, GACC Chairs: Wynn Johnson, Peter Carroon, and Jill Van Langeveld, Capitol Hill CC Chair Peter von Sivers, and County Council Representatives: Joe Hatch, Jenny Wilson and Jim Bradley. The cost of the project was twice as much as the Olympic Committee had given to each District so we needed to find more money to complete the project, not just the first phase. Jenny Wilson and Jim Bradley were at our GACC meeting in January, heard about our funding problem and said, "Let's see what we can do." They were able to get matching funds from Salt Lake County so the *whole* project could be done at one time.

We will meet at the **Memorial House** in Memory Grove and then take a brief tour of the project that includes new lighting and much needed improvement to many trails in Memory Grove. The project also commemorates our strong spirit of community volunteers that was especially ident during the 2002 Winter Olympics and the August 1999 tornado. Come help us celebrate our community and all those who have given their time for us.

For many years Phil Carroll has organized the Annual May Memory Grove Clean-Up mostly by himself -- coordinated with the City crews, arranged for food, advertised, whatever need to be done he was on top of it. But, like Water Jones, who needs others to help put the Avenues Street Fair together, Phil needs some help, too. We are now organizing the Memory Grove Committee whose main responsibility will be to plan the May clean-up activity. Phil said that he will be glad to chair it, but he needs some helpers because it is just getting too big and really, that is a good thing. Besides it is always more fun and easier when the workload is distributed. If you'd like to be on the committee call Jill at 359-8513 or talk to either Phil or Jill at the October 5th GACC meeting.

Recently the City Council met and approved $80K+ for the Ottinger Hall/YouthCity renovation. The GACC has never given the project approval but rather played the devil's advocate to try to get the City to address logistic problems with the location. While it will definitely be nice to see the Hall renovated, many of us hope our fears concerning the site for YouthCity will be proven wrong.

OUND at the Avenues Street Fair: Black Jacket. Call Jill at 359-8513.

Avenues Zoning Questionnaire

The Housing Compatibility Committee has met several times recently to address zoning issues in the neighborhood. A zoning questionnaire was developed and distributed at the Street Fair. The results are as follows:

-94% of the respondents live in the SR-1 Zone with a slight majority in the Historic overlay. All six categories presented received strong support for more restrictive regulation.
-96%would like to see restrictions for Protection of views.
-94% want regulation of Building volume relative to lot size.
-84% support restriction of Building Height
Outbuilding size and Definition of Remodel versus new construction received less interest with 75% support.
The lowest concern was Side/inline setback rules with 67%.

Utah Council for Citizen Diplomacy

The Utah Council for Citizen Diplomacy (UCCD) is a community-based volunteer organization whose mission is to promote global understanding and respect between the people of Utah and other nations through international person to person exchanges. In addition to the professional programs that the UCCD prepares for our delegates, we invite our community members to host our delegates for an evening of "Home Hospitality". That is, you invite the delegates to your home for an evening of dinner and conversation. During the course of that evening, you get a chance to be a citizen diplomat and help shape U.S. foreign relations "one handshake at a time."

As a UCCD member, you will be notified about upcoming Home Hosting opportunities via email. You may select the dates and delegates that match your time and interests. If you would like more information on how you can become a citizen diplomat, please contact Laura Dupuy, Director, ldupuy@utahdiplomacy.org or call 532-4747.

Useful Contact Information

Utah State House Representative Ralph Becker: rbecker@bearwest.com, 364-1656.

Utah State Senator Scott McCoy: smccoy@utahsenate.org , 538-1406, or 359-2544 .

Salt Lake City Council District III Rep. Eric Jergensen: eric.jergensen@slcgov.com, 535-7600.

Mayor's Office Liaison Gwen Springmeyer: 535-6338, gwen.springmeyer@slcgov.com.

Salt Lake County Council District 1 Rep. Joe Hatch: jhatch@co.slc.ut.us, 468-2933.

Salt Lake County Council At Large Rep. Jenny Wilson: jwilson@co.slc.ut.us, 468-2934.

Salt Lake County Council At Large Rep. Jim Bradley: jbradley@co.slc.ut.us, 468-2939.

School Board Representative Doug Nelson: doug@mdxperts.com.

Avenues CERT Coordinator Carleton DeTar: detar@phyics.utah.edu, 521-8318..

Community Action Team District 3Detective: Matthew Evans, SLCPD, 799-4634.

Police Dispatcher – Non-Emergency only: 799-3000

In an emergency, always dial 911

Please note: This newsletter "**The Agenda**" is mailed free to all residences in the Avenues every month. Please call GACC Chair Jill Van Langeveld at 359-8513 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, 9th Avenue and F Street. All are welcome. Visit www.slc-avenues.org for more info.

Greater Avenues Community Council
c/o Salt Lake Association of Community Councils
P.O. Box 522038
Salt Lake City, UT 84152

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This month's meeting:
October 5th
See Page 1 for agenda.

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Dr. James M. Wright
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359-2655

Eileen Johnston, D.D.S.
Fellow, Academy of General Dentistry
521-8188
34 South 500 East

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9th Avenue Salon (at K Street)
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Michael Adamson, Melissa Siguenza and Larry Wanner * **531-6060**

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At the corner of 9th & K St. • **363-9457**

FULLER LANDSCAPES
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Open Mic. Every Wed. 7-10 p.m.

Alan Aoki DDS
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50% off teeth whitening **322-4600**

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St. Mark's Hospital
Adult & Senior Health Center
MOUNTAINSTAR HEALTHCARE
South Temple Medical Plaza
508 E. South Temple, Suite 102
Accepting new patients.
521-9600

Contact Your State Legislators
Rep. Ralph Becker–**364-1656**
Sen. Scott McCoy–**359-2544**

Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC

Greater Avenues Community Council

The Agenda

www.slc-avenues.org

Volume IX, Issue 12 *December2005*

Endings and Beginnings

As the year 2005 comes to a close, we look forward to projects in 2006 and look back at some of the projects for 2005. Safety and improvements were the main goals for most projects.

Let's look ahead first. The **2006 Special Community Project** that GACC would like to do is apply for a CIP Grant to help:
(1) fix our sidewalks which the roots of our wonderful big beautiful trees have made uneven and dangerous,
(2) add sidewalks close to Ensign Elementary School so kids do not need to walk in the street,
(3) make all street corners ADA accessible (a few still are not),
(4) get grates to cover the storm drain openings that can swallow cars, pets and kids besides the runoff water.

We need to get all the specific sites listed for our application. This is where **you** can help. Look around your street as you walk the neighborhood. If you see sidewalk or gutter problems, write down the ***exact*** address of each problem and then contact Michael Hughes. You may leave a message via phone; 322-3428 or email hesmichael@hotmail.com. The application is very detailed and usually due at the end of the summer so we need to get started now. Eric Jergensen says that when the Community Council applies for a grant, they have more clout than if the City Council mbers apply for the exact same thing. We could use some tra clout. Also Lynn Jarman from SLC Planning will be at the Dec GACC meeting to explain our options.

As I was walking along 9th Avenue a few weeks ago, I noticed a number of uneven spots including one that caught me off guard and sent me flying to the ground. It left me with a skinned elbow, a bruised hip and a twisted ankle. I'm sure that I'm not the only one this has ever happened to. These are health and safety issues that need to be addressed in a timely manner. The City also has a program where the property owner pays half and the City pays half for sidewalk and gutter repairs, but it typically costs the owner thousands of dollars. The Special Community Project CIP Grant would be a more reasonable option and we could make the whole Avenues a safer walking neighborhood. So, as you **walk, make notes, and contact Michael**. We need your help!

Let's look back at 2005: **Neighborhood Watch** and **Mobile Watch** – These are two proven programs that help neighbors help the police to keep their neighborhoods safe. I had the goal of having every street segment organized into a Neighborhood Watch group. How effective were we in making our own streets safe? Only one street, 1st Avenue between T and U Streets, organized. Several other people have expressed interest but I haven't heard from them. Call me when your street group has talked to Det. Matt Evans (contact info pg 3) and decided to atch out for each other. Please call Jill at 359-8513 or email at sh@softcom.net. Also, Mobile Watch Chair Wayne Green is still looking for more drivers. Call him at 521-7917.

Sara, who lives on 11th Ave shared this experience to the GACC a few months back. She answered a knock during the day and found two well dressed young men asking for donations for Make a Wish Foundation. She knew that Make a Wish does not solicit door to door so who were they really? They could have been trying to get some extra change for a soda or maybe they were checking the neighborhood to see who was home during the day. She wanted to warn neighbors down the street but didn't have their numbers. She could have, if her street had organized a Neighborhood Watch.

Just down the street from me, Lynda told me about her mother-in-law's experience when she answered her door in October – she's also an Avenues resident. There was a man wearing a jacket that had *Police* in large print on the front and the back. He said that they were chasing an intruder and wondered if he had entered her home. He came inside the door and then asked her to check her back door. When she came back he was just starting to leave with her purse and the keys to her car. She screamed at him while grabbing the phone to call 911. Fortunately he dropped her purse and ran. When Det. Matt Evans comes to your first Neighborhood Watch meeting he'd remind you to never let anyone into your house without proper ID. He has many other ideas to help keep you safe. Call him now. If December is too busy, pick a date in January- it's a slow month. (article continued on pg 3)

GACC Community Meeting

Wednesday, December 7, 2005 7:00 p.m.

Sweet Library, 9th Avenue and F Street

Agenda (times approximate)

7:00 Welcome and Announcements
- Jill Van Langeveld, 2005 GACC Chair

7:10 Reports
- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

7:40 Open Forum *(Time permitting, limit 1 min. per person.)*

7:45 GACC Year- end review– Jill Van Langeveld, 2005 GACC Chair, will recap the year's events.

8:00 Middle School merge – Doug Nelson, District School Board Representative, will speak about the proposal of merging Middle Schools into K-8 Schools.

8:10 Public-way Sidewalk Options – Lynn Jarman, SLC Engineering Division Planning and Programming Manager, will discuss options for neighborhood sidewalk repairs and additions.

8:20 Earthquake Preparedness – Mike Stever, member of the SLC Emergency Management Team, will give a presentation on Emergency preparedness.

8:40 GACC Meet and Greet – Refreshments will be provided with an opportunity to meet your neighbors. All welcome.

8:45 Adjournment

Important Dates in December:

GACC Meet your Neighbors ..... Dec 7th
Refreshments too at the Sweet Library, 7:00 p.m.

SLC City Council Public Hearing.... Dec 6th
451 S. State St. Room 315, 7:00 p.m.

Schools

Bryant Intermediate School
Dec. 14 – Parent / Teacher Conference 4 to 7:30 pm
Dec. 15 – Holiday Choral Concert, 7 pm
Dec. 16 – Schedule #2 Holiday Choral Concert
Dec. 21 – Holiday Instrumental Concert, 7 pm
Dec. 22 – Short day #4, school dismissed at 1:05 pm
Dec. 23 to 30 – Winter Recess – **No School!**

Ensign Elementary
Dec. 22 – Short day of school
Dec. 23 to Jan. 2 – Christmas Break - **No School!**

The Madeleine Choir School
Dec. 3 – Primary Grades Christmas Concert 4pm, Erbin Hall
Dec. 11 – Violin Program Performance 1pm, The City Library
Dec. 20 – Fourth Grade Nativity Play 2:30 pm, Erbin Hall
Dec. 21 – School dismissed at 1 pm
Dec. 22 to Jan. 3 - **School Closed** for Christmas Vacation

Wasatch Elementary School
Dec. 5 – 9 Book Fair! 8-9:30 am, 2:20-3:30 pm, 5-6 pm
Dec. 12 – Sally Foster Cookie Dough orders arrive
Dec. 12 to 15 Wasatch Players present, Hooray for Hollywood!
Dec. 13 – School Community Council, 3:15 pm
Dec. 15 – Ski & Snowboard Blaze sign-up, 3 pm
Dec. 20 – Evening Choir Concert, 7 – 8 pm
Dec. 23 to 30 – Winter Break, **No School!**

Sweet Library

455 F Street – www.slcpl.lib.ut.us - 594-8651

Pieces of This – Dec. 1 to 10. Photographs by Jeana Flowers
Book Baby & Preschool Storytimes – Wednesdays, 10:30 am
Sweet Reads – Dec. 27, 2 pm
Public Internet – with your Salt Lake City Public Library card!

Cathedral of the Madeleine

331 E. South Temple – 328-8941

Holiday Concerts –Free of Charge and Open to the Public. Please call 328-8941 for more concert information.
Dec. 8 - The Solemnity of the Immaculate Conception ,Noon Mass
Dec. 12 - The Feast of Our Lady of Guadalupe, Noon Mass
Dec. 16 - Ceremony of Carols, 12:15 pm Concert
Dec. 19 & 20 - Christmas Carol Service, 8 pm Concert
Dec. 21 - Ceremony of Carol,s 12:15 pm Concert
Dec. 24 - Vespers and Ceremony of Carols, 4:30 pm
Dec. 25 - The Solemn of the Nativity, Noon Mass

Salt Lake Regional Medical Center Seniors

237 S. 10th East – 538-2084

Monday – Friday, open 8 am to 4 pm. Visit the Seniors Association for a wide variety of daily activities: from A to Z!
Lunch – Served daily at 11 a.m. $2.00 donation. RSVP day before.
Health Screenings - first Wednesday of each month
Foot Clinic - by appointment only, second Wednesday of each month.
Bingo - last Thursday every month
Donated Clothing - The Hospital is in need of gently used sweats and or exercise clothing. We also could use magazines for our waiting areas. If you have either, please bring your donation to the Volunteer office!
New members - Please call Dottie Mitchell, 350-4991 to become a member of the Senior Association.

Renovation Design

www.renovationdesigngroup.com

Designing A Remodel With Character & Class – Dec. 15, 7 – 9 pm, 3500 S 3rd West. This free seminar examines how to use the principles of space, light, and order to make a home feel inviting, functional, comfortable, inspiring, and relaxing. RSVP: 533-5331.

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Mon., Dec. 5, 7 pm, Sweet Library Call Lon Richardson: 364-4529

Exercise Class

5th Avenue & Virginia Street

FREE exercise class - Mondays and Wednesdays, 8:30 - 9:30 am, at the Federal Heights Ward, LDS Church. EVERYONE WELCOME! For more information, please call Renate: 534-1443.

LDS Hospital

8th Avenue & C Street - 408-1100

LDS Hospital extends thanks to Avenues residents for your support and especially to those who attended the Centennial anniversary party, flu shot giveaway, & free health screening last month. The hospital opened in 1905 with 48 employees and 45 physicians. In its 100-year history, more than 430,000 babies have been delivered at LDS Hospital. Today it serves as a referral center for six states and 75 regional institutions.
Grief Support Groups – The holidays can be a season of grieving. LDS Hospital can help – with a number of free grief support groups. For details, contact Helen Rollins, RN:helen.rollins@ihc.com, or 408-5661.

Ronald McDonald House

935 E. South Temple - 363.4663

Holiday Gift Wish Lists - Please remember the families who will b spending Christmas away from home this year. Gifts Wishlist includes. New Clothes and PJs needed for adults sizes XL and XXL, scented lotions and soaps, gift certificates for music, movies or books.
Volunteer needed - weekdays, must be proficient with data entry and computer programs. Please call Beth @ 363-4663.

Utah Museum of Natural History

www.umnh.utah.edu

A Gesture of Kinship Exhibit – Through Jan. 15, on the University of Utah campus: 1390 E. President's Circle (200 South), Salt Lake City Explore the cultural changes in young Navajos through photos and interviews as they grew from children in the 1980's to adults today.
Navajo Music and Dance – Dec. 3, 10:30 am. Learn and participate in traditional Navajo songs and dance.
Navajo Oral History – Dec. 10, 1 pm. Virginia Begay & cultural anthropologist Dr. Donna Deyhle recount the importance of Navajo narratives in understanding our own lives.
Navajo Stories for Children – Dec. 17, 1 pm. Explore Navajo culture through children's books and artwork.

Utah Heritage Foundation

utahheritagefoundation.org

Art Moderne Candlelight Tour – Friday, Dec. 2, 6 – 10 pm. Includes four unique Aves area homes and a reception at the Masonic Temple where coffee and hors d-oeuvres will be served. Purchase advance tickets by calling 533-0858 ext. 107. On the day of the tour, tickets v be available at the Masonic Temple located on 650 E. South Templ
How to Develop and Stick to a Plan and Budget– series workshop presented by Cevan LeSieur, Sat. Dec 10, Memorial House in Memory Grove, 485 N. Canyon Road (120 East), Salt Lake City. To register, or for more information, please phone 533-0858 ext. 103.

Please Note: Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar page items to Colleen Kelley Barnes at GACCalendar@hotmail.com, or call 232-6162. Submit Page 3 Articles to Kat Kivett at gaccnewsletter@hotmail.com. For ad rates and information, please contact John Sittner at 359-9787, or jsittner@sittner.org.

SR-1 Zoning Infill Ordinance

Incompatible building on the Avenues has increased. An example is the house at 675 8th Avenue that looks down 2½ stories on its neighbors, blocking views, taking sunshine from gardens, and destroying the opportunity for neighbors to talk over their back fences. In April, members of our GACC started calling the City Planning and Zoning Department almost daily. The City Planning people knew they had a problem. We called Eric Jergensen, our City Councilman, and sought his advice. Eric asked other members of the City Council to look closely at their districts and they soon saw a pattern developing. We called the Mayor's office. He was very supportive of the Yalecrest group, and we hoped we'd get his help too. During the summer we organized the GACC Housing Compatibility Committee to focus on these problems. It took the Yalecrest Community 4 years to get an infill overlay to help protect their community. We hoped that it wouldn't take as long for us.

At the same time the City Council charged the SLC Planning Division to come up with zoning changes that would allow for development but not at the expense of the neighbors. They presented their first draft in September which the Council said was not comprehensive enough and they wanted a completed plan by October. Joel Paterson, SLC Planning Supervisor, developed a summary and came to our Housing Compatibility Committee meeting to present the plan. We were delighted because it was very similar to our Committee's proposal.

On October 24th SLC Planning held an Open House to explain the changes and on November 9th a Public Hearing took place. The Planning Commission forwarded the Infill Ordinance to the City Council with additional recommendations. Their biggest concern was whether the protection was worth the "perceived" impact on development. The City Council was briefed November 17th. The last step is the City Council Public Hearing that will be December 6th at 7pm. At that time, the Council will take public comments and then take some kind of action. They could approve it, make changes, or they could vote it down and tell SLC Planning people to try again. If you would like to comment, call Eric at the number listed below or email Joel at joel.paterson@slcgov.com.

Useful Contact Information

Utah State House Representative Ralph Becker: rbecker@bearwest.com, 364-1656.

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School Board Representative Doug Nelson: doug@mdxperts.com, 532-5457.

Avenues CERT Coordinator Carleton DeTar: detar@physics.utah.edu, 521-8318.

Community Action Team District 3Detective: Matthew Evans, SLCPD, 799-4634.

Police Dispatcher – Non-Emergency only: 799-3000.

Endings and Beginnings (cont'd from pg 1)

What is the status of projects in ***Memory Grove***? The **Olympic Legacy Project** included: planting ground cover and placing wood chips to prevent erosion, replacing the trails with concrete on the east side of the park up to A St, and adding new lighting on the switchbacks. The ribbon cutting ceremony was held on October 22, and Shanon Barhke, the 1st US Medalist of the 2002 Winter Games, was a guest speaker. However, the 9th Avenue Trail was not completed due to insufficient funds. Dale Cook, SLC Engineering Dept, said it was next on the list of things to complete. The City didn't have to put out any money for this project ($100,000 came from SLOC and $100,000 from SL County) so it is more likely they will finish the funding for the project. Dale hopes the 9th Avenue Stairs project will be completed this summer.

Fourth Avenue Stairs are still in much need of repair. In December 2004 I applied for a CIP grant that was rejected. Then in September 2005, I applied for a CDGB (Community Development Block Grant) for the 2006-2007 funding year. The Fourth Avenues Stairs were listed in 2005 as item #224 in the Salt Lake City Parks and Recreation 20 Year Master Plan with no projected completion date. They listed an estimated cost of $200,000. What needs to be done? (1) Soil stability study (even though the stairs have been there since 1915). (2) Rebuild the railings and the stairs adding bike grooves to aid riders taking their bikes up and down the stairs. (3) Lighting – replace existing lighting to ensure safety and (4) Landscaping as needed. Hopefully the grant will be approved.

Ottinger Hall/Youth City- The City approved Youth City- an after school program to be placed in refurbished Ottinger Hall. A Federal Grant and the Rotary Club were funding the project. Later, it was discovered that they needed another $80,000 due to unforeseen costs so the City Council gave their approval. As of press time, it looks like they are fixing problems with the foundation and the project continues.

At our GACC meeting in September 2004, Morgan Atkinson of the Utah Department of Environmental Quality (DEQ) came to discuss plans to **remedy the gasoline plume in the soil** around the intersection of E Street and1st Avenue. The plan was to install equipment on the southwest corner of the intersection that would remediate the hazardous materials from the soil. We kept watching for the digging and the equipment that never was installed. What was happening? I spoke with Morgan in November, and he said that the project was still scheduled but just as they were putting the contract out for bids, the property owners of the southwest corner changed their minds. The DEQ had to find a new location. The owners of the northeast corner agreed to let the DEQ put in the equipment behind the Java Joe's building. However, that would require Java Joe's to be closed for two weeks while the DEQ had the trenches dug. Java Joe's thought that was unacceptable and want to fight it. Morgan says they may have to get a court injunction but they hope to begin the project in early spring. We will keep watching.

If you have any suggestions for future projects or questions about past projects please contact me. I have enjoyed being Chair of the Greater Avenues Community Council this past year. I'll still be around, just not running the meetings. Thank you for a fun and very busy year. *Jill Van Langeveld Chair '05*

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This month's meeting:
December 7th
See Page 1 for agenda or visit *www.slc-avenues.org*.

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Sen. Scott McCoy–**359-2544**

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Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC

Greater Avenues Community Council

The Agenda

www.slc-avenues.org

Volume X, Issue 1

January 2006

New Zoning Ordinance in the Avenues

On December 13th, the Salt Lake City Council unanimously approved a city wide residential housing infill zoning ordinance. The ordinance was prompted by recent projects that harmed adjacent property owners and neighborhoods. Over the last year, the Avenues SR-1 zoning district has been particularly hard hit by numerous such projects, as the small, often deep and narrow lots characteristic of the SR-1 district pose a particular set of challenges.

The City Planning Division initially produced a creative and well-crafted proposal that balanced permit applicant rights with those of surrounding property owners. Public support of the proposal was strong. Unfortunately, most media coverage concerning the infill ordinance was largely inaccurate, and failed to describe the tiered process, which was designed specifically to address the challenges of areas where a wide variety of development patterns are found in close proximity. The SR-1 district has numerous areas here the development pattern differs from block to block and often from one side of the street to the other. Misinformation, along with other political factors, led to the Dec. 13th passage of a citywide ordinance that does not adequately protect Avenues homeowners.

The City Council recognized the Avenues SR-1 district (along with Capitol Hill and Wasatch Hollow) as uniquely vulnerable under the new ordinance and included a temporary building height restriction of 23 feet for an unreviewed counter permit in these areas. The City Council's expectation is that these communities will use this time to write community-specific "overlays". Several areas already have overlays *e.g.*, the Foothills Overlay (FR-1) in the upper Avenues. Please refer to the Greater Avenues Zoning map located on page 3.

The Housing Compatibility Committee (HCC) of the GACC has been working with City Planning for some time on an overlay. We will be presenting our framework for the overlay at upcoming GACC meetings and will be soliciting ideas and comments from the Avenues community.

The community is also invited and encouraged to participate in our Housing Compatibility committee meetings, which are listed in the GACC newsletter calendar on page 2. The next committee meeting will be Dec. 28 at 7:00 p.m. at the Sweet Library.

GACC Community Meeting

Wednesday, January 4, 2006 7:00 p.m.

Sweet Library, 9th Avenue and F Street

Agenda (times approximate)

7:00 Welcome and Announcements
- Steve Mecham, 2006 GACC Chair

7:10 Reports
- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

7:40 Open Forum *(Time permitting, limit 1 min. per person.)*

7:45 GACC Year- end review– Jill Van Langeveld, 2005 GACC Chair, will recap and conclude the past year's events.

7:55 Housing Compatibility Committee – Shane Carlson, Committee member, will discuss plans for an Avenues Infill Overlay in the SR-1 Zoning District that will be compatible with the recently passed City Ordinance on Monster Homes.

8:20 Slide Presentation – Lt. Tim Doubt, SLC Police Special Investigations Officer, will show residents what to look for concerning gang activity and when and how to report events to the police force.

8:45 Adjournment

Additional details on the Avenues overlay and the work of the Housing Compatibility committee will be made available on the GACC web page at www.slc-avenues.org.

Links to related City web pages will be provided as they become available.

For the Housing Compatibility Committee,
Shane Carlson
Jim Jenkin

SLC Christmas Tree Removal Program

Curbside Holiday Tree Recycling ... Jan 23rd - 27th

Place cut live Christmas trees on the curbside for pickup beginning Monday Jan 23, at 7:00 a.m.
Note: If there is heavy snowfall, pickup may be delayed.
Contact the SLC Sanitation Dept at 535-6970 for additional information.

Schools

Bryant Intermediate School
Jan. 02 – No school
Jan. 12 – School dismissed at 1:05 pm
Jan. 16 – Martin Luther King, Jr. Day – No school
Jan. 20 – Report card day
Jan. 25 to 27 – Science Fair

The Madeleine Choir School
Jan. 4 – Classes resume
Jan. 16 – School closed for Martin Luther King, Jr. Holiday
Jan. 26 & 27 – Student Educator Parent conferences, 8:30 am – 3:30 pm
Jan. 29 – Prospective Student Information Session, Erbin Hall, 2 pm

Sweet Library

455 F Street – www.slcpl.lib.ut.us - 594-8651

Book Baby & Preschool Storytimes – Wednesdays, 10:30 am
Sweet Reads – Jan. 31, 2 pm
Public Internet – with your Salt Lake City Public Library card!

International Volunteers in Urology

South Temple & J Street – 524-0201 – www.ivumed.org

Volunteers Needed! – For this international medical nonprofit organization which sends medical teams overseas to provide surgical care and training in developing countries.
Historian – capture ten–year history in scrapbooks & photo albums.
Office Assistant - assist with the day-to-day operations
PR Assistant – assist with media releases, newsletters and branding.
For more information contact Alyssa McBride, 524-0201.

Salt Lake Regional Medical Center Seniors Association

237 S. 10th East – 538-2084

Monday – Friday, open 8 am to 4 pm. Visit the seniors association for a wide variety of daily activities: from A to Z!
Lunch – Served daily at 11 a.m. $2.00 donation. RSVP day before.
Health Screenings - first Wednesday of each month
Foot Clinic - by appointment only the 2nd Wednesday of each month.
Bingo - last Thursday every month
Donated Clothing - The Hospital is in need of gently used sweats and or exercise clothing. We also could use magazines for our waiting areas. If you have either, please bring your donation to the Volunteer office!
New members - If you are not a member of the Senior Association and would like more info please call Dottie Mitchell, 350-4991.

Utah Museum of Fine Arts

410 Campus Center Drive – www.umfa.utah.edu

When will I Dance? - A Play About Frida Kahlo. – January 2006, Utah Museum of Fine Arts (UMFA), Dumke auditorium, on the University of Utah campus. This award-winning play will be presented by Avalon Isle, Women's Theatre Group on **Jan. 13, 14, 20, 21 at 7:30 pm** and **Jan. 14, 15, 21, 22 at 2 pm**. Ticket prices are $15 for regular admission, $10 for students, free for card-holding members of the UMFA. Tickets can be purchased at the door one hour before the performance begins.

The play is being produced in conjunction with the UMFA's exhibition, "**Frida Kahlo through the Lens of Nikolas Muray**," which runs through May 14. Admission to the exhibition is FREE during January with a ticket stub from the "When Will I Dance" performance.

Primary Children's Medical Center

100 N. Medical Drive

Super Sitter Class - Saturday, January 21. 9:30 am to noon. $15. Participants must be 11 or older. Call 588-4071 for more information.

Avenues Community Meetings

GACC Meeting
Wed., Jan. 4, 7 pm, Sweet Library
Contact Steve Mecham: 359-4165, or email: smecham@comcast

GACC Board Meeting
Wed., Jan. 11, 7:30 - 9 pm, Sweet Library

Mobile Watch Meeting
Wed., Jan. 11, 7 pm, Sweet Library. Call Wayne Green: 521-7917

Housing Compatibility Committee Meeting
Mon., Jan. 9, 7:30 pm, Sweet Library
Wed., Jan. 18, 7 pm, tba Contact Shane Carlson : 596-3939.
Mon., Jan. 30, 7 pm, Sweet Library

Greater Avenues CERT Winter Meeting – general public welcome!
Wed. Jan 18, 7 pm, Fire Station #1, 5th E & 2nd South
"Lessons from the Gulf Coast"

LDS Hospital

8th Avenue & C Street - 408-1100

Construction – Jan. to June 2006 – Pipe removal will impact C Street between 9th and 11th avenues. C Street will close sporadically during that time, but access to local traffic will still be available. Thanks for your understanding; we apologize for the inconvenience. If you have questions, contact Dave Symes, the hospital's director of Engineering, at david.symes@intermountainmail.org or 408-1434.
Have questions or concerns about LDS Hospital? IF YOU'RE CONCERNED ABOUT PARKING ISSUES related to LDS Hospital, please call Glenn Buma, director of security, at 408-1989 or e-mail glenn.buma@intermountainmail.com. IF YOU HAVE A GENERAL QUESTION OR CONCERN about the hospital, call Mikelle Moore, 408-1838, or email micelle.moore@intermountainmail.com.

Utah Museum of Natural History

www.umnh.utah.edu

A Gesture of Kinship Exhibit – Through Jan. 15, on the University of Utah campus: 1390 E. President's Circle (200 South). Explore the cultural changes in young Navajos through photos and interviews.

Navajo Ethnobotany – Jan. 7, 2 pm. Utah Museum of Natural History curator Dr. Michael Windham discusses how plants play a vital role in traditional Navajo society, sustaining both life and culture. Navajos use hundred of plant species.
The Dark Zone: Discovering Utah's Caves – through January 15th This exhibit provides four interpretive experiences including: Entrances, Discovery and Exploration, The Natural History of Caves, and Cave Safety. Each area will illuminate and expand your understanding of caves, their beauty and mystery.

Exercise Class

5th Avenue & Virginia Street

FREE exercise class - Mondays and Wednesdays, 8:30 - 9:30 am, at the Federal Heights Ward, LDS Church. EVERYONE WELCOME! For more information, please call Renate: 534-1443.

Ronald McDonald House

935 E. South Temple - 363.4663

Volunteers needed - Front Desk and Dinner Brigade Volunteers are needed. Short- and -long term volunteer opportunities are available. Please call Beth @ 363-4663.

Utah Heritage Foundation

utahheritagefoundation.org

Historic Interiors– Rehab it Right! Series Workshop presented by Alysa Revell, Interior Designer. Sat. Jan 14, 9 -11 a.m. Memorial House

Please Note: Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar page items to Colleen Kelley Barnes at GACCalendar@hotmail.com, or call 232-6162. Submit Page 3 Articles to Kat Kivett at gaccnewsletter@hotmail.com. For ad rates and information, please contact John Sittner at 359-9787, or jsittner@sittner.org.

Welcome to Our 2006 GACC Officers:

2006 Chair	Steve Mecham
2006 Chair-Elect	Michael Hughes
Secretary	Jaynie Brown
Treasurer	John Sittner

The full list of GACC Board Members and the Avenues Areas they represent will appear in the February newsletter. Contact information will also be listed.

Shriners Hospital for Children - New Underground Parking Garage

Construction of a new underground parking garage at Shriners Hospital for Children is expected to begin in February or March. The new $4.5 million structure will double current parking capacity on hospital property while relieving congestion and parking on side streets, especially Virginia St. and Fairfax Road.

The project is expected to last 7-9 months and there will be an increase in large vehicle traffic on Virginia St. during that time. Changes in the architecture, view, and landscaping, from the street are expected to be minimal. Questions or comments about the construction process are welcome. Please contact Mike Babcock, Director of Public Relations, at 536-3713 or e-mail Mr. Babcock at: mbabcock@shrinenet.org.

Useful Contact Information

Utah State House Representative Ralph Becker: rbecker@bearwest.com, 364-1656.

Utah State Senator Scott McCoy: smccoy@utahsenate.org , 538-1406, or 359-2544 .

Salt Lake City Council District III Rep. Eric Jergensen: eric.jergensen@slcgov.com, 535-7600.

Mayor's Office Liaison Gwen Springmeyer: 535-6338, gwen.springmeyer@slcgov.com.

Salt Lake County Council District 1 Rep. Joe Hatch: jhatch@slco.org, 468-2933.

Salt Lake County Council At Large Rep. Jenny Wilson: jwilson@slco.org, 468-2934.

Salt Lake County Council At Large Rep. Jim Bradley: jbradley@slco.org, 468-2939.

School Board Representative Doug Nelson: doug@mdxperts.com, 532-5457.

Avenues CERT Coordinator Carleton DeTar: detar@physics.utah.edu, 521-8318.

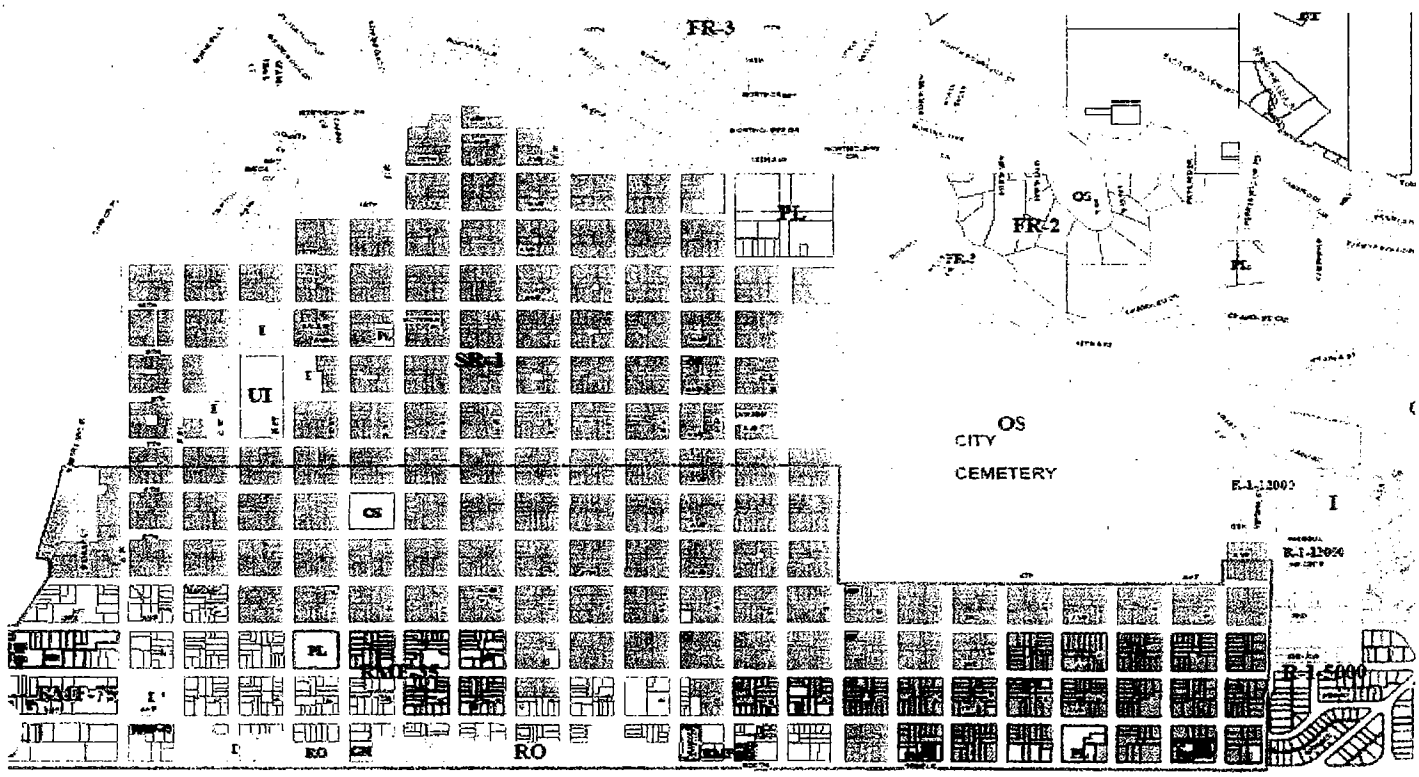
Community Action Team District 3Detective: Matthew Evans, SLCPD, 799-4643.

Police Dispatcher – Non-Emergency only: 799-3000.

In an emergency, always dial 911.

Sundance Film Festival

The Sundance Film Festival kicks off Jan. 19th and runs through Jan. 29th 2006. To pre-register for tickets call 326-2000 or visit the website www.sundance.org. Venues and special events are listed on the website. Contact the box office at 328-3456 for more info.



AVENUES SR-1 ZONING MAP

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Greater Avenues Community Council

The Agenda www.slc-avenues.org

Volume X, Issue 2 *February 2006*

New Zoning Ordinance in the Avenues

In the January GACC newsletter, we announced the recently adopted City-wide In-fill Zoning Ordinance. Since then, we have had a number of questions about the ordinance. First, an "in-fill" zoning ordinance simply refers to the fact that nearly all of the land within the zoned area has been developed, hence the description "in-fill." **In-fill** ordinances are written to address the challenge of ensuring that all construction remains compatible with the existing "development pattern." The **development pattern** is defined by a specific group of buildings, and where they are located on the lot. For this Ordinance, lots on the same side of the street and on the same block as the proposed project comprise a "**block face**." Homes on the same block face as the proposed project will be considered in defining a development pattern. Corner lots belong to two block faces.

So how will this work if you want to remodel your house? Because a number of neighborhoods in Salt Lake City have diverse development patterns in close proximity, the new in-fill zoning ordinance was crafted to allow homeowners to remodel while affording a measure of predictability for the adjacent property owners. In these diverse areas, a simple set of dimensional restrictions such as building height limits proved to be inadequate. A low building height limit that would provide protection and predictability for a row of single story bungalows would be too restrictive for the row of three story Victorian homes that were often located just a block away. To address this diversity, the City adopted a **three- tiered** approach to zoning.

In the three-tiered approach, projects are divided into tiers based upon their potential to negatively impact the character of the surrounding community. The **first tier** includes projects with a chance of having a negative impact. To determine if a proposed project fits in this tier, the City created a list of dimensional limits. Projects not exceeding those limits were deemed appropriate in any neighborhood. To obtain a permit you simply show that your project will not exceed these limits and you will be granted a permit "over the counter," also known as a **counter permit**. However, if your project exceeds one or more of these dimensional limits, another way to obtain a counter permit is to show that your project is no greater than the average of your block face regarding the particular dimension(s) that exceed the dimensional limits of the first tier.

If your project exceeds both the dimensional counter permit limits and the block face average, you would then move to the **second tier**. The second tier is a very important addition to the City zoning ordinance.

The **second tier** was designed to provide *expedited* approval of projects exceeding the first tier limits but which are still compatible with the existing development pattern. In the past, projects exceeding the counter permit limits were referred to the Board of Adjustment (BOA). Hearings before the BOA could take weeks to schedule and often required a significant amount of effort and expense on the part of the applicant - with no guarantee a permit would be issued.

In contrast, tier two projects are administered by one person, an Administrative Public Hearing Officer (APHO), who has a great deal of latitude in scheduling.

The first two options for a tier two project are: 1) A "Routine and Uncontested Special Exception" which requires that all adjoining property owners approve your plans or; 2) A demonstration that your project is consistent with the development pattern on your block face. Finally, if the applicant cannot satisfy either the Special Exception or the Development Pattern requirements, they will be given the opportunity for a hearing before the APHO. Adjoining property owners will also be given an opportunity to voice their concerns. Ideally the applicant and adjacent property owners will work together before the hearing to reach a reasonable compromise that they can present to the APHO. Finally, if the APHO does not feel that the project is appropriate, the applicant will have the option of a Hearing before the Board of Adjustment, the **third tier** of this process.

Don't forget that the Housing Compatibility Committee is now working on an "overlay" for the SR-1 area and we welcome your input (An **overlay** is a set of zoning rules written for a subsection of a larger region. Overlays are sought when some characteristic of the smaller area renders the zoning rules for the larger area insufficient or inappropriate). Work on the proposed overlay will conclude in early March with **a vote before the Community Council scheduled for March 1, 2006**.

For the Housing Compatibility Committee - Shane Carlson

GACC Community Meeting

Wednesday, February 1, 2006 7:00 p.m.

Sweet Library, 9th Avenue and F Street

Agenda (times approximate)

7:00 Welcome and Announcements
- Steve Mecham, 2006 GACC Chair

7:05 Reports
- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

7:35 Open Forum –*(Time permitting, limit 1 min. per person.)*

7:40 GACC Financial Report – Michael Hughes, GACC Chair-Elect, will give the financial report for 2005.

7:45 Housing Compatibility Committee – Shane Carlson, Committee member, will discuss details of the Avenues Infill Overlay in the SR-1 Zoning District. Overlay vote scheduled for March 1, 2006 GACC meeting.

8:15 Land Use Bill– Lincoln Shurtz, analyst for the Utah League of Cities and Towns, will discuss a potential bill requiring cities to prove development zoning maintains the "health, safety, and welfare" of their community.

8:25 State Legislation– House Minority Leader Ralph Becker and Senator Scott McCoy will inform residents of progress on current legislation at the Capitol.

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Schools

Bryant Intermediate School
Feb. 07 – 7th grade orientation, 7 pm
Feb. 09 – Short say #6, School dismissed at 1:05 pm
Feb. 15 & 16 – Multi-cultural program, 7 pm
Feb. 17 – Download grades by 5 pm
Feb. 20 & 21 – No school!

The Madeleine Choir School

Feb. 03 – Talent Show, Erbin Hall , 2 pm

Feb 11 – Alice in Wonderland performance, Erbin Hall, 3 & 7 pm

Feb 17 to 20 – School Closed!

Feb 24 – Science & Geography Fair, 6:30 pm – open to public

Wasatch Elementary
Reading tutors needed at Wasatch Elementary! Training provided. No experience necessary. Minimal time commitment, required. Please contact Marriott Bartholomew at 532-2056.
Feb. 03 – Town meeting, 9 am
Feb. 04 – School Community Council, 3.15 pm
Feb. 16 – Vision screening
Feb. 20 & 21 – No school!
March 3 – FALL Kindergarten Registration, 10:30 am to 2:30 pm
Do you live within our boundaries? Will your child will be 5 years old on Sep. 1st? If so, please register your child now, to begin kindergarten this Fall. On March 3rd, you must bring your child's birth certificate and immunization record, to pick up your registration packet. Completed forms must be returned by ***March 17th.***

Cathedral of the Madeleine

331 South Temple – saltlakedcathedral.org – 328-8941
Bishop Niederauer's Farewell Mass - Feb. 5, 11 am
Chamber Music Concert - Feb. 5, 8 pm. No seating passes required!

First Presbyterian Church

12 N. C Street – fpcsl.org - 363-3889
Surviving the Culture Wars – Wednesdays, 7 – 8:30 pm, through April 25. Are you tired of the arguments between the "left and right" and looking for another perspective? Check out this weekly discussion group, facilitated by Pastor Jim Teall.

Primary Children's Medical Center

100 North Medical Drive – primarychildrens.org
Radioathon Volunteers Needed! - The 30th annual KSL Radiothon will be held Feb. 7 & 8 at Primary Children's Medical Center. Live broadcasts on FM100 & AM1160 will feature Primary Children's patients telling their incredible stories of hope and inspiration. All proceeds raised will help children in need at Primary Children's. To volunteer during the Radiothon, please call Lyn Dye, at 588-3674.

Exercise Class

1300 E. Fairfax Road – 534-1443
FREE Avenues Exercise Class - Mondays & Wednesdays, 8:30 - 9:30 am. Have fun as you increase your strength, flexibility and body alignment For more information, call Renate, at 534-1443.

Clark Planetarium

110 S. 4th West – clarkplanetarium.org – 456-7827
IMAX Theatre – through March 2nd - Magnificent Desolation 3D. T-Rex 3-D, & Adrenaline Rush. Adults: $8. Children under 12: $5.
Digital Dome Theatre – through March 2nd - Black Holes, Night Vision, Secret of the Cardboard Rocket, Ultimate Universe, Entranced, Dark Side of the Moon, Rock Hall of Fame. Adults: $8. Children: $5.

Avenues Community Meetings

GACC Meeting
Wed., Feb. 1, 7 pm, Sweet Library
Contact Steve Mecham: 359-4165, or email: smecham@comcast.net
GACC Board Meeting
Wed., Feb. 8, 7:30 - 9 pm, Sweet Library
Mobile Watch Meeting
Wed., Feb 8, 7-7:30 pm, Sweet Library. Call Wayne Green: 521-7917
Housing Compatibility Committee Meeting
Mon., Feb. 6, **and** Mon., Feb. 13, 7:00 pm, Sweet Library
Wed., Feb. 22, 7:00 pm, Sweet Library
Mon., Feb. 27, 7:00 pm, Sweet Library. Call Shane Carlson: 596-3939

LDS Hospital

8th Avenue & C Street - 408-1100
FREE suicide support group – Tuesday, Feb. 21 – Mar. 28, 6:30 pm., at the Murray library, 166 E. 5300 South. This six-week, sponsored by LDS Hospital's bereavement program, is for anyone who's been affected by a loved one who choose to end their life. If you have questions, call Helen Rollins, RN, at 408-5661.

Utah Museum of Natural History

umnh.utah.edu
Human Nature: Insights from the Natural World – Feb. 4 to Apr. 26, on the University of Utah campus, 1390 E. Presidents Circle (2nd south). The exhibit features paintings by artist and Utah native Arlene Braithwaite, inspired by her personal experiences and observations in nature. Her work helps us understand our place in the world and our connection to other living things. Activities for children and adults will be offered during the exhibit. For more information, call 581-6927.

Utah Heritage Foundation

utahheritagefoundation.org
Masonry Matters Workshop Series – Feb. 11, 9 – 11 am, Memorial House in Memory Grove Park, 485 N Canyon Rd.(120 East). Learn what every property owner should know about repairing your historic masonry, including: removing paint, cleaning, repairing, and sealing. Presented by John Lambert, Abstract Masonry Restoration. UHF members: $8 per individual class. Non-members: $10 per individual class. To register by phone, please call (801) 533-0858 ext. 107.

KUED Channel-7

kued.org
TV Audience Volunteers Needed! - KUED-7 is looking for individuals to participate in an audience-driven televised discussion about the Utah State Budget, the tax surplus, and general tax reform. For more information, please call 585-6017.

Ronald McDonald House

935 E. South Temple – 363-4663
Silent Auction Donations Needed! – The Ronald McDonald House annual silent/live auction fundraiser will be held April 22, at Little America Hotel. Donated items are currently being accepted for auction. Please contact Leslie Cunningham at 363-4663 or leslie@rmhslc.org.

Shriners Hospital

1340 E. 11th Avenue
Art with Heart – Dance Concert, Feb. 17, 7 pm; Feb. 18, 2 & 7 pm, at the Jeanne Wagner Theatre, Rose Wagner Performing Arts Center, 138 W. Broadway. Three of Utah's best dance groups will perform, with all proceeds benefiting Shriners Hospital. For tickets, call 355-ARTS.
Volunteer Opportunities – If you're interested in participating in one of Shriners Hospital's volunteer programs, please call 526-3711

Please Note: Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis Submit Calendar page items to Colleen Kelley Barnes at GACCalendar@hotmail.com, or call 232-6162. Submit Page 3 Articles to Kat Kivett at gaccnewsletter@hotmail.com. For ad rates and information, please contact John Sittner at 359-9787, or jsittner@sittner.org.

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Welcome to Our 2006 GACC Board

GACC Officers

Chair: Steve Mecham, 359-4165, 1180 1st Ave.
Chair-elect: Michael Hughes, 322-3428, 704 5th Avenue
Treasurer: John Sittner, 359-9787, 1560 E. Tomahawk Dr.
Secretary: Jaynie Brown, 355-7819, 817 17th Avenue
Past Chair: Jill Van Langeveld, 359-8513, 807 Northcliffe Dr

GACC 2006 Board Members

Area 1 Canyon Road/West Avenues
Jim Jenkin, 363-3750, 212 5th Avenue
Ruth Morgan, 359-8539, 271 C Street
Shane McCarthy, 323-1753, 146 4th Avenue, Apt 8
Aileen Olsen, 521-3824, 22 D Street #2
Dave Jonsson, 364-1173, d.jonsson@comcast.net

Area 2 Ensign
Wayne Green, 521-7917, 371 7th Avenue
Walter Jones, 363-1331, 412 12th Avenue
Judith Locke, 975-5138 wk, 407 7th Avenue
Kat Kivett, 323-9877, 620 H Street

Area 3 Northcrest
Jaynie Brown, 355-7819, 817 17th Avenue
David Arrington, 328-9308, 750 17th Avenue
Wynn Johnson, 355-7206, 852 Northcliffe Dr
Richard Smiley, 363-8737, 816 16th Avenue
Francisca Blanc, 582-2291, 526 13th Avenue
Jill Van Langeveld, 359-8513, 807 Northcliffe Dr.

Area 4 Mideast Avenues
Brooke Adams, 558-3787, 287 K Street
Michael Hughes, 322-3428, 704 5th Avenue
Angela Nguyen-Dinh, 599-4044, 206 K Street

Area 5 Midwest Avenues
Phil Carroll, 328-1081 wk, 89 G Street
Denton Taylor, 539-8182, 73 F Street
Trish Orlando, 581-7545 wk, 733 2nd Avenue

Area 6 Lindsey Gardens
Thella Mae Christensen, 359-0466, 755 9th Avenue
Kelly Quick-Stevens, 355-8870, 485 K Street
Ann Tillson, 363-2515, 530 11th Avenue
Shane Carlson, 596-3939, 375 L Street

Area 7 Eastern Avenues
[illegible] Richardson, 364-4529, 1280 4th Avenue

Area 8 Arlington Hills
Charles Cowley, 355-9147, 308 Alta Street

Area 9 Federal Heights
Stan Nelson, 521-4351, 26 S. Wolcott St
Larry Rigby, 521-3535, 1428 Circle Way

Memory Grove Park Clean Up Committee

Phil Carroll, Chair of the Memory Grove Clean - Up Committee, announces the annual event will take place **May 13th**. If you would like to be on the committee or volunteer please contact Phil at: 328-1081, email: altapac@aol.com.

A special thanks to all who put in extra effort to get the newsletter completed before the Holidays. Unfortunately, due to heavy traffic in the delivery system, some residents may have received the newsletter after the Jan. meeting and we apologize for the inconvenience.

Useful Contact Information

Utah State House Representative Ralph Becker: rbecker@bearwest.com, 364-1656
Utah State Senator Scott McCoy: smccoy@utahsenate.org , 538-1406, or 359-2544 .
Salt Lake City Council District III Rep. Eric Jergensen: eric.jergensen@slcgov.com, 535-7600.
Mayor's Office Liaison Gwen Springmeyer: 535-6338, gwen.springmeyer@slcgov.com.
Salt Lake County Council District 1 Rep. Joe Hatch: jhatch@slco.org, 468-2933.
Salt Lake County Council At Large Rep. Jenny Wilson: jwilson@slco.org, 468-2934.
Salt Lake County Council At Large Rep. Jim Bradley: jbradley@slco.org, 468-2939.
School Board Representative Doug Nelson. doug@mdxperts.com, 532-5457.
Avenues CERT Coordinator Carleton DeTar: detar@physics.utah.edu, 521-8318.
Community Action Team District 3Detective: Matthew Evans, SLCPD, 799-4643.
Police Dispatcher – Non-Emergency only: 799-3000
In an emergency, always dial 911.

Shriners Hospital New Underground Parking Garage

Construction of a new underground parking garage at Shriners Hospital for Children is expected to begin in February or March. The project is expected to last 7-9 months and there will be an increase in large vehicle traffic on Virginia St. during that time. Changes in the architecture, view, and landscaping, from the street are expected to be minimal. Questions or comments about the construction process are welcome. Please contact Mike Babcock, Director of Public Relations, at 536-3713 or e-mail Mr. Babcock at: mbabcock@shrinenet.org.

Gang Graffiti and Tagging

Last Month, SLC Police Officer Lt. Tim Doubt gave a presentation on Gang Graffiti and Tagging. These terms are two different things and mean different things in the community. *Taggers* produce "artistic vandalism" and are rarely involved in other criminal acts. Taggers use big bubble letters, multiple colors and usually sign their work. *Gang graffiti* on the other hand is like a community message board where different gangs write insults and threaten each other by crossing out previous messages. The police can interpret these messages and know who is at war.

If you see any Gang Graffiti or Tagging, call to get rid of it or it will expand. **Graffiti Hotline: 972-7885**. Keep a pencil and paper with you so when you see it, you can jot down the address and what kind of *surface* is painted. Police will take pictures of it and remove it immediately. If you see gang activity happening call 911 or **Gang Hotline: 799-4114**. The number for all Police Non-emergencies is **799-3000**. If you would like to start a **Neighborhood Watch** group in your area and want more information, please contact Jill Van Langeveld:359-8513.

Please note: The newsletter "**The Agenda**" is mailed free to all residences in the Avenues every month. This correspondence is to conduct the business of the Greater Avenues Community Council. Please do not use the contact information of addressees for any other purpose. Please call GACC Chair Steve Mecham at 359-4165 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, corner of 9th Avenue and F Street. All are welcome. For more information visit www.slc-avenues.org.

Greater Avenues Community Council
c/o Salt Lake Association of Community Councils
P.O. Box 522038
Salt Lake City, UT 84152

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This month's meeting:
February 1st
See Page 1 for agenda or visit www.slc-avenues.org.

NEIGHBORS * TRAFFIC * CRIME * HOUSING * LIGHTING * COMMUNITY

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Fresh sandwiches, salads and gourmet entrées.
Have a party at Cucina~
Rent Cucina for FREE for private parties.
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City Creek Internal Medicine 408-5151
Nandita C. Gupta MD-*Internal Medicine*
Ann Jefferds MD-*Pulmonary Medicine*
Mary Moogers MD-*Infectious Diseases*
324 10th Ave. #160 *same day appts. available*

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Eileen Johnston, D.D.S.
Fellow, Academy of General Dentistry
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34 South 500 East

WILD ROSE SPORTS
Ski & Snowboard Tune-up
702 Third Avenue * 533-8671
www.WildRoseSports.com

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Artisan Baked Goods
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481 E. South Temple * 746-5626

Mike Evertsen
Plumb & Company Realtors
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(801) 560-2138

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Scrumptious Menu Specials
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Astro Electric Inc.
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Tom Bogus • 287 K Street • **558-3787**

TWO CREEK COFFEE HOUSE
Corner of 3rd Ave. and G St.
Great coffee, pastries and conversation
Open Mic. Wed. 7-10 p.m, Live poetry 1st Thur.

Amerson Plumbing
680-3659
Your Avenues Plumber

9th Avenue Salon (at K Street)
26 Years in the Avenues
Michael Adamson, Melissa Siguenza and Larry Wanner * 531-6060

Contact Your State Legislators
Rep. Ralph Becker–**364-1656**
Sen. Scott McCoy–**359-2544**

Grand Opening!
Sawadee Thai Restaurant
754 E. South Temple
328-8424 www.sawadeeslc.com

TURID LIPMAN
580-6061
www.TuridLipman.com
Prudential Utah Real Estate

MENS HEALTH CENTER
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Early hours, So. Temple Location, **521-2102**

Irv Boyle
ERA Legacy Realtors
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Java Jo's
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702 East South Temple Ste. 105
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50% off teeth whitening **322-4600**

Eagle Gate Dental
Dr. James M. Wright
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359-2655

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CLEANUP, HAULING, STONEWORK
"WE WORK ALL YEAR-ROUND"
CALL 801-631-2040

Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC

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26 Years in the Avenues¶
Michael Adamson, Melissa Siguenza¶
and Larry Wanner * 531-6060¶
¶

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Furniture, antiques, art, etc.¶
Accepting consignments¶
At the corner of 9th & K St. • 363-9457 ¶

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754 E. South Temple 328-8424¶
M-Sat 11-3 & 4.30-9.30pm; Sun 4.30-9:30pm¶
"The most authentic Thai experience in Utah."¶
¶

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Greater Avenues Community Council

The Agenda

www.slc-avenues.org

Volume X, Issue 3

March 2006

Avenues Overlay for SR-1 Zoning Ordinance

Since July, 2005, the GACC Housing Compatibility Committee has been meeting at least twice a month. Recently the committee has been meeting every week. Committee members have studied the forces driving last summer's unfortunate abundance of out of scale and out of character tear downs and "remodels." We identified the SR-1 area, with its deep and narrow lots, and one of the most liberal zoning ordinances in the entire city as particularly vulnerable. Rapidly rising fuel costs and increasing commute times from distant areas of the Salt Lake Valley have led people accustomed to larger lots and larger homes to consider moving to the city. The Avenues historic character has also added to the area's popularity.

Housing committee members have reviewed zoning ordinances throughout the city, consulted the Avenues Master Plan, and met with City Council members, Planning Department officials, architects, realtors, contractors, and area residents. In addition, we have recently completed an **inventory** of every residential property in the SR-1 area. The inventory identified particularly vulnerable areas where surveyors from the City Division of Engineering will take exact measurements to confirm the estimates obtained from our inventory. Members of the Housing Committee have attended numerous City Council and Planning Commission meetings, and compiled a significant amount of information for the Housing Committee website. Finally, at each of the last nine Community Council meetings we have presented the results of our efforts and asked for input from the community. We have done all of this in an effort to draft a new set of fair and flexible zoning rules specific for our SR-1 area that will allow for a large range of diverse development patterns while providing a measure of predictability for everyone in the community.

In December, the Salt Lake City Council identified the SR-1 district in the Avenues as one of two particularly vulnerable areas in the city when they approved a temporary overlay for this district. The temporary ordinance was implemented to protect the SR-1 area while our Housing Committee developed appropriate measures to protect it permanently. At the same time, the City Council completed revising the base zoning ordnance for the entire city.

There has been some confusion between the overlay we are presently working on and the changes that took place throughout the city. The Avenues Overlay will address development unique to the neighborhood while still following the SR-1 Ordinance.

The City SR-1 Zoning Ordinance resulted in these changes: no inline side setback additions, front yard setbacks defined by the block face, and limits on dormers. Some measures, such as the reduction of allowable maximum lot coverage from 55% to 40% for all SR-1 and R-1-5000 districts, were instituted to make these areas more similar to rest of the city zoning which already had maximum lot coverage limits of 40-43%. Most importantly, the city adopted a tiered zoning process, the addition of which was specifically intended to address the type of diversity found in the SR-1 district.

GACC Community Meeting

Wednesday, March 1, 2006 7:00 p.m.

Sweet Library, 9th Avenue and F Street

Agenda (times approximate)

7:00 Welcome and Announcements
- Steve Mecham, 2006 GACC Chair

7:05 Reports
- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

7:35 Town Hall Meeting–Jaynie Brown, GACC Board Member, announces the SLC Meeting on Preventing Underage Drinking.

7:40 Open Forum *(Time permitting, limit 1 min. per person.)*

7:45 2006 Avenues Street Fair – Walter Jones, Avenues Street Fair Chair, will relay details of this year's first meeting on April 1st.

7:50 Housing Compatibility Committee – Shane Carlson. Speaker of the Committee. will present the master plan for an Avenues Infill Overlay in the SR-1 Zoning District. The Overlay will replace the Temporary SR-1 Zoning Ordinance. **A vote will take place March 1, 2006.**

8:45 Adjournment

The one item where the Housing Committee felt that additional restrictions are both appropriate and necessary is the size of accessory buildings. The ordinance presently in place throughout the city allows up to a 720 square foot garage for a single family residence. A 720 square foot garage can house up to four cars (36 feet by 20 feet). A large majority of the lots in the SR-1 district are less than 42 feet wide. Most of the SR-1 district was developed prior to the automobile being the center of so many people's lives. Many of the homes in our district started out with a carriage house that, if still standing, is adequate for just one car. In this day and age it is not reasonable to restrict a property owner to less than the 480 square feet required for a moderately sized two car garage (24 by 20 feet) but a three or four car garage would often unnecessarily and negatively impact the adjoining properties. The Committee is also considering an additional allowance for a second accessory structure with a footprint of 120 square feet and a height limit of 10 feet at the peak. The second accessory building could be used for storage, a workshop or perhaps an elaborate tool shed.

In conclusion, we agree with the City that no modifications to any of the permit processes are called for at this time. We also agree with the Planning Office, and our SR-1 inventory supports, that a counter permit height limit of 23 feet for primary buildings is required to ensure predictability in the most vulnerable SR-1 neighborhoods. The **Table** on ***page 3***of this newsletter summarizes all of the changes sought by the proposed overlay. Please, visit our web-page at: www.slc-avenues.org for the complete overlay text, inventories, maps and city links. At the **March 1st** Community Council meeting, the overlay will be described in detail and a vote will be taken to determine if the proposed overlay will be forwarded to the City for approval. – Shane Carlson, HC Committee Speaker

Schools

Bryant Intermediate School
Mar. 02 – Multi-cultural program, 7 pm
Mar. 07 – History Fair Parent Night, 6:30 pm
Mar. 09 – Short Day #9, school dismissed at 1:05 pm
Mar. 13 – No School!
Mar. 31 – Report card day!

Ensign Elementary School
Mar. 13 – No school!

The Madeleine Choir School
Applications for the 2006 2007 School Year are now available. Kindergarten is filling up fast – contact Jennifer Kern in the Admissions Office for more information at jkern@madeleinechoirschool.org

Wasatch Elementary
Mar. 03 – **FALL Kindergarten Registration**, 10:30 am to 2:30 pm
Do you live within our boundaries? Will your child will be 5 years old on Sep. 1st? If so, please register your child now, to begin kindergarten this Fall. On March 3rd, you must bring your child's birth certificate and immunization record, to pick up your registration packet. Completed forms must be returned by ***March 17th.***
Mar. 13 – No School!
Mar. 17 - Town Meeting, 9 am – First Grade performs!
Mar. 25 – Annual Rummage Sale, 8 am – 3 pm
Mar. 30 – Science Night, 6:30 – 8 pm

Cathedral of the Madeleine

331 South Temple – saltlakecathedral.org – 328-8941

Founder's Day Concert – Mar. 19, 8:00 pm
Ludwig Van Beethoven *Messe in C-dur Op. 86,* Ludwig Van Beethoven *Fantasie für Klavier, Chor und Orchester c-moll Op. 80*

First Presbyterian Church

12 N. C Street – fpcsl.org - 363-3889

Surviving the Culture Wars – Wednesdays, 7 – 8:30 pm, through April 25. Are you tired of the arguments between the "left and right" and looking for another perspective? Check out this weekly discussion group, facilitated by Pastor Jim Teall.

Salt Lake Regional Medical Center Seniors Association

237 S. 10th East – 538-2084

Monday – Friday, open 8 am to 4 pm. Visit the seniors association for a wide variety of daily activities: from A to Z!
Lunch – Served daily at 11 a.m. $2.00 donation. RSVP day before.
Health Screenings - first Wednesday of each month
Foot Clinic - by appointment only the 2nd Wednesday of each month.
Bingo - last Thursday every month
Donated Clothing - The Hospital is in need of gently used sweats and or exercise clothing. We also could use magazines for our waiting areas. If you have either, please bring your donation to the Volunteer office!
New members - If you are not a member of the Senior Association and would like more info please call Dottie Mitchell, 350-4991.

Utah Museum of Fine Arts

410 Campus Center Drive – www.umfa.utah.edu

Frida Kahlo - through the lens of Nikolas Muray – runs through May. This exhibition comprises a suite of 21 photographic portraits taken of Frida Kahlo, dating from 1937 to 1941. Muray's images reflect his unique perspective on Kahlo - the artist, her life and the people significant to her. Objects from UMFA's pre-Columbian collection reflective of those found in the photographs of Kahlo are included in the exhibition to illustrate how her ancestry shaped her artistic identity. Adults $4, Seniors $2, Youth (ages 6-18) $2, Children under 6 FREE!

Avenues Community Meetings

GACC Meeting
Wed., Mar 1, 7:00 pm, Sweet Library
Contact Steve Mecham: 359-4165, or email: smecham@comcas

GACC Board Meeting
Wed., Mar 8, 7:30 – 9:00 pm, Sweet Library

Mobile Watch Meeting
Wed., Mar 8, 7 pm, Sweet Library. Call Wayne Green: 521-7917

Housing Compatibility Committee Meeting
Wed., Mar 15, 7:00 pm, Sweet Library
Mon., Mar 27, 7:00 pm, Sweet Library
Contact Lon Richardson: 364-4529

Utah Museum of Natural History

umnh.utah.edu

Bats! & A Free Movie – Mar. 9, 6:30 pm, Main SLC Public Library, 210 East 4th South. Crazed bats—the result of a government experiment gone wrong—suddenly become intelligent, vicious, omnivorous, and attack people near Gallup, Texas. Bat specialists are brought in, but can they stop the bats before the military comes in and, in their ignorance, makes things worse? Utah bat rescuer and rehabilitator **Heidi Harris** will join us to discuss these misunderstood mammals of the night.

Utah Heritage Foundation

utahheritagefoundation.org

Landscaping & Fences for your Historic House – Mar. 11, 9 – 11 am, Memorial House in Memory Grove Park, 485 No. Canyon Rd. (120 East). UHF members: $8 per individual class. Non-members: $10 per individual class. To register by phone, call (801) 533-0858 ext. 107.

Ronald McDonald House

935 E. South Temple – 363-4663

Silent Auction Donations Needed! – The Ronald McDonald House annual silent/live auction fundraiser will be held April 22, at Little America Hotel. Donated items are currently being accepted for the auction. For details please contact Leslie Cunningham at 363-4663 or leslie@rmhslc.org

Sweet Library

455 F Stree (9th Avenue) – 594-8651 – slcpl.org

Share your Ideas! – Please email the library with your suggestions for programs you'd like to see the Sweet Library should offer. They are open to new ideas.
Dr. Suess' Birthday – Mar. 4, 10 – 11 a.m.
Book Baby – Wednesdays – 10 am, for children 2 years & under.
Storytime – Wednesdays, 10:30 am, for children 3-5 years.
Sweet Reads – Mar. 28, 2 p.m. – Staff-lead discussion of new book releases for adults & favorites reads.

Primary Children's Medical Center

100 North Medical Drive (1800 East) – primarychildrens.org

Surgical Services Open House – Mar. 4, 9:30 am to noon. The public is invited to attend. Don't miss your opportunity to see what happens on the other side of the Operating Room doors. Kids of all ages can perform a mock laparoscopy or a mock appendectomy, look through a microscope, learn about anesthesia, and more activities. For more information, call 588-3200.

Clark Planetarium

110 S. 4th West – clarkplanetarium.org – 456-7827

FREE Exhibits – Including: Earth Globe, Hubble Views, Eclipses, Foucault Pendulum, Observatory, Space Station, and Marscape.

Please Note: Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar page items to Colleen Kelley Barnes at **GACCalendar@hotmail.com**, or call 232-6162. Submit Page 3 Articles to Kat Kivett at gaccnewsletter@hotmail.com. For ad rates and information, please contact John Sittner at 359-9787, or jsittner@sittner.org.

Global Warming Resolution

Global warming is the warming of the earth's environment caused by increased production in the atmosphere of "heat-absorbing", or green house gases, which is produced from the burning of carbon-based fuels such as coal, gasoline, and natural gas. Kevin Cummins has been appointed by the GACC to form a sub-committee to draft a resolution calling for state-wide action on global warming. This resolution, if adopted by Utah Leadership, will help call attention to a global problem, and will place Utah in the position of becoming a recognized leader in developing innovative solutions to global warming. Interested parties may contact him at 363-3622 or email Kevin at: cummins.kevin@yahoo.com

Another Kind of Problem House

The GACC has been working diligently for 8 months with the City on extra-oversized houses in the area – a problem not unique to our neighborhood. Neighborhoods all over the country are facing the same problem and looking for solutions. However, with this strong focus we have been overlooking another housing problem often caused by absentee landlords.

There are ***Problem Houses*** scattered throughout our neighborhood. They may be vacant (weeds over 6 inches become a violation), have loud parties (noise ordinance from 9pm to 7am), too many animals (City ordinances allow for **two** dogs per household), or too many people living in a household (more than **three** unrelated adults living together is a violation and can result in parking violations). If you have a ***Problem House*** close to you, please call me. There are many different agencies in the City that can help solve these problems. You don't have to try to "just ignore it" or "just deal with it." Please call me and together we can make our neighborhood more ***neighborly***. -Jill VanLangeveld 359- 8513; JAVANL2@softcom.net.

Useful Contact Information

Utah State House Representative Ralph Becker: rbecker@bearwest.com, 364-1656.

Utah State Senator Scott McCoy: smccoy@utahsenate.org , 538-1406, or 359-2544 .

Salt Lake City Council District III Rep. Eric Jergensen: eric.jergensen@slcgov.com, 535-7600.

Mayor's Office Liaison Gwen Springmeyer: 535-6338, gwen.springmeyer@slcgov.com.

Salt Lake County Council District 1 Rep. Joe Hatch: jhatch@slco.org, 468-2933.

Salt Lake County Council At Large Rep. Jenny Wilson: jwilson@slco.org, 468-2934.

Salt Lake County Council At Large Rep. Jim Bradley: jbradley@slco.org, 468-2939.

School Board Representative Doug Nelson: doug@mdxperts.com, 532-5457.

Avenues CERT Coordinator Carleton DeTar: detar@physics.utah.edu, 521-8318.

Community Action Team District 3Detective: Matthew Evans, SLCPD, 799-4643.

Police Dispatcher – Non-Emergency only: 799-3000.

Memory Grove Park Clean Up Committee

Phil Carroll, Chair of the Memory Grove Clean - Up Committee, announces the annual event will take place **May 13th**. Join the fun and reward in this family event that preserves the quality of Memory Grove Park. If you would like to be on the committee or volunteer please contact Phil at: 328-1050, or email: altapac@aol.com.

Summary of Proposed SR-1 Overlay

	Citywide Ordinance as of 12/13/06	Temporary Ordinance in SR-1 District (exp. 7/06)	Proposed SR-1 Overlay
Primary Building - Maximum Height	28 feet at peak [1]	23 feet at peak [1]	23 feet at peak [1]
Primary Building - Flat Roofed Maximum Height	20 feet [2]	16 feet [2]	16 feet [2]
Primary Building - Maximum Exterior Wall Height	20 feet [2]	16 feet [2]	16 feet [2]
Yard Requirements - Front Setback	Block face average	Block face average	Block face average [3]
Yard Requirements - Corner Side Yard Setback	10 feet [4]	10 feet [4]	10 feet
Accessory Buildings (e.g. garage) - maximum foot print	minimum 480 sf [5] maximum 720 sf	minimum 480 sf [5] maximum 720 sf	480 square feet
Accessory Building - maximum height	17 feet at peak	17 feet at peak	14 or 15 feet at peak [6]
Accessory Building - maximum wall height	none [7]	none [7]	9 or 10 feet [6]
Accessory Building - maximum flat-roofed height	none [7]	none [7]	9 or 10 feet [6]
One additional accessory structure - foot print	n/a	n/a	120 square feet [6]
One additional accessory structure - max height	n/a	n/a	10 feet at peak [6]

Footnotes

1. Or Average of block face
2. For each additional foot of side setback beyond the minimum add one foot of allowable exterior wall height
3. Provision to exclude properties with smallest and greatest setbacks from block face average if block face consists of three or more properties - added to proposed SR-1 Overlay
4. But no greater than established setback line (this provision removed in proposed SR-1 overlay)
5. Up to 50% of primary building foot print; but not smaller than 480 square feet, maximum for single family home - 720 square feet, maximum for dual family home - 1000 square feet.
6. Still being reviewed at time of this publication
7. Wall and flat roof height was determined by limits on pitched roof height

Please note: The newsletter "**The Agenda**" is mailed free to all residences in the Avenues every month. This correspondence is to conduct the business of the Greater Avenues Community Council. Please do not use the contact information of addressees for any other purpose. Please call GACC Chair Steve Mecham at 359-4165 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, corner of 9th Avenue and F Street. All are welcome. For more information visit www.slc-avenues.org.

Greater Avenues Community Council
c/o Salt Lake Association of Community Councils
P.O. Box 522038
Salt Lake City, UT 84152

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This month's meeting:
March 1st
See Page 1 for agenda or
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Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC

Date: January 9th, 2006
Time: 7:30 PM
Location: Sweet Library
Agenda

1. Joel Paterson, Senior Planner, Salt Lake City Office of Planning and Permits will discuss the process required of Community Councils applying for zoning overlay districts that would supersede the general zoning ordinances for a given area.

2. The Wasatch Hollow Housing Committee is also currently working to develop an overlay for their area and they have been invited to attend this GACC Housing Compatibility Committee meeting.

All attendees are encouraged to come prepared with questions regarding the process of developing an overlay application.

HCC Agenda – 2/6/06

Review of 1/30/06 minutes

CHCC update

Review of SR-1 inventory:
- Primary building height
- Garages
- Flat roofs

2/1/06 – GACC presentation - feedback

3/1/06 – GACC presentation – time needed, suggestions

Review of all SR-1 dimensions (original ordinance and temp infill)

Upcoming Meeting schedule

HCC Agenda 02/13/06

Reviewing all of the current SR-1 Dimensional Limits, completing the committee's decisions regarding counter permit limits and finalizing the decisions we made last week.

January 18, 2006 HCC Agenda - MEMORIAL HOUSE (Memory Grove) - 7 pm

Review of Minutes from 1/9 meeting
- Letters to City Council members (Jim)
- Letter to Rocky

Planning department gave us a deadline of 3/6 for SR-1 overlay!

February GACC presentation
- Terms needing definition
- Second Tier
- HCC Work
- Announce March GACC vote in February GACC meeting

Web-page (COMMENTS, SUGGESTIONS, ETC.)
- Add definitions of terms
- Newly published ordinances are finalized
- Letter to Jill from Joel on web-page?
- Scenarios - Any interested in putting some of these together?

Should we include Capitol Hills CC in the SR-1 Overlay?

Dimensions of interest for the SR-1 Overlay?
- Primary building front setback
- Primary building side setback
- Primary building height
- Primary building wall height
- Primary building lat roofed
- Attached garage front facade
- Accessory building size ()
- Accessory building placement
- Accessory building height
- Accessory building wall height
- Accessory Building flat roofs
- Maximum lot coverage

Discussion/Pictures of vulnerable block faces

Canvas Avenues with map - 1 story, 1.5 story, 2 story (how to distinguish? - need maps)

GACC Housing Compatibility Committee

Agenda - 2/22/06

1. Review of previous meetings' minutes
2. A review of the overlay dimensions that have been determined to date.
3. Completion of the unfinished overlay items.
4. Discuss the wording of the proposal, including an introduction.
5. Meeting with Joel Paterson that Shane will be reporting on.
    a. corner lot setback
    b. interior side setback allowance
    c. 2nd accessory building
6. CHCC Update
7. March 1, HCC presentation.
8. Other items?

Minutes of the Avenues Housing Compatibility Committee
February 27, 2006
Sweet Library
7:00-8:15 pm

Shane Carlson Conducting

Text of the Proposed SR-1 Overlay

We carefully read through the text for the Proposed SR-1 Overlay and made minor wording changes to make the meaning clearer.

Web Page

Michael Hughes was assigned to check the web page to make sure the links worked so the information could be accessed. Lester Aoki will have the web page broken links fixed asap.

Shane was assigned to get the final text of the Proposal on the web page by Tuesday morning, February 28, 2006

GACC Presentation on March 1, 2006

1. 60 black and white copies of the Avenues HCC Overlay Summary for handouts
2. Color transparencies of the Avenues HCC Overlay Summary for use on overhead
3. Jim Jenkin – motion to accept proposal in it's entirety
4. Discussion
5. Vote
6. If it doesn't pass, make necessary changes and vote again.

Next Meeting

Monday, March 13, 2006

Miscellaneous

1. The official City building heights survey is 1½ weeks behind. The Planning Department is OK with the delay.
2. For our final document we need:
    a. Title to include Avenues in it
    b. Purpose statement using the Yalecrest Overlay as a guide
    c. Resolution – Jim Jenkin wrote one months ago that Kat Kivit kept

Minutes of the Avenues Housing Compatibility Committee
February 22, 2006
Sweet Library
6:30-8:45

Shane Carlson Conducting

Letters

Still moving forward

Meeting with Joel Paterson

Shane met with Joel this afternoon. Joel looked at what we had done and felt that there were three areas that we needed to address. We discussed these three points decided that this was the way we wanted to go.

1. *Corner lot setback*: Side setback – 10 ft.; Front setback – Block face average excluding smallest and greatest setback if block face consists of 3 or more properties. The City uses the block face average.
2. *Minimum Interior side setback* –
    a. 4 feet on one side and 10 feet for the other. This follows the City's guidelines
    b. Lots narrower that 46'8": Not more than 30 % of lot width (30 foot lot = minimum combined setbacks of 9 feet (4 and 5 feet).
    c. Lots narrower that 26'8": Not less than 4 feet each side
    d. Not closer than 10 feet from the adjacent primary building.
3. *Secondary accessory building*. The City only addresses one accessory building. After much discussion we came up with this statement. A garage should not exceed 480 square feet with 14' peak and 9' inside wall. Tertiary buildings will not exceed a total of 600 square feet with maximum ridge height of 10 feet and may be attached.

March 1st GACC Presentation

We have 55 minutes for (1) Presentation: 20-25 minutes, (2)Motion, (3)Discussion and then (4)Vote. The presentation will include

1. A History – what has happened and why we have made this proposal
2. The Approval Process – if approved by the GACC then it goes to the Planning Department, on to the Planning Commission and finally to the City Council.
3. Show the proposed ordinance with overhead transparencies comparing (1)Ordinances prior to 12-13-06, (2)After the citywide ordinance adoption (3)Temporary 6 month Ordinance in SR-1 district and (4) Avenues Proposed SR-1 Overlay

4 Scenarios – three detailed examples with visuals.

Future Meetings

February 27th Sweet Library at 7:00pm – plan for 30 minutes
March 6th Sweet Library at 7:00pm – only if necessary
Party maybe sometime the week of March 20th

1Minutes of the Avenues Housing Compatibility Committee Meeting
February 13, 2006
Sweet Library
6:30 to 8:55 pm

Lon Richardson Conducting

Dimensional Limits for Avenues SR-1 Overlay

Shane Carlson conducted a discussion, review, and preliminary determination of the dimensions to be included in the Avenues SR-1 overlay. The committee completed the process of creating the overlay which the group had begun last week (2/6/06).

Shane will be creating a spreadsheet showing all of the dimensional limits that are currently in place for the SR-1 district, what those limits were before the city-wide infill zoning ordinance passed on 12/13/05, what those limits are presently in light of the temporary restrictions provided by the City Council (on 12/13/05) and what the proposed overlay will be seeking as permanent dimensional limits for the SR-1 area.

to speak at an information meeting regarding the change of zoning proposed by the Planning Department. Only one CC was not represented. Shane Carlson was chosen to represent the GACC at that meeting and he has been the HCC's unofficial spokesperson ever since. It was proposed and passed that we make Shane our *permanent* spokesperson. Lon Richardson is still the Chair and in his absence, Shane has chaired some meetings. The chair's responsibilities in any committee are to get things organized, keep members on task and make everyone feel comfortable to share ideas. Lon has done a wonderful job and we want to thank him officially and publicly.

Discussion of Homework

Joel Paterson had suggested that we include everything in our overlay so that if the City were to change the underlying zoning we would still have what we wanted. During the week Shane took the three zoning ordinances we were assigned to read and merged them into one document. In red he added the Temporary Zone Restriction. Now we have the beginnings of our Avenues overlay. We went through the first two pages making additions and corrections before time ran out – four more pages to go.

Minutes of the Avenues Housing Compatibility Committee Meeting
January 30, 2006
Sweet Library
7:00 pm

Lon Richardson Conducting

Capitol Hill Community Council

Eric Jergensen introduced Peter von Sivers and Vicki Collard from the CHCC. They are also working to get a similar permanent overlay to replace City Ordinance 91 of 2005 which gives temporary zoning regulations for compatible infill development in the SR-1 areas. We will be helping each other as we work to get everything done by March 6, 2006.

Letters and Field Trip

We want Mayor Andersen on our team. The letter to the Mayor that Shane and Jim were drafting is almost ready to send. We would also like to invite the Mayor, Louis Zunguze, and Eric for a field trip to see examples of homes that would work well with the proposed three tier permit process.

SB170

Lon gave a brief explanation of SB170 along with a handout. If it passes all the work we've been doing will be for not. Eric suggested we send rational rather than emotional letters-to-the-editor and emails to our own legislators and any other legislators that we have an acquaintance. President Madison said that to live in a society "all agree to give up some rights."

Lincoln Shurtz of the Utah League of Cities and Towns will address the GACC meeting February 1st to explain this bill. The League is very apposed to the bill.

Inventory of Homes

Shane had some of the inventory which included 1, 1½, and 2-story homes entered into the computer. The Colors made it very easy to see the building patterns. He will have three large maps made and laminated to use at the GACC meeting on Wednesday – (1) height, (2) attached garages, and (3) flat roofs. The maps show visually the criteria we used and what we found.

Miscellaneous Comments

Shane will meet with architect Dave Richardson on next week to create a half dozen scenarios showing how the overlay will work in some specific situations.

At a meeting Shane, Jim and Jill had with Eric on Friday, January 27th, Eric said that the Council has the perception that we don't want families moving into our neighborhoods. We need to address that concern. Cost of land is probably the biggest deterrent to families. We are going through a cycle. Many longtime families' children have grown, left the nest while parents are still living in the home. Parents and grandparents are slowly selling the family homes and new couples are moving in and starting new families. All neighborhoods cycle like that.

Jim Jenkin's question: Who is most impacted by development? Who do we need to protect? Idea suggested: In Tier Two give consideration to up-hill neighbor who might loose his view? Properties are affected by slope.

Eric reminded us that we need to have a protocol included with our Overlay.

Homework due February 6th

Shane made copies of **21A.24.190** Table of Permitted and Conditional Uses for Residential Districtst, **21A.24.080** SR-1 Special Development Pattern Residential District (which was the ordinance in effect before 12-13-05), City Wide Changes to **21A.24.080** (that went into effect 12-13-05) and Temporary Zone Restrictions for SR-1. Read and be ready to discuss.

Minutes of the Avenues Housing Compatibility Committee Meeting
February 6, 2006
Sweet Library
7:00 to 8:55 pm

Shane Carlson Conducting

Letters and Field Trip

Jim Jenkin is making final drafts for letters to Mayor Andersen and the City Council Members. He will bring them to the next meeting for approval before sending them. We would also like to include invitations to the City Council Members to join the tour of the Avenues to see how individual homes could be remodeled easily with the three tier permit process.

Shane's Presentation at the GACC Meeting Feb. 1, 2006

The presentation had four parts.

1. The GACC will **vote** on the housing proposal on March 1, 2006
2. Stressed that this proposal will **insure predictability** for all landowners.
3. **Definitions** of various zoning terms used in the proposal
4. Step by step description of how Shane could take his own home with 1300 sq. ft. on the main level and 1000 in the basement and create a 6400 sq. ft. home including a detached garage and still **receive an over-the-counter permit**..

The perception was that the GACC heaved a sigh of relief that this new process would not be as much trouble as was first thought . It would give protection to neighbors but also allow for expansion as families grow and need more room. It would indeed be *family friendly*.

Inventory of Homes

Three large maps were made from the inventory data that was collected. They are very descriptive and show at a glance the diverse character of the Avenues. They will be on the website and will be used in the presentations given to the Planning Department, Planning Commission and City Council.

We are giving the CHCC the tools we used so that they can conduct their own inventory. Once their inventory is completed, Shane will enter the data into the computer to generate maps for the CHCC's SR-1 area for their own overlay proposal.

Original Purpose of SR-1 Zoning

In the 1970's as the illegal practice of *redlining an area* (not giving full value for property when applying for loans) was eliminated, the City wanted to make it easy for property owners to build. The SR-1 Zoning gave options to build up or out. Very few people did both. Now with property costs very high, developers feel that they must use every square inch or they are not using the property to it's full potential, thus changing the neighborhoods. Neighborhoods all over the country are trying to deal with this problem just like we are.

Before the GACC March 1, 2006 Meeting and Vote

Try to think of as many questions and motions that could come up at the meeting regarding the proposal so that we can be prepared for anything.

The full legal text of the proposal will be put on the website as soon as we have it written so our neighbors will have time to read it. At the meeting we will have a handout to help explain all the details.

Spokesperson

In November the City Council asked each Community Council Chair to pick one person

3. Results
4. Conclusions

We must be very specific about everything we want in the Overlay. If the City should change the base zoning, it could make other things vulnerable if they are not specified on our Overlay. Therefore, our Overlay must be very comprehensive with VERY CLEAR INTENT.

Assignment for January 18th HCC meeting: Everyone take photos of at least two block faces they feel are vulnerable. At least take a picture of the tallest house if you can't get a picture of the entire block. Send electronic copy of pictures to Shane at AvenuesHCC@Comcast.net. Include a description of the block along with the addresses of the home depicted. If you are unable to e-mail pictures, please bring black and white copies to the next meeting on January 18th at Memorial House.

Minutes of the Avenues Housing Compatibility Committee Meeting
January 18, 2006
Memorial House
7:00-9:00 pm

Shane Carlson conducted the meeting.

Letters

Letters to City Council thanking them for their help in passing Ordinances 90 and 91 have not been finished. Shane and Jim Jenkin will have them completed soon.

Letter to Mayor to show him how the ordinance will help us so that he will want to be very supportive is in rough draft at this time.

Official Deadline for submission to the Planning Division

Jill Van Langeveld received a letter from Alexander Ikefuna, Planning Director, with a copy going to Shane Carlson, giving us the date of **March 6, 2006**, to submit our neighborhood based zoning proposal. (Same date that Joel gave us.) It also included a list of the items it must include. The letter will be posted on the Housing Compatibility link of the GACC website.

February GACC presentation

The definition of terms such as *SR-1, infill, overlay, block face, set back* and others will be in the March newsletter and also on the website. During the presentation Shane will use "normal conversational" words that people already understand so that no extra time will be needed for explanation of terms. For example: *The Purpose of this zoning change is to protect the neighbors from out of character homes being dropped onto their street.*

The 30-minute presentation will include:

1. Ask for a vote on March 1, 2006
2. Purpose for the zoning change
3. Three scenarios – one for each Tier
   Ask Dave Richardson for help developing the scenarios
4. 10 minutes for questions and the vote

Include Capitol Hill Community Council in the SR-1 Overlay?

Lon Richardson attended the CHCC meeting which was being held at the same time as this meeting. He returned with the feeling that they wanted to work on their own at their own speed.

Block face photos

Shane shared a power point presentation of the pictures of the block faces that we emailed to him. We looked for areas that were the most vulnerable and to be able to identify as a group which houses were 1-story, 1½ story, and 2-story. By January 20 or 21 each member of the committee will pick up a map of an area and identify each home on the block face using numbers and letters of a key showing size, garages, and flat roofs. Survey maps are due January 30th.

Future meeting dates

January 30
February: 6, 13, 22, 27
All meetings will be at the Sweet Library at 7:00 pm except Feb. 13 will be at 6:30 pm

Minutes of the Avenues Housing Compatibility Committee Meeting
January 9, 2006
Sweet Library
7:30 - 8:45 pm

Shane Carlson chaired the meeting.

Joel Paterson, who is a senior planner for the City Planning Department and has had the responsibility for writing the new City housing ordinance, attended the meeting to help us understand the time line and the documentation required for an Avenues Overlay for the SR-1 Zoning District.

Time Line
The ordinance stated that we have 6 months from the time of publication to have our Overlay written and approved which makes **July 20, 2006 the last possible day**. The time line Joel suggested was close to what we had set in our December 28th meeting.

February 1, 2006 – present proposal to GACC, take input and ask for a vote on March 1, 2006, according to the bylaws.
March 1, 2006 – Present finished Overlay Proposal to GACC for a vote.
March 6, 2006 –.Approved Overlay delivered to Planning Office (Planning sends to City departments).
April 13, 2006 – Planning Office Staff Report starts
April 26, 2006 – Planning Commission Hearing
May 10, 2006 – Planning Office Ratifies Minutes
May 24, 2006 – Overlay Proposal goes to the Planning Director, Louis Zunguze.
June 1, 2006 – Paperwork goes to the City Council staff for their July 11th meeting
June 8, 2006 – Briefing for the City Council at their weekly meeting. They may vote that night or maybe the next Tuesday meeting, or the next.
July 11, 2006 – Last date to present to the City Council Meeting (maybe July 18th)
July 20, 2006 – Estimated date that the temporary ordinance will expire

Joel said that at each level there may be some tweaking of the Overlay Proposal.

Supportive Information – Documentation
We need to show (1) Diversity examples throughout the Avenues SR-1 zone and (2) What rational we used.

During the Yalecrest Overlay process, city surveyors helped. If they have the time, we will try to get their help.

We need to get photos of the most vulnerable areas throughout the Avenues. First Tier – Over the Counter Permits require average height. Second Tier – Public Hearing looks as development pattern which looks at any three homes on the block face. An example of "block face" would be all the homes on 8th Avenue between I and J Streets that face North.

Format
1. Statement of Purpose
2. Methods used

Minutes of the Avenues Housing Compatibility Committee Meeting
Date: December 28, 2005
Time: Sweet Library, 7:00 pm

Shane Carlson chaired the meeting.

Shane will be meeting with Joel Paterson this week when Joel gets back to his office to get the exact steps we must follow and details we must include to get our infill approved by the City Council.

General Steps we know we must follow but what kind of detail is not known:
1. Documentation and research in area for infill --Jim Jenkin felt that we probably needed to show examples of the vulnerable and non-vulnerable areas.
2. Describe the characteristics of the area
3. Proposed goals

Time line:
Jan. 4, 2006 – First presentation to the GACC to explain the new City Ordinance and what it means to the Avenues. We want to take input from residents.
Feb. 1, 2006 – Second presentation to the GACC will give the specifics of the infill, our objectives and reasons for its necessity. We will ask for an approval vote in March in accordance with the GACC by-laws.
March 1, 2006 – Third presentation to the GACC with a vote
March 8, 2006 – We hope to present it to the City Planning Commission in their March meeting. If not, we must wait for their next meeting on April 12, 2006.
April 11, 2006 or May 9, 2006 – We will present to the City Council and hope for passage.
June 13, 2006 – We must have an infill passed because our six (6) month protection for SR-1 areas in the Avenues will expire.

The Overlay/Infill will be for the SR-1 zone areas only. If other residents want an infill ordinance for their areas we will begin work on them after we get the SR-1 infill approved.

Schedule of HCC meetings:
Date/Day Time Location
1/9/06 (Monday) 7:30 pm Sweet Library
1/18/06 (Wednesday) 7:00 pm Memorial House
1/30/06 (Monday) 7:00 pm Sweet Library
2/8/06 (tentative) 6:30 pm Sweet Library (before GACC board meeting at 7:30)

Mayor Rocky Anderson was quoted as saying that he had a large house on a small lot and he thought that the house covered 60% to 70%. Shane "GoogleEarthed" the mayor's home and figured that it covered about 37-38%.

There was an actual "on-the-ground" measurement taken and it showed the mayor's home covered approximately 38%.

Shane Carlson and Jim Jenkin are writing letters to each of the City Council members thanking them for their support of this ordinance. For some of them it was a very difficult decision because they would like any kind of development in their areas.

Appendix:

C. City Council presentation – 12/1/2005

City Council Fact Finding Hearing: December 1, 2005

Introduction

Thanks for allowing me to speak – Shane Carlson
I'm here to represent the Avenues
I am a GACC board member and more importantly,
I am a regular participant on the Avenues Housing Compatibility Committee.
We've been meeting for several months on a weekly and bi-weekly basis
We have a core group of about 12 people who attend regularly.

The Housing Committee consists of

- residents who have been affected by controversial projects
- committed community members
- interested Community Council Board members
- at least one real estate agent
- a prominent local architect
- and residents who want to ensure the protection of their property rights
- Many of us have recently completed, are in the middle of, or plan to soon undertake additions and renovations of our own.

We strongly support the proposed zoning ordinance

As you already know, our neighborhoods have been severely impacted by at least ten controversial projects started just this past summer.

We cannot bear another building season like the one we just endured.

Why do we support the city's proposed ordinance?
We were asked to talk specifically about the proposed ordinance.

There are two key elements to the proposed ordinance;

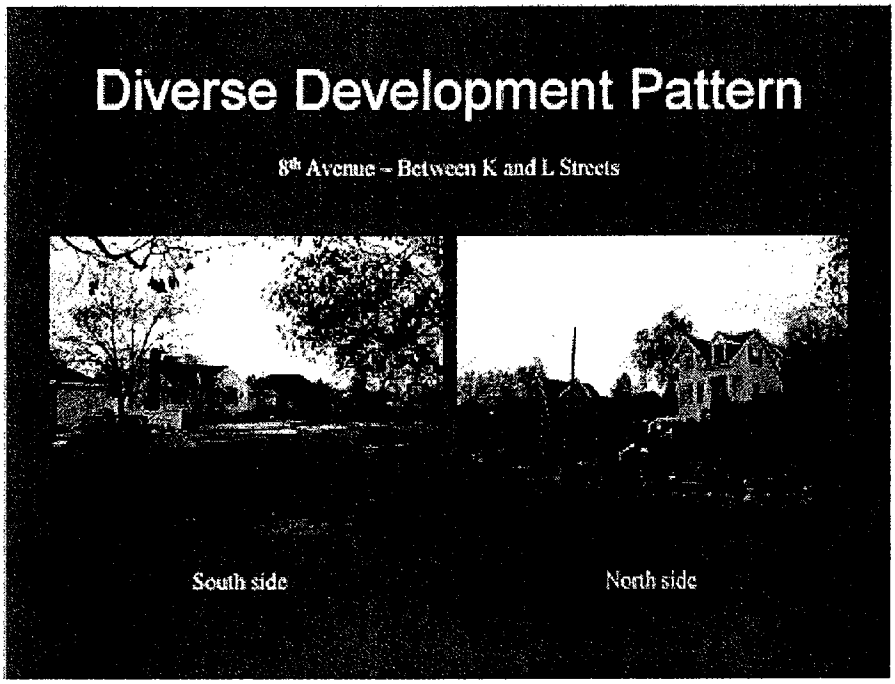
- The tiered structure of the ordinance
- The specific dimensional limits that move a person from a counter permit to a routine and uncontested exception, an Administrative Public Hearing and then to a BOA hearing.

Keep in mind that if the dimensional limits are set at too high a level the inherent properties of the Tiered Structure are rendered useless.

In discussing what we see as the goal of a tiered approach to zoning it may be useful to review the process the Housing Committee went through in our attempts to address this issue in our diverse neighborhood.

As members of the Housing Committee, we met regularly to try and craft a zoning ordinance that would protect the character of our area, respect all property owners and

their investment in the community and allow for the predictable and responsible growth needed in our area.



We met numerous times this past summer trying to come up with a plan to address the divergent development patterns that exist side by side in our neighborhoods; patterns which often differed significantly from one side of the street to the other.

Our initial efforts were simply to arrive at a new set of dimensional building standards that would accurately reflect the developmental patterns found within each zoning district. After hours of discussion and several occasionally contentious meetings, this goal began to feel as though it were an impossible task.

It was at this point that we decided to explore other ways of achieving our objective.

Out of those efforts came our Three Tiered Proposal.

The three tiered approach to Avenues zoning is intended to encourage responsible growth and expansion while minimizing the impact of that expansion on the neighboring properties and the character of the area

Tier One Goal

The goal of the first tier is to encourage home owners interested in making exterior modifications to their houses and outbuildings to minimize the impact of those modifications on the neighboring properties and the character of the community. The first tier is also intended to provide a quick and efficient way for the permit office to approve what is hoped would be a majority of permit applications.

Tier One Mechanism
Tier one would define a relatively restrictive list of limits regarding building height, front, side and back setbacks, building volume, lot coverage, etc. Proposed projects that remain within these limits would be eligible for a "counter permit," simply by showing that the modified buildings would remain within the tier one limits.

Tier Two Goal
Tier Two provides a mechanism to gain approval for those projects that would exceed the strict limits of tier one but that would remain consistent with the structures already in existence on the street.

Tier Two Mechanism
Tier two would require property owners to collect a clearly defined set of measurements from surrounding properties to show that the project they are proposing does not differ significantly from the structures already in existence.

Tier Three Goal
Tier three would provide a thorough review of those projects that are likely to significantly impact neighboring properties and potentially change the character of the community.

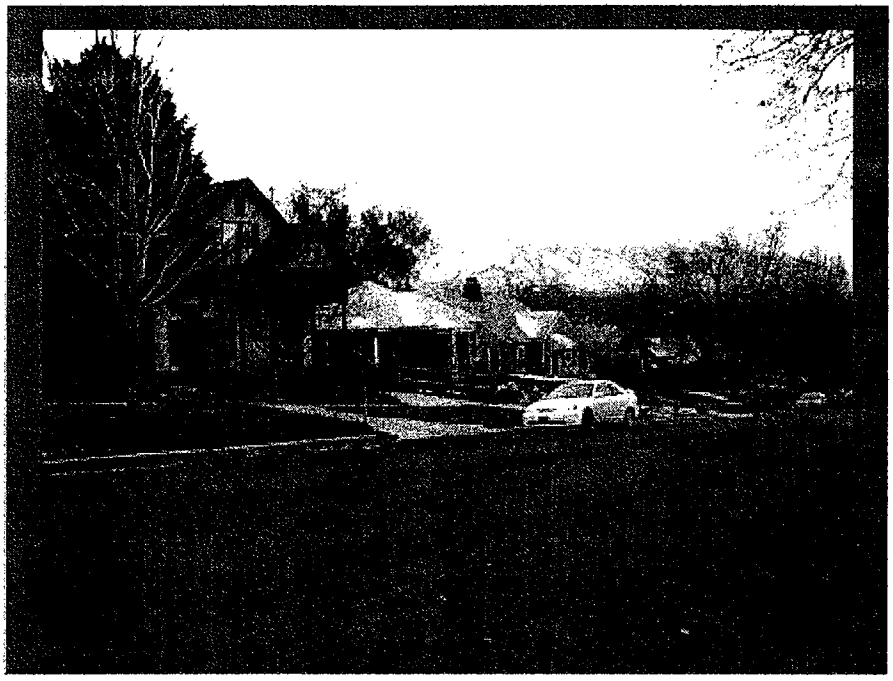
Tier Three Mechanism
By definition, tier three projects exceed the height, volume, setbacks, etc. of the surrounding buildings and community. Because of their potential to significantly impact neighboring properties and permanently change the character of the community, approval of tier three projects would be granted only after thorough review of all specifications and a complete hearing of the community members' comments and concerns.

The Housing Committee didn't get past the point of drawing up our draft of the Three Tier principles when the city proposed its' "Tiered" Zoning Ordinance.

Before I talk about the specific measures and restrictions of the proposed ordinance, I want to address what we feel are the essential elements and strengths of this tiered approach.

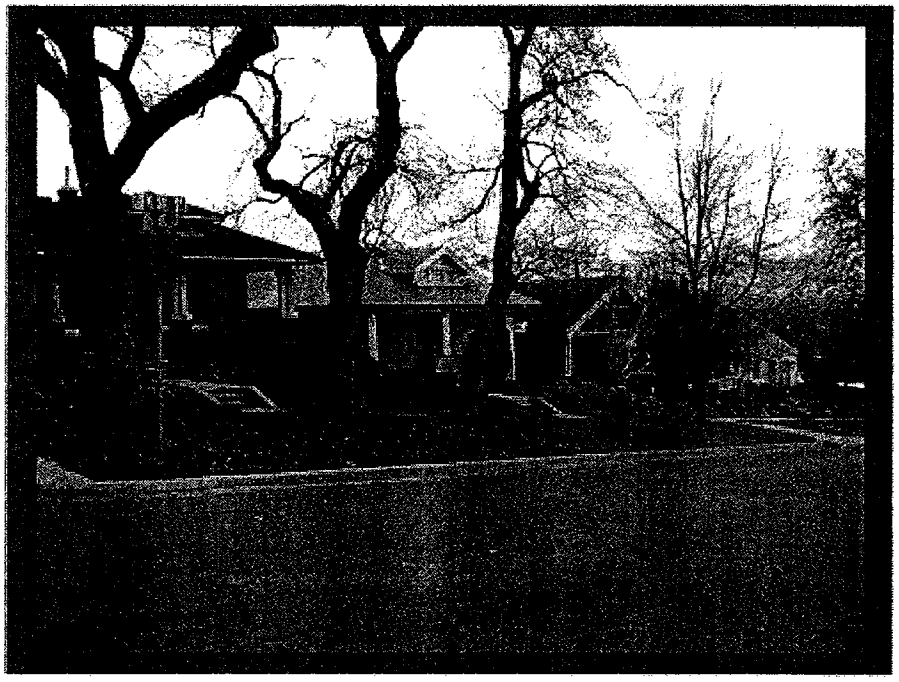
First, we never intended the dimensional restrictions associated with counter permits to be absolute limits.

As stated earlier, we wanted a mechanism that would allow applicants proposing smaller projects with little potential to negatively impact the community to get their permits quickly and easily. We feel that the counter permit process in the proposed ordinance accomplishes this goal.



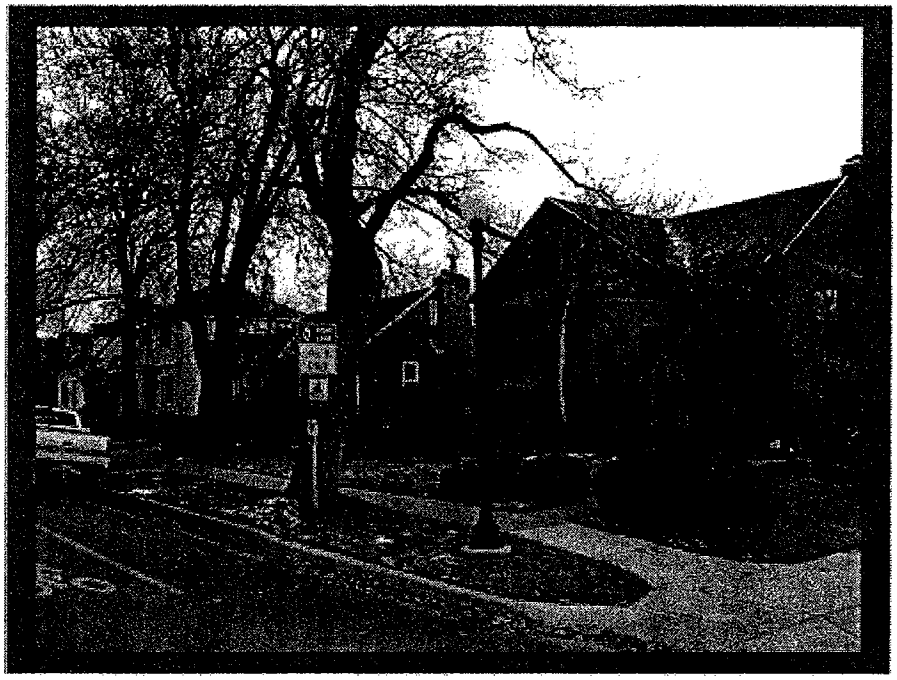
A lot has been said about predictability.

I have heard comments that requiring a permit applicant to demonstrate that their project is consistent with the development pattern on a block face removes the element of predictability from the building process.



I would counter that allowing inappropriate development has a much greater and longer lasting impact on the ability of the surrounding home owners to anticipate and have a role in the future of their community.

Projects that exceed the proposed counter permit restrictions have the potential to irreversibly modify the character of an area.



However, we also realize that many projects exceeding these restrictions will not be out of character.

Requiring applicants whose projects exceed the counter permit restrictions to take a close look at how their plans would impact an area is essential.

I have also heard the comment that nothing should be implemented until thorough large scale surveys can be conducted in each distinct neighborhood.

We feel that there are several problems with this approach:

- A comprehensive survey of an eclectic area (such as the SR-1 district) will produce a set of numbers that describes the average dimensions of an entire area well while failing to accurately describe a single street, let alone a given street.
- Large scale, chronologically fixed surveys are only capable of describing an area at the time of the survey. These averages start their slide towards obsolescence the moment the first tear down or addition is completed. A survey done just prior to a project reflects the development pattern at the time of the proposed project.
- Large scale surveys are time consuming and expensive – Many of the block faces within a given area will not experience any developmental pressure while other areas will experience significant pressure. The modest expense of a small scale survey addressing just those measurements of interest is not an unreasonable obligation when the typical second story addition will cost between $100,000 and $200,000.

The members of the Housing Committee feel very strongly that requiring the applicant whose project exceeds the dimensional restrictions for a counter permit to show that their project is appropriate places the burden of proof exactly where it belongs.

Neighboring property owners have no say over the proposed design nor do they get to chose when a given project is to commence. Many residents lack the expertise and the financial resources to initiate an investigation into whether or not a given project will detract from or enhance the neighborhood. Conversely, the project applicant has either undertaken the responsibility of designing an appropriate project or they have hired someone with the experience to do so. The balance is already tipped in favor of the permit applicant.

And while a permit applicant may have invested a significant amount of time in a community, it is just as likely that the surrounding neighbors have a significantly greater collective commitment to the community and many of them may have moved to or stayed in the community because they liked it just the way it is. It is exactly this situation in which it must be the applicant's responsibility to demonstrate that a proposed project is both sensitive to, and respectful of, the surrounding community.

In order to be effective, a permit applicant's responsibly to demonstrate that their project is appropriate must be combined with counter permit limits that are meaningful. Raising

the dimensional limits for a counter permit above what would be appropriate in many areas of the city effectively eliminates consideration of the community within which a project will reside.

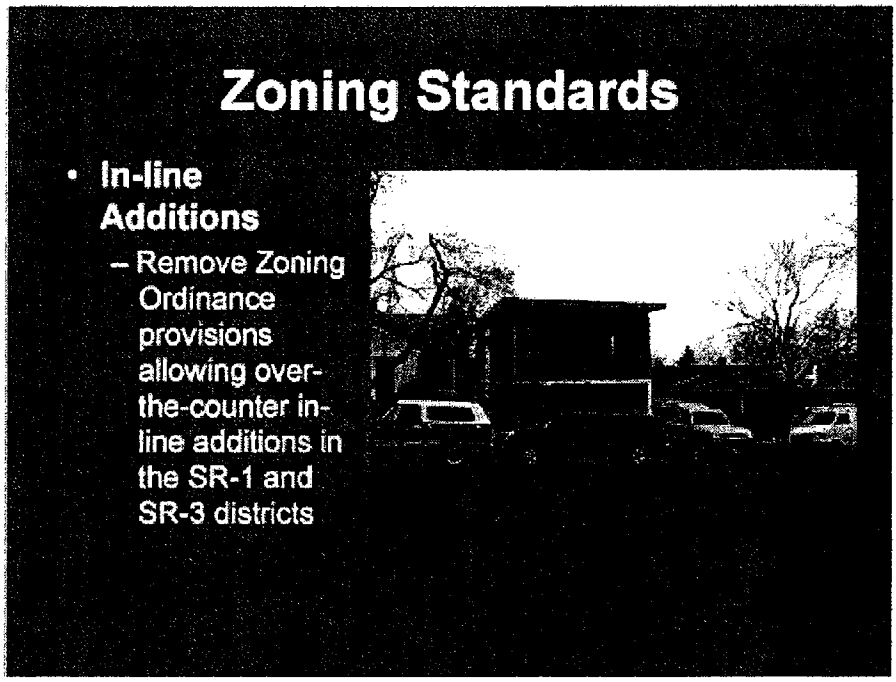
Finally, the success or failure of the proposed zoning ordinance depends upon the ability of the zoning and permits office to manage those applications requiring an Administrative Public Hearing in an expedient and even handed manner. However, enforcement of the proposed ordinance and the balanced consideration of all parties must not be sacrificed in a rush to move an application through the process. There will be no suitable substitute for adequate personnel and training to administer this ordinance.

Comments concerning specific elements of the proposed ordinance

Before commenting on the specific elements of the proposed ordinance, I would like to emphasize that the dimensional figures (such as Building height) are not an absolute! They are restrictions on what an applicant can be granted an over the counter permit to build.

In-line Additions

Counter permits for in-line additions will no longer be granted in SR-1 and SR-3 districts.



Allowing in-line additions has caused more damage in our area than any other single rule.

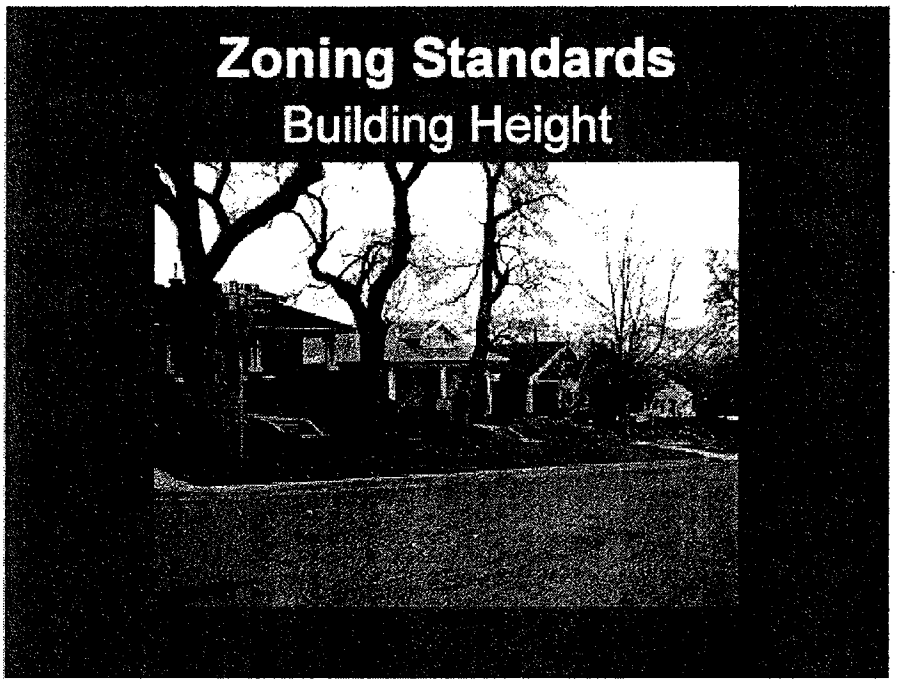
Front and Corner Side Yard Setback

Minimum front yard setbacks - average of buildings on the block face.
(R-1-5000, SR-1, and SR-3 corner side yard remains at 10'. Existing minimum front setback established by existing subdivision plats would be respected).

This is another rule that we feel very strongly about. We would be opposed to any attempt to modify this such as only including the 50% of the properties with the shortest setbacks on a block face. While we do appreciate that one home with an excessively large setback could negatively impact a proposed project, we also feel that one home with an exceptionally short set back could negatively impact an entire community. We do feel that in these cases it should be left to the discretion of the APH officer to grant the exclusion of an exceptional home from the calculation of the average.

Primary Building Height (R-1, R-2, and SR Districts)

Counter permits for maximum building height of 23 feet at the crest
Counter permits for maximum exterior wall height of 18 feet.

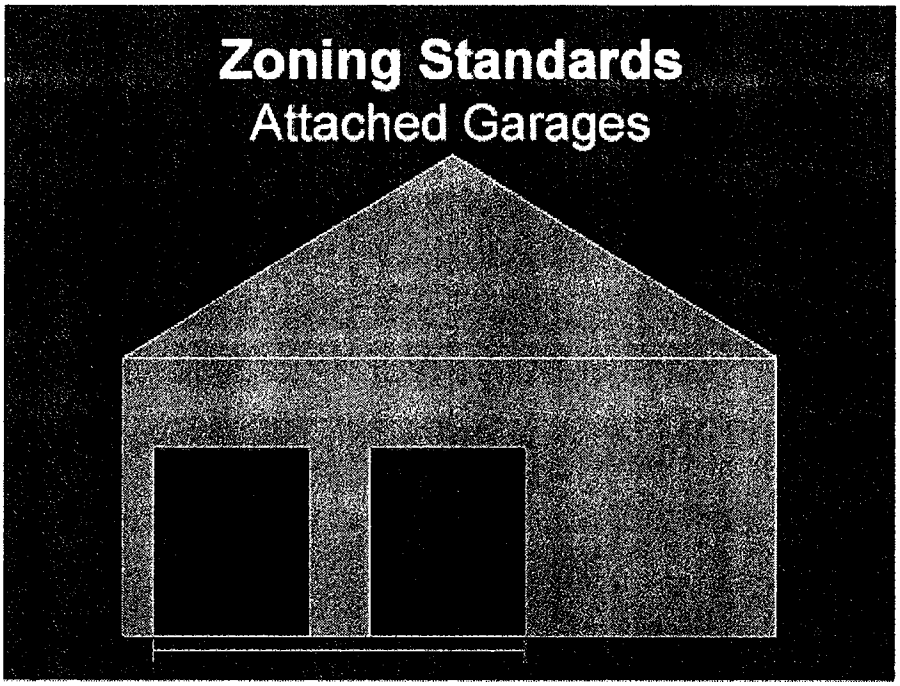


Keeping in mind that the building height restrictions have only been proposed for a subset of the zoning districts, we feel strongly that the limit set for height in applying for a counter permit must be meaningful. We are an eclectic community and there places where buildings taller than 23 feet would be appropriate. However, we also have numerous block faces were every house is one story above grade and the average height is closer to 16 feet. On a street such as this, even a 23 foot tall house will significantly alter the character of the street. Twenty-three feet would allow for 1 ½ stories on almost all block faces. We feel this is a reasonable counter permit restriction.

We would strongly encourage the council to refrain from adjusting the height limit for a counter permit at this time. The impact of this ordinance will be highly dependant upon the performance of the zoning and permits office. We would encourage the City Council to heed the advice of the Planning Commission and reconsider the impact of this rule after 12 months.

Attached Garages

Counter permits for garages behind or in-line with front of principle building.
Width of attached garage not to exceed 50% of front façade of house.



We would make one recommendation. It was suggested at the planning commission hearing that only the area of the garage doors be considered in calculating the 50% limit. If this were to change, we would recommend that when a project has two or more separate garage doors, the area of a garage be calculated from the outer edges of the two outermost doors.

Accessory Building Location

Counter permits for accessory buildings located at least 20 feet from principle buildings on adjoining lots. Accessory buildings must be one to five feet from the rear property line.

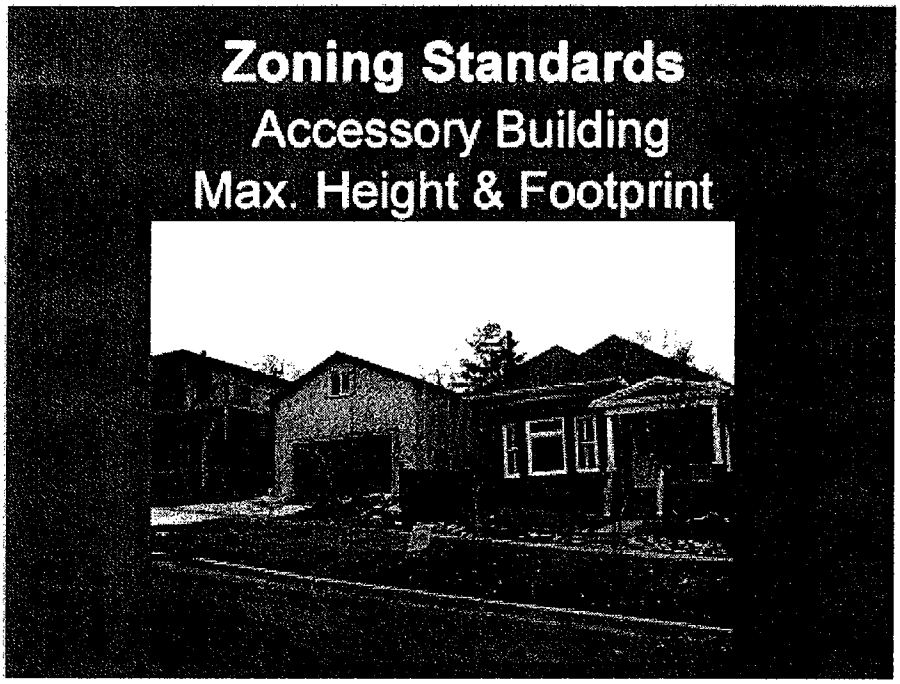
We support this ordinance with the Planning Commission recommendation that the developmental pattern of a block face be grounds for a routine and uncontested exception.

Maximum Height of Accessory Buildings

Counter permits for accessory buildings that:

a) Do not exceed 15 feet from the established grade to the peak;

b) Have a maximum wall height of ten feet from the top plate to the established grade.



We strongly support this proposed change. We would strongly oppose any attempt to modify the 15 foot limit, especially in favor of a measure using roof mid-point due to many recent cases of abuse.

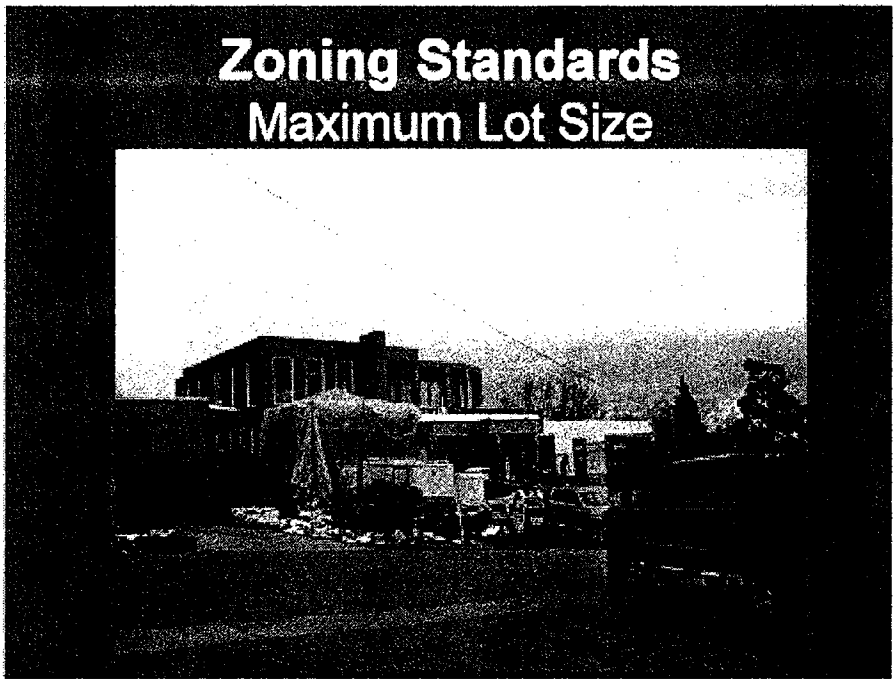
Maximum Footprint of Accessory Buildings

Counter permits for accessory buildings that do not exceed 50% of the footprint of the principle building to 720 sq. ft. (up to 1000 sq. ft. for two-family; 480 sq. ft. garage allowed).

We strongly support the proposed change. Increasingly long commutes into Salt Lake City from the surrounding communities accompanied by rising fuel costs have resulted in rapidly escalating land values. The steep rise in housing costs has attracted some new residents to the area who are more interested in maximizing their building space than responsible development. Almost half of the most controversial projects started this past summer were garages. It is one thing to feel impinged upon by a principle structure. It is quite galling to have the impact of a garage exaggerated because the owner wanted more storage space. This is also the case regarding accessory building wall and roof height limits.

Maximum Lot Size

Counter permit when a new lot does not exceed 150% of the minimum required lot size in each zoning area (SR-3 limit would be 200%).



You just have to go see 14th and H Street.

Maximum Lot Coverage

Counter permits for SR-1 and R-1-5000 projects with max. lot coverage of 40% (reduced from existing 55%). R-2 max. coverage reduced from 45% to 40%.

This is absolutely essential.

Fines for Building Permit Violations

Building permit fine of 10% of the value of the proposed project or $1000, which ever is greater.

Many members of the Housing Committee would like to see these fines made even stronger. More importantly, we feel that in order to have any meaning, they need to be imposed when appropriate.

Definition of Demolition/Teardown

Complete demolition - any act or process that destroys or removes 75% or more of the exterior walls and/or total floor area of a structure, improvement or object.

Many members of the Housing Committee would like to see this made more restrictive. Very little is left of a house when three out of four walls have been removed. There is no requirement that the remaining wall be the front wall. Keeping only a rear or a side wall has served as cover for a complete scrape and new construction in the past.

Conclusion

We need zoning ordinances that we can live with as a community, not just as permit applicants or realtors and architects who leave once a project is completed. Many aspects of the proposed ordinance will encourage permit applicants to interact with their community. It will also provide them with the opportunity to do what any responsible community member would want to do, step back and take the time to look at the environment in which their proposed project will reside for decades to come.

Additions that negatively impact neighboring properties destabilize communities. Neighbors who have been impacted but who don't want to do the same thing to their neighbors often leave. Neighbors who don't care move into replace the ones who did and left.

Who will move in north and east of the Calls?

Projects done sensitively beget sensitive projects.

I have heard several project owners complain (very insincerely) that they would have loved to have accommodated the neighbors but they are just too far long in the process (often after having gone to great lengths to conceal the true nature of their project). This new proposal and the responsibility it places upon the applicant ensures that this will no longer be the case whether inadvertently or as a lame excuse.

This proposed ordinance is an attempt to move away from the often heard adage, it is easier to beg forgiveness than to ask for permission. Infringed upon neighbors often don't get over the anger, frustration, and the distance caused by an ever present, ever looming project. Unfortunately there are times when applicants don't ask because they really don't want to know about a problem until they can claim that it is too late to modify their plans. When this happens, they are saying that they care more about their selfish wants than their community.

Many of the questions that applicants will be asked to answer under the proposed ordinance will have significant impact on community:

- Does my proposed project have the potential to negatively impact my neighbors or the character of the community? Tier One – Counter Permit
- Is the project that I am proposing consistent with other projects already completed in the community? Tier Two – Administrative Public Hearing
- Does my project, because of the scale or location, have the potential to single-handedly and irreversibly damage the character of a community? Tier Three - BOA.

I have heard the argument that large projects increase everyone's property values. Well executed, sensitive, and appropriate maintenance, restoration, additions or remodels increase property values. The economic impact of larger houses for the sake of larger houses is a subject of much debate. What is not debatable is that the benefit of increased property values is negligible until a property owner is ready to sever ties with the community. A community is so much more than a sterile collection of investments. It is relationships with neighbors, it is the security of those relationships, it is having a place where every single person has value and it should be a place where what impacts one person, is of importance to everyone.

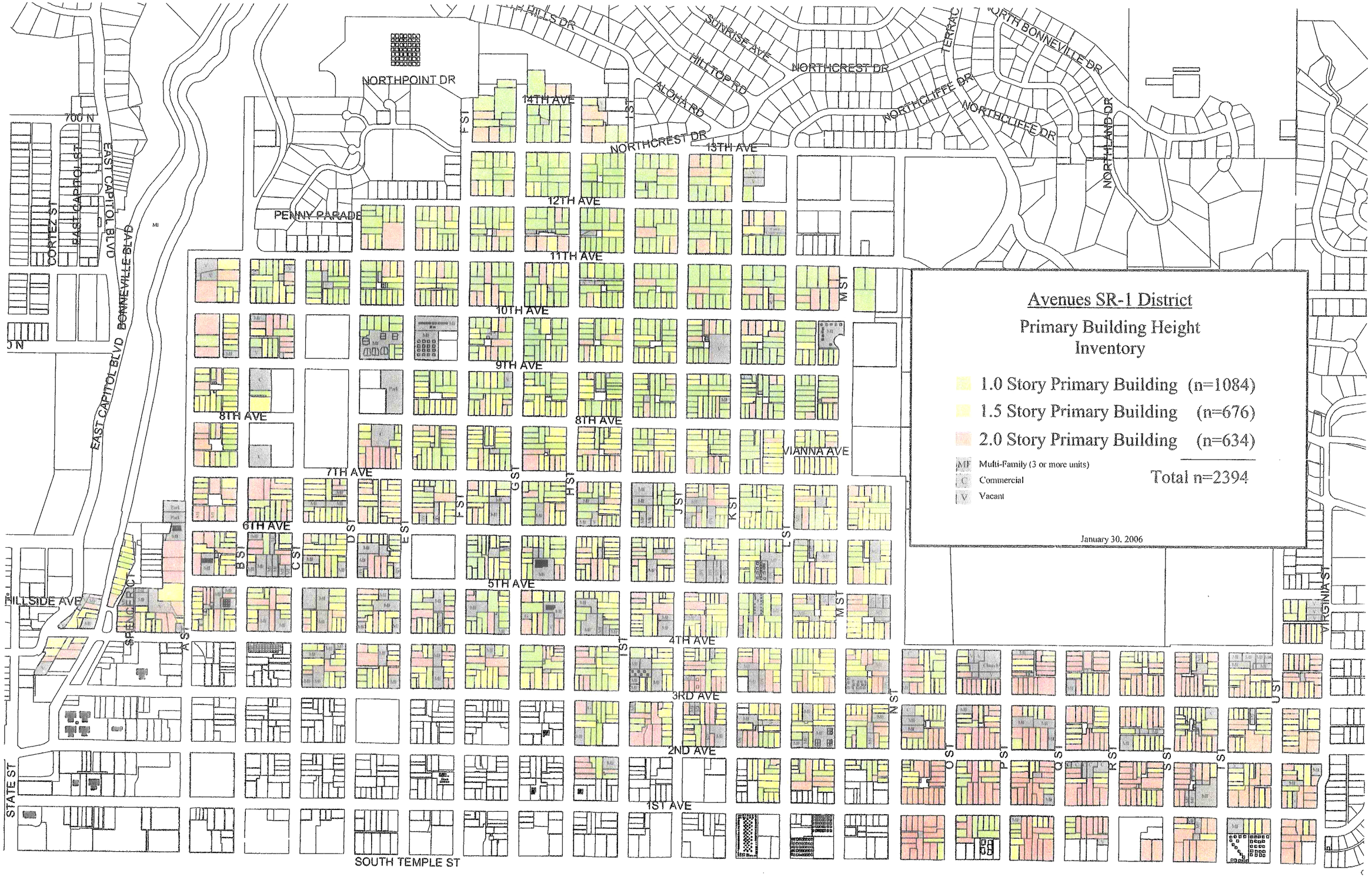
"The Avenues is a community that knows what it is."

Many communities share this same sense of place.

Please help us protect what we have come to value so dearly. Pass the proposed city ordinance as it is written!

Appendix:

D. Inventory Maps
   a. Primary building height (number of stories)
   b. Flat-roofed buildings
   c. Attached garages
   d. Coding sheet



Avenues SR-1 District

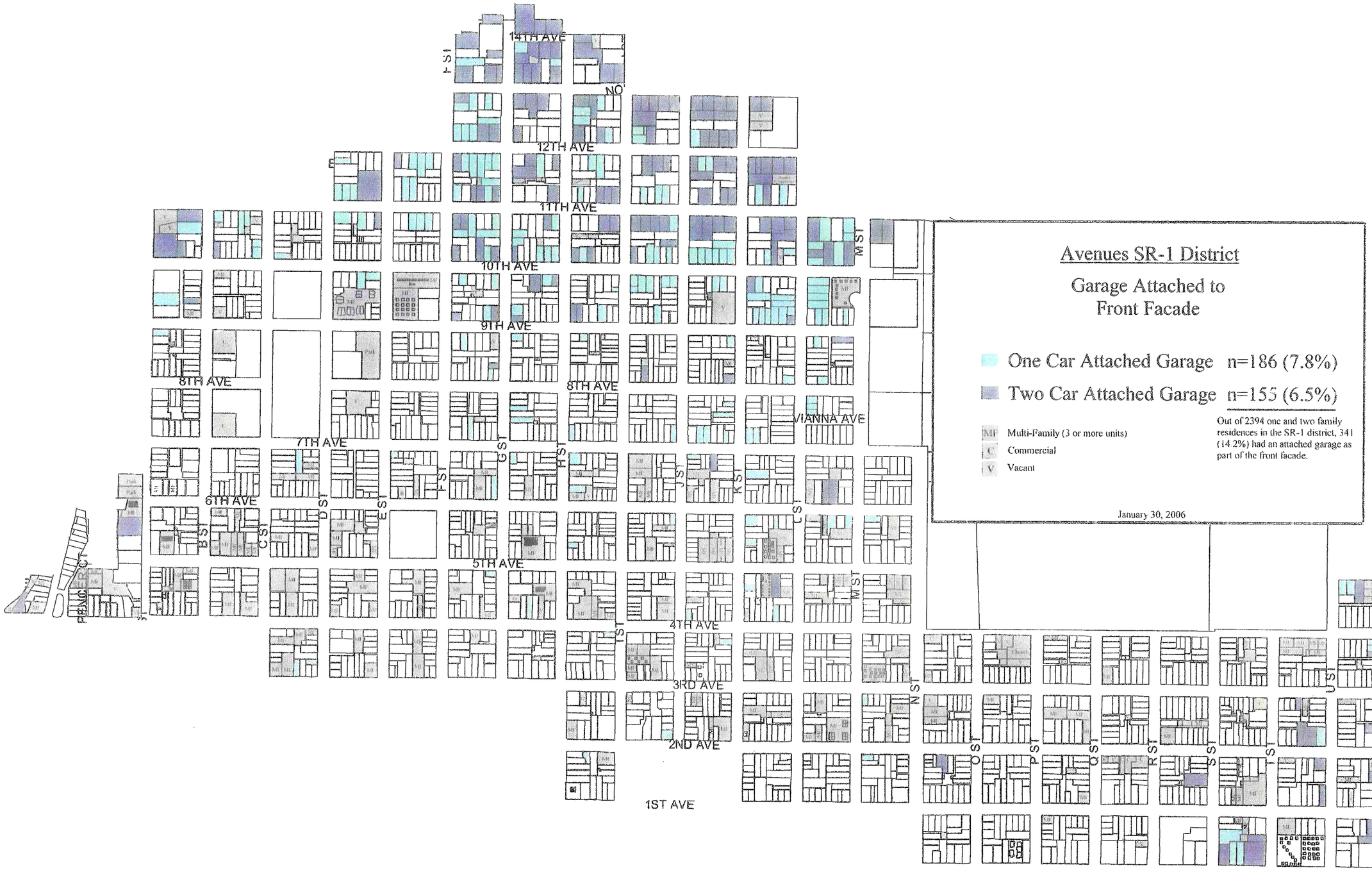
Primary Building Height Inventory

- 1.0 Story Primary Building (n=1084)
- 1.5 Story Primary Building (n=676)
- 2.0 Story Primary Building (n=634)

MF Multi-Family (3 or more units)
C Commercial
V Vacant

Total n=2394

January 30, 2006


14TH AVE
NO
12TH AVE
11TH AVE
10TH AVE
9TH AVE
8TH AVE
8TH AVE
7TH AVE
6TH AVE
5TH AVE
4TH AVE
3RD AVE
2ND AVE
1ST AVE
VIANNA AVE
1 ST
M ST
B ST
C ST
D ST
E ST
F ST
G ST
H ST
J ST
K ST
L ST
W ST
N ST
O ST
P ST
Q ST
R ST
S ST
T ST
U ST
PENN CT
VIRGINI
Avenues SR-1 District
Garage Attached to
Front Facade
One Car Attached Garage n=186 (7.8%)
Two Car Attached Garage n=155 (6.5%)
MF Multi-Family (3 or more units)
C Commercial
V Vacant
Out of 2394 one and two family residences in the SR-1 district, 341 (14.2%) had an attached garage as part of the front facade.
January 30, 2006

14TH AVE
12TH AVE
11TH AVE
10TH AVE
9TH AVE
8TH AVE
7TH AVE
6TH AVE
5TH AVE
4TH AVE
3RD AVE
2ND AVE
1ST AVE
VIANNA AVE
M ST
N ST
O ST
P ST
Q ST
R ST
S ST
T ST
U ST
VIRGINI
PENC CT
Avenues SR-1 District
Flat-Roofed Primary Structures
Flat-roofed Primary Structures n=85 (3.5%)
Out of 2394 one and two family residences in the SR-1 district, 85 (3.5%) had a flat-roofed primary structure (less than a 3/12 pitch).
MF Multi-Family (3 or more units)
C Commercial
V Vacant
January 30, 2006

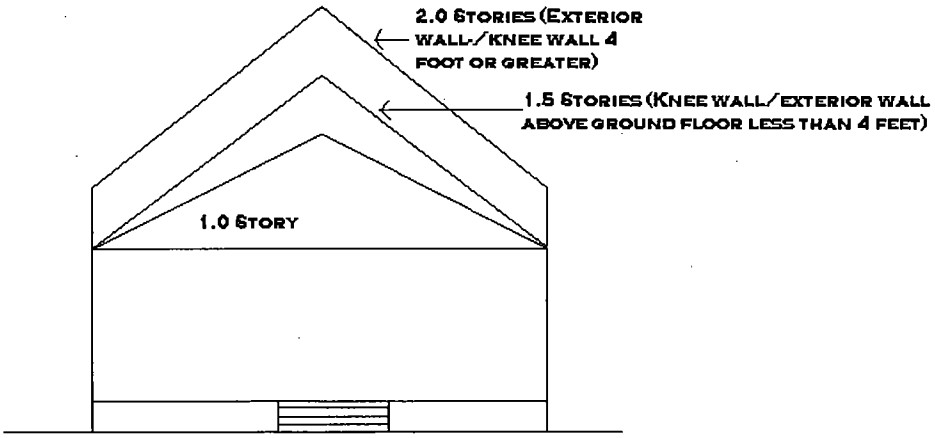
Avenues Housing Inventory Codes

(If you have a digital camera, take it with you for those buildings you might have difficulty categorizing)

Thanks!

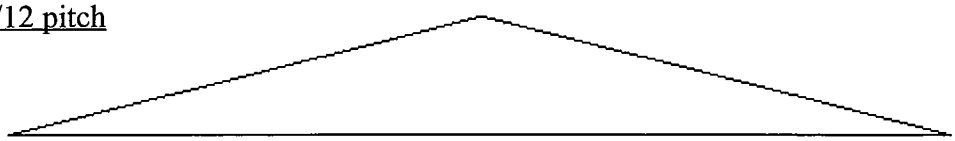
Building Height (diagrams to show ratios of typical knee wall to ground floor)
Primary buildings are rated as they appear from the street. For buildings on hills where the back of the building is not visible from the street append an "S" to the height code to identify the slope (e.g. "1.5-S" = 1.5 story building with possible walk out basement – these building are typically located on the south side of the street between 6th and 14th Avenues).

- 1.0 (Do not and could not live within the roof)
- 1.5 (Could build within roof, 2nd story knee walls less than 4 feet)
- 2.0 (Two stories or 2nd story knee walls taller than 4 feet)
- ? (Can not classify)
- S (on slope – possible walkout basement)



Front Façade Attached Garage
G = single attached
GG = double attached (one double door or two or more single doors)

Flat Roof – Less than 3/12 pitch
F = flat roofed



Non-Single Family/Duplex Codes (do not classify size, garage or roof pitch)
M = Multifamily (3 or more housekeeping units)
C = Commercial
V = Vacant

Appendix:

E. HCC Web-site

Web-page http://www.slc-avenues.org/housing.htm
Uploaded Approx. 1/9/2006

Avenues Housing Compatibility Committee

Introduction

Thank you for visiting the Avenues Housing Compatibility Committee (HCC) web-page. The Salt Lake City Council recently adopted new residential zoning regulations for the entire city (400-25-05). Since it was generally accepted that the new ordinance did not adequately protect some neighborhoods, temporary measures were enacted by the City Council to provide additional protection to the SR-1 district (Single family Residential) of the Avenues and the R-1-5000 Wasatch Hollow area in Sugarhouse for a period of six months.

The City Council's expectation was that these neighborhoods would use the six month period to create an "overlay" zone to replace the temporary measures when they expire. According to 'A Collection of Terms: Commonly heard in Local Government and in Land Use Planning' provided by the Utah Local Governments Trust at their planning workshops, an overlay zone is a "set of zoning requirements that are in addition to those of the underlying district.

Developments within the overlay zone must conform to the requirements of both zones, or the more restrictive of the two. It usually is employed to deal with special physical characteristics such as flood plains, historical areas, soils, or hillsides."

Zoning overlay districts are an established and accepted method of fine-tuning zoning regulations to specific areas. Many areas of the city have zoning overlays that take precedence over the city's general regulations.

The Housing Compatibility Committee (HCC) was working on such an overlay for the SR-1 district of the Avenues when the recently adopted city-wide ordinance was proposed. The HCC overlay work was suspended in order to assess how the city ordinance would affect the Avenues.

Now that the ordinance is complete the HCC has resumed work on an overlay for the SR-1 district of the Avenues. This webpage has been created to provide information to the community about this process, and to increase input from community members. HCC meeting schedules and contact information are provided as well as other documents and information.

For the HCC,

Shane Carlson
Jim Jenkin

Housing Compatibility Committee Meeting Schedule

Date/Day	*Time*	*Location*		
12/28/05	7:00 PM	Sweet Library		Minutes
1/9/06 (Monday)	7:30 PM	Sweet Library	Agenda	Minutes
1/18/06 (Wednesday)	7:00 PM	Memorial House*	Agenda	Minutes
1/30/06 (Monday)	7:00 PM	Sweet Library	Agenda	Minutes
2/1/06 (Wednesday)	7:00 PM	Monthly GACC Meeting-HCC Presentation		
2/6/06 (Monday)	7:00 PM	Sweet Library	Agenda	Minutes
2/8/06 (Wednesday)		CHANGED TO 2/6-ABOVE		
2/13/06 (Monday)	6:30 PM	Sweet Library	NEW! Agenda	NEW! Minutes
2/22/06 (Wednesday)	7:00 PM	Sweet Library	NEW! Agenda	NEW! Minutes
2/27/06 (Monday)	7:00 PM	Sweet Library	NEW! Agenda	NEW! Minutes
3/1/06 (Wednesday)	7:00 PM	Monthly GACC Meeting - VOTE on Overlay Proposal Overlay Summary Document Overlay Document Text		
3/13/06 (Wednesday)	7:00 PM	Sweet Library	Agenda	Minutes
3/15/06 (Monday)	7:00 PM	CHANGED TO 3/13-ABOVE	Agenda	Minutes

*(Located inside Memory Grove. Drive up Canyon Road to the entrance gate of Memory Grove Park. Stop at gate, gate will open, proceed)

HCC Information, Documents, and Zoning Maps

Contact Info

Housing committee contact information:

Questions can be sent to AvenuesHCC@Comcast.net or you can call Shane at 596-3939. To be added to the HCC email list, send a message to AvenuesHCC@Comcast.net requesting to be added to or removed from the email list.

Return to Housing main page

Maps See **HCC Final Overlay Documents** below for maps to be submitted with the Overlay request.	
Doc ID	**Description**
001	**Avenues SR-1 Zoning Map (127 kb gif)**
002	**Avenues All Zones Map (853 kb pdf from the SLC Planning website). Updated Jan 2006.**
003	**Updated SR-1 Zoning Map (756 kb pdf)** including Avenues and Capitol Hill

Salt Lake City Planning Documents	
Doc ID	**Description**
100	**Newly Adopted City-Wide Infill Ordinance (1209 kb pdf)** Text of new infill document. Includes only those sections of code that were modified, added, or deleted. **See Doc 103 for final version of document.**
102	**Temporary Infill Restrictions for SR-1 and Wasatch Hollow Areas (179 kb pdf)** These temporary restrictions will expire in July 2006. They apply to the SR-1 area north of South Temple and east of I-15 and the R-1/5000 and R-1/7000 districts of Wasatch Hollow (the area from 1300 East to 1900 East and 1300 South to 1900 South). **See Doc 104 for final version of document.**
103	**Newly Adopted City-Wide Infill Ordinance (1350 kb pdf). Final document signed by the Mayor.**
104	**Temporary Infill Restrictions for SR-1 and Wasatch Hollow Areas (223 kb pdf). Final document signed by the Mayor.**
105	**Letter to GACC from the Planning Department (95 kb pdf)**-Outlines the requirements for an overlay.
106	**Avenues Master Plan (10278 kb pdf from the SLC Planning website)**, adopted July 1987.
HCC Working Documents	
Doc ID	**Description**
200	**HCC time line for an Overlay permit (36 kb pdf)** Time line for completing an overlay before the current temporary ordinance expires.
201	**Current Temporary Ordinances for the Avenues SR-1 zone (131 kb pdf)**

HCC Final Overlay Documents	
Doc ID	**Description**
400	**Letter to Joel Patterson requesting Planning Department surveys of example properties (24 kb pdf)--** Document 401 is a map of the requested properties and 402 is a table with the exact addresses.
401	**Map of Planning Department Survey Request Properties (529 kb pdf)**
402	**Chart With Addresses of Planning Department Survey Properties (56 kb pdf)**
403	**Avenues SR-1 Inventory Criteria/Codes used on Maps (62 kb pdf)**
404	**Avenues SR-1 Inventory by building height (2091 kb pdf)**
405	**Avenues SR-1 Inventory of Flat Roofs (1056 kb pdf)**

406	**Avenues SR-1 Inventory of garages attached to front facade (1080 kb pdf)**
NEW!407	**Avenues SR-1 Overlay Summary--as of 2/23/06 (60 kb pdf)**
NEW!408	**Avenues SR-1 Overlay Counter Permit Dimensional Restrictions (141 kb pdf)**

Infill Scenarios	
Doc ID	**Description**
500	**Lot Coverage**
501	**Side Setback**
502	**Accessory Buildings**

News articles and links	
Doc ID	**Description**
600	**Salt Lake City Historic Landmarks Commission**
601	**Utah Heritage Foundation**
602	**Salt Lake City Planning and Zoning**
603	**Salt Lake City Planning Commission**

Appendix:

F. Survey Properties

a. Map of block faces

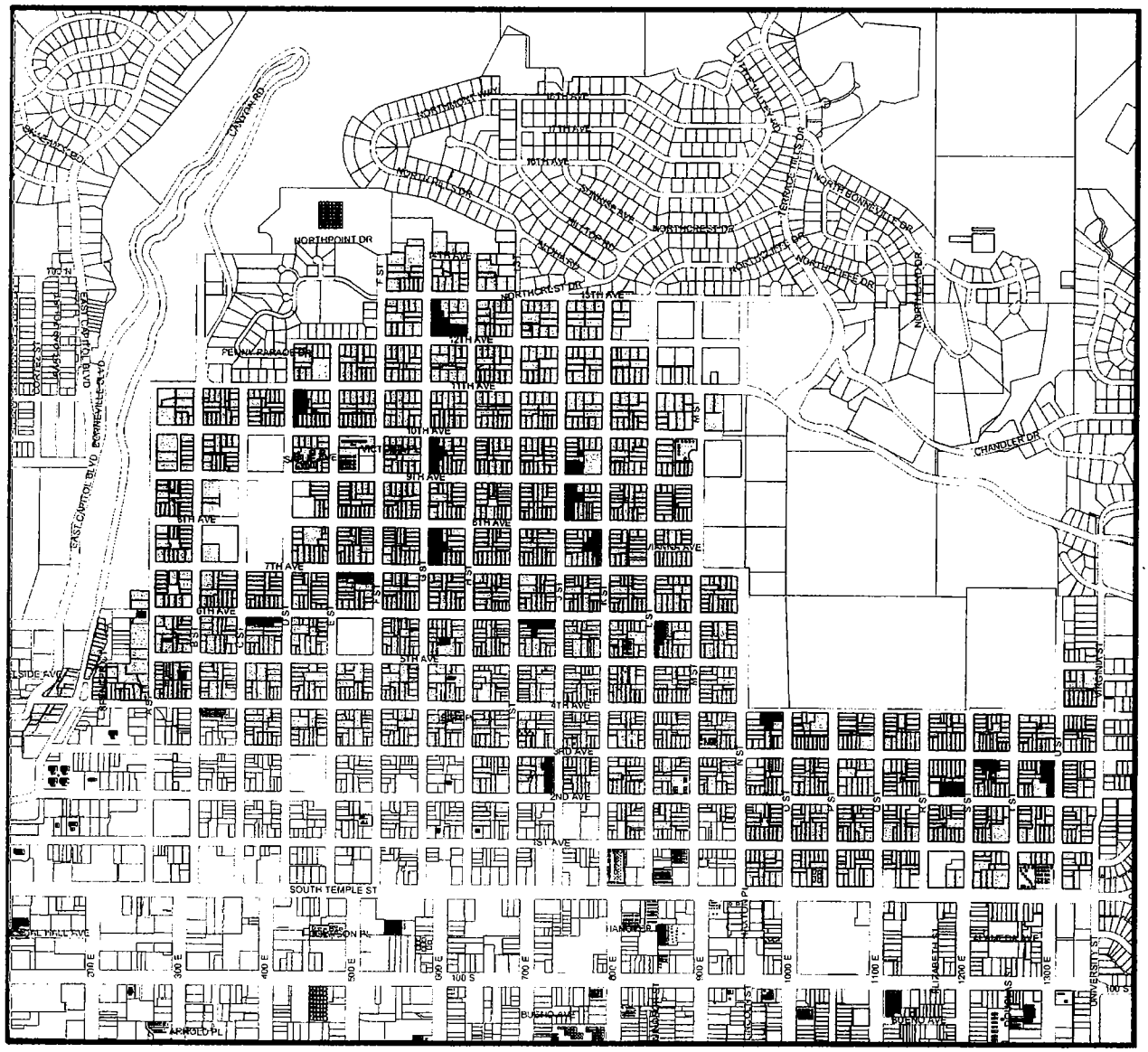
b. Chart of addresses to be surveyed

Proposed Survey Properties Representing Vulnerable SR-1 "Block Faces"

The following fifteen properties were estimated to be the tallest buildings on sixteen blocks vulnerable to excessively tall in-fill. These "block faces" were chosen from over fifty "block faces" identified by the Housing Committee members as being vulnerable to tall in-fill. This list was selected to represent areas spread across the SR-1 district. It does not represent the 16 most vulnerable blocks.

No.	Block Face	Address
1	West side of U, between 2-3rd Aves.	1182 2nd Ave (corner)
2	North side of 2nd, between R-S	1073 2nd Ave
3	South side of 4th, between N-O	874 4th Ave
4	West side J of Street, between 2-3rd	117 J Street
5	South side of 6th, between C-D	310 6th Ave
6	East side of D, between 10-11th	354 11th Ave (corner)
7	South side of 7th, between E-F	418 7th Ave
8	North side of 12th, between G-H	604 G Street (corner)*
9	East side of G, between 12-13th	604 G Street *
10	South side of 6th, between I-J	626 6th Ave
11	East side of L, between 5-6th	274 L Street
12	East side of J, between 8-9th	434 J Street
13	East side of G, between 9-10th	486 G Street
14	West side of K, between 7-8th	373 K Street
15	East side of G, between 7-8th	379 G Street
16	South side of 3rd between S-T	1104 3rd Ave
17	North side of 9th between J-K	663 9th Avenue **
		* represents two block faces
		** Added to list on 2/6/06

Avenues Community Council Housing Committee
Survey Propoerties for "Vulnerable Blockfaces"


NORTHPOINT DR
PENNY PARADE DR
CHANDLER DR
NORTHCREST DR
NORTHRIDGE DR
NORTHRIDGE RD
NORTHCREST WAY
NORTHCREST DR
NORTHRIDGE DR
NORTHRIDGE CIR
NORTHRIDGE CT
NORTHRIDGE PL
NORTHRIDGE TER
NORTHRIDGE TER DR
NORTHRIDGE CIR
NORTH BONNEVILLE DR
NORTHRIDGE DR
NORTHRIDGE DR
NORTHRIDG

Appendix:

G. Proposed SR-1 Overlay
   a. Text
   b. Chart of SR-1 Zoning Regulations over time

Proposed Greater Avenues Community Council
SR-1 Overlay
Counter Permit Dimensional Restrictions

1. Language to be removed from the City-wide Infill Ordinance for the SR-1 Overlay is shown as ~~strikethrough.~~
2. Language to be added to the SR-1 Overlay that differs from the City-wide Infill Ordinance is shown as underlined.
3. All other language shall be carried forward to the SR-1 Overlay.

21A.24.080 SR-1 Special Development Pattern Residential District:

A. Purpose Statement: The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

B. Uses: Uses in the SR-1 special development pattern residential district, as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. Minimum Lot Area and Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use		**Minimum Lot Area**	**Minimum Lot Width**
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings per dwelling unit	4,000 sq. ft.	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum

Accessory Buildings in rear yard

minimum side setback	one foot	one foot	one foot	one foot
Distance from rear property line	min. 1 and max. 5 feet	min. 1 and max. 5 feet	min. 1 and max. 5 feet	min. 1 and max. 5 feet
Minimum distance from adjacent primary building	10 feet	10 feet	10 feet	10 feet
Maximum foot print	720 square feet	50% of primary building foot print, min. 480 square feet, max for single family home -720 square feet, maximum for dual family home - 1000 square feet.	50% of primary building foot print, min. 480 square ft., max for single family home -720 square feet, maximum for dual family home - 1000 square feet.	Maximum footprint of all accessory buildings combined not to exceed 600 square feet. No single building to exceed 480 square feet.
Accessory Building - maximum height	17 feet at roof mid-point	17 feet at roof ridge/peak	17 feet at roof ridge/peak	One accessory building with maximum of 14 feet at roof ridge/peak, all other accessory buildings not to exceed 10 feet. Smaller building(s) may be attached to larger building if peak height limits are observed.
Accessory Building - maximum wall height	determined by maximum accessory building height at mid-roof (17 feet)	none	none	9 feet
Accessory Building - maximum flat-roofed height	determined by maximum accessory building height at mid-roof (17 feet)	12 feet	12 feet	9 feet

Maximum Combined Building Coverage of Entire Lot	55%	40%	40%	40%
Maximum Lot Size		150% of minimum allowable lot	150% of minimum allowable lot	150% of minimum allowable lot
Attached garage facing the street - max. width		50% of front façade	50% of front façade	50% of front façade

Dimensions differing from 6 month temporary SR-1 zoning ordinance

Exterior Wall Exception - Dormer Walls				
Combined total width per exterior wall	none	50% of exterior wall	50% of exterior wall	50% of exterior wall
Maximum width of each dormer	none	10 feet	10 feet	10 feet
Minimum separation of adjacent dormers	none	18 inches	18 inches	18 inches

Minimum Yard Requirements

Front Setback	20 feet	Block face average	Block face average	Block face average excluding smallest and greatest setback if block face consists of three or more properties.
Corner Side Yard Setback	10 feet but no greater than established setback line	10 feet but no greater than established setback line	10 feet but no greater than established setback line	10 feet

Interior Side Yard Setbacks

Twin Home Dwellings	No side setback on shared Property line - 10 feet on other side	No side setback on shared Property line - 10 feet on other side	No side setback on shared Property line - 10 feet on other side	No side setback on shared Property line - 10 feet on other side
Corner Lots	4 feet	4 feet	4 feet	4 feet
Interior Lots	4 feet and 10 feet but no greater that established side setback	4 feet and 10 feet	4 feet and 10 feet	4 feet and 10 feet. For properties narrower than 46' 8", not to exceed 30% of lot width but never less than four feet per side (lots narrower than 26' 8"). No closer than 10 feet to primary structure on adjacent lot.
Rear Yard	25% of the lot depth, but not less than 15' and need not exceed 30'	25% of the lot depth, but not less than 15' and need not exceed 30'	25% of the lot depth, but not less than 15' and need not exceed 30'	25% of the lot depth, but not less than 15' and need not exceed 30'

Dimensions differing from 6 month temporary SR-1 zoning ordinance

Avenues HCC Overlay Summary – Draft 2/23/06

	BOA	Administrative Public Hearing Process		
Land Use - Minimum Lot Area	**Prior to Citywide Infill ordinance on 12/13/06**	**After Adoption of Citywide Ordinance on 12/13/06**	**Temporary 6 month Ordinance in SR-1 district**	**Proposed SR-1 Overlay**
Single-family detached dwellings	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Two-family dwellings	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.
Twin home dwellings per dwelling unit	4,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.
Land Use - Minimum Lot Width				
Single-family detached dwellings	50 ft.	50 ft.	50 ft.	50 ft.
Two-family dwellings	50 ft.	50 ft.	50 ft.	50 ft.
Twin home dwellings per dwelling unit	25 ft.	25 ft.	25 ft.	25 ft.
Primary Building				
Primary Building - Maximum Height	30 feet at "mid-roof"	28 feet at roof ridge/peak or Average of block face	23 feet at roof ridge/peak or Average of block face	23 feet at roof ridge/peak or Average of block face
Primary Building - Flat Roofed Maximum Height	determined by maximum primary building height at mid-roof (30 feet)	20 feet - for each additional foot of side setback beyond the minimum add one foot to allowable flat-roofed height	16 feet - for each additional foot of side setback beyond the minimum add one foot to allowable flat-roofed height	16 feet - for each additional foot of side setback beyond the minimum add one foot to allowable flat-roofed height
Primary Building - Maximum Exterior Wall Height	determined by maximum primary building height at mid-roof (30 feet)	20 feet - for each additional foot of side setback beyond the minimum add one foot of allowable exterior wall height	16 feet - for each additional foot of side setback beyond the minimum add one foot of allowable exterior wall height	16 feet - for each additional foot of side setback beyond the minimum add one foot of allowable exterior wall height

Dimensions perpetuating 6 month temporary SR-1 zoning ordinance

10	Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 sq. ft.	50 ft.

D. Maximum Building Height:

1. The maximum height of buildings with pitched roofs shall be:
   ~~a: Twenty eight feet (28') measured to the ridge of the roof, or~~
   a: Twenty three feet (23') measured to the ridge of the roof, or
   b: the average height of other principal buildings on the block face

~~2. The maximum Height of flat roofed buildings shall be twenty feet (20')~~
2. The maximum Height of flat roofed buildings shall be sixteen feet (16')

3. ~~The maximum exterior wall height adjacent to interior side yards, twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.~~ The maximum exterior wall height adjacent to interior side yards, sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance, or other process, the maximum allowable exterior wall height decreases by one (1) foot (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.
   a: Lots with cross slopes where the topography slopes , the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.
   b: Exceptions:
      i. Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.
      ii. Dormer walls. Dormer walls are exempt from the maximum exterior wall height if:
         1) The width of the dormer is ten feet (10') or less, and
         2) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard, and
         3) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from the finished grade existing at the time a building permit is requested. Building height for the SR districts is defined and illustrated in part VI, chapter 21A.62 of this Title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Building height
   a. For properties outside of the Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A 52 and if the proposed building height is in keeping with the development pattern on the block face. The administrative hearing officer will approve, approve with conditions, deny, or refer the application to the board of adjustment to be considered as a special exception pursuant to Chapter 21A 52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.
   b. Requests for additional building height for properties located in an Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A 34 020.

E. **Minimum Yard Requirements:**

1. **Front Yard:** The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are three or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding the one property with the smallest front setback and excluding the one property with the largest front yard setbacks. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

2. **Corner Side Yard:** Ten feet (10'). ~~For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.~~

3. **Interior Side Yard:**

a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10') yard is required on the other.

b. **Other Uses:**

i. **Corner Lots:** Four feet (4').

ii. **Interior Lots:** Four feet (4') on one side and ten feet (10') on the other.

a. Where the width of a lot is 46' 8" or narrower, total minimum side setbacks shall be equal to 30% of the lot width with one side being four feet (4') and the other side being 30% of the lot width minus four feet.

b. Where a lot is 26' 8" or narrower, required side setbacks shall be a minimum of four feet (4') and four feet (4').

c. In no case where required side setbacks are less than four feet (4') and ten feet (10') shall the addition, remodel or new construction be closer than ten feet (10') to a primary structure on an adjacent property.

4. **Rear Yard:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table 21A.36.020B, "Obstructions In Yards", of this Title (see below).

a. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.

b. Primary Accessory Building – One Accessory building may have up to the following dimensions:

i. A foot print of up to four hundred and eighty square feet (480')
ii. Roof Peak/ridge Height of up to 14 feet (14') above the existing grade.
iii. A flat roofed height limit of nine feet (9') above the existing grade.
iv. An exterior wall height of nine feet (9') above the existing grade.
a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.

c. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:

i. Roof Peak/ridge Height of up to 10 feet (10') above the existing grade.
ii. Flat roofed height limit of eight feet (8') above the existing grade.
iii. An exterior wall height of eight feet (8') above the existing grade.
iv. Secondary accessory buildings may be attached to the primary accessory building so long as all buildings conform to the required wall and roof ridge height restrictions.

F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming. (Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(12-7), 1995)

G. Maximum Lot Size: With exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the Office of the Salt Lake City Recorder, the maximum size of a new lot shall not exceed 150% of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size shall be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with lots on the same block face,

2. The configuration of the lot is compatible with the other lots on the same block face, and

3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

H. Standards for Attached Garages: Width of an attached garage. The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the width of each garage door plus the width of any intervening wall elements between garage doors.

21A.36.020 Conformance with Lot And Bulk Controls:

A. Conformance With District Requirements: No structure or lot shall be developed, used or occupied unless it meets the lot area, lot width, yards, building height, floor area ratio, and other requirements established in the applicable district regulations, except where specifically established otherwise elsewhere in this title.

In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 district. Legal conforming lots in nonresidential districts shall be approved for any permitted use or conditional use allowed in the zoning district subject to complying with all yard area requirements of the district in which the lot is located.

B. Obstructions In Required Yards: Accessory uses and structures, and projections of the principal structure, may be located in a required yard only as indicated ("X") in table 21A.36.020B of this section. No portion of an obstruction authorized in table 21A.36.020B of this section shall extend beyond the authorized projection. Dimensions shall be measured from the finished surface of the building or structure.

Table 21A.36.020B

OBSTRUCTIONS IN REQUIRED YARDS

	Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
1	Accessory buildings subject to the provisions of chapter 21A.40 of this part, and located at least 1 foot from the side property line except for the FP and FR districts where no accessory building is permitted in any yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot.			X
2	Arbors and trellises not to exceed 12 feet in height or 120 square feet in residential districts. This requirement shall also apply to nonresidential districts unless otherwise authorized.	X	X	X
3	Architectural ornament not elsewhere regulated projecting not more than 4 inches	X	X	X
4	Awnings and canopies, extending not more than 21/2 feet into front, corner side, or side yards and not more than 5 feet into rear yards allowed in residential districts only	X	X	X
5	Balconies projecting not more than 5 feet			X
6	Basketball hoop and backboard on or adjacent to permitted driveways	X	X	X
7	Bay windows which are 1-story high, not more than 10 feet long, project 2 feet or less and are located not less than 4 feet from a lot line	X	X	X
8	Below grade encroachments (see note 2 below)	X	X	X
9	Breezeways and open porches			X
10	Central air conditioning systems, heating, ventilating, pool and filtering equipment, the outside elements shall be located not less than 4 feet from a lot line. Structures less than 4 feet from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title.		X	X
11	Chimneys projecting 2 feet or less into the yard must be located not less than 2 feet from a lot line.		X	X
12	Decks (open) 2 feet high or less	X	X	X
13	Eaves, not including gutters projecting 2 feet or less into the yard. 4 foot eave may project into a 20 foot yard area.	X	X	X
14	Fallout shelters (completely underground), conforming to applicable civil defense regulations and located not less than 4 feet from a lot line			X
15	Fences or walls subject to applicable height restrictions of chapter 21A.40 of this part	X	X	X
16	Fire escapes projecting 4 feet or less			X
17	Flagpoles			
	Residential districts: 1 permanent flagpole per street frontage	X	X	X
	Nonresidential districts: 3 flagpoles per street frontage	X	X	X
	Subject to provisions of table 21A.36.020C of this section			
18	Grade changes of 2 feet or less except for the FP and FR districts which shall be subject to the provisions of subsection 21A.24.010O of this title. (All grade changes located on a property line shall be supported by a retaining wall.)	X	X	X

	Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
19	Ham radio antennas subject to provisions of subsection 21A.40.090D of this part			X
20	Landscaping, including decorative berms 4 feet or less in height with no grade change along any property line, provided that if such landscaping obstructs the visibility of an intersection the city may require its pruning or removal.	X	X	X
21	Laundry drying equipment (clothesline and poles)			X
22	Parking, carports and covered parking spaces except as otherwise expressly authorized by table 21A.44.050 of this part			X
23	Patios on grade	X	X	X
24	Patios on grade (attached, covered and unenclosed) maintaining a minimum 15 foot setback from the rear property line			X
25	Porches (attached, covered and unenclosed) projecting 5 feet or less			X
26	Recreational (playground) equipment			X
27	Refuse dumpster			X
28	Removable handicapped ramp (when approved as a special exception)	X	X	X
29	Satellite dish antennas		X	X
30	Signs, subject to the provisions of chapter 21A.46 of this part	X	X	X
31	Steps and required landings 4 feet or less above or below grade which are necessary for access to a permitted building and located not less than 4 feet from a lot line	X	X	X
32	Swimming pools (measured to the water line), tennis courts, game courts, and similar uses shall not be located less than 10 feet from a property line.		X	X
33	Window mounted refrigerated air conditioners and evaporative "swamp" coolers located at least 2 feet from the property line. Window mounted refrigerated air conditioner units and "swamp" coolers less than 2 feet from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title.	X	X	X
34	Window wells not over 6 feet in width and projecting not more than 3 feet from structure	X	X	X

Notes:

1. "X" denotes where obstructions are allowed.

2. Below grade encroachments (encroachments which are completely below grade where the surface grade remains intact and where the below grade encroachment is not visible from the surface) into required yards shall be treated as a routine and uncontested matter in accordance with the procedures set forth in chapter 21A.14 of this title.

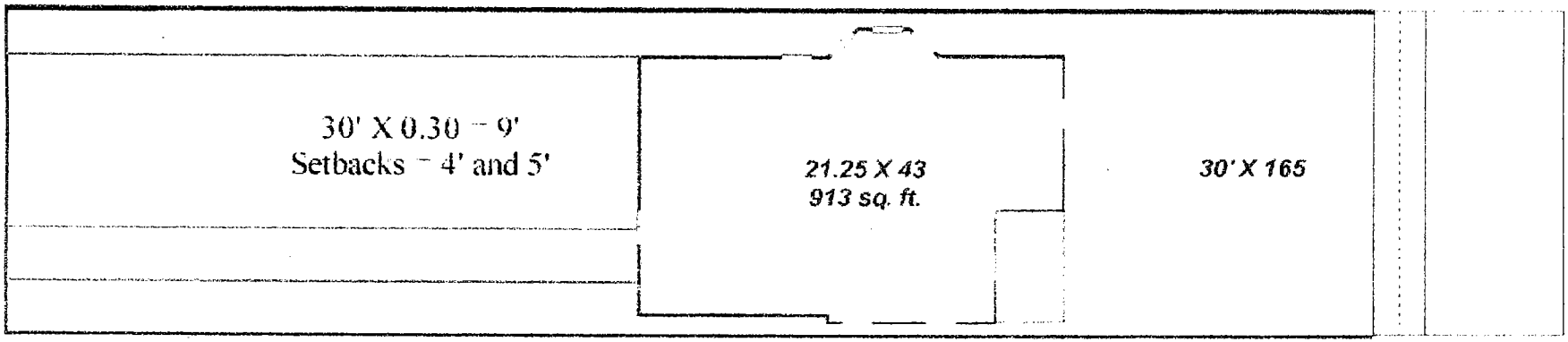
Appendix:

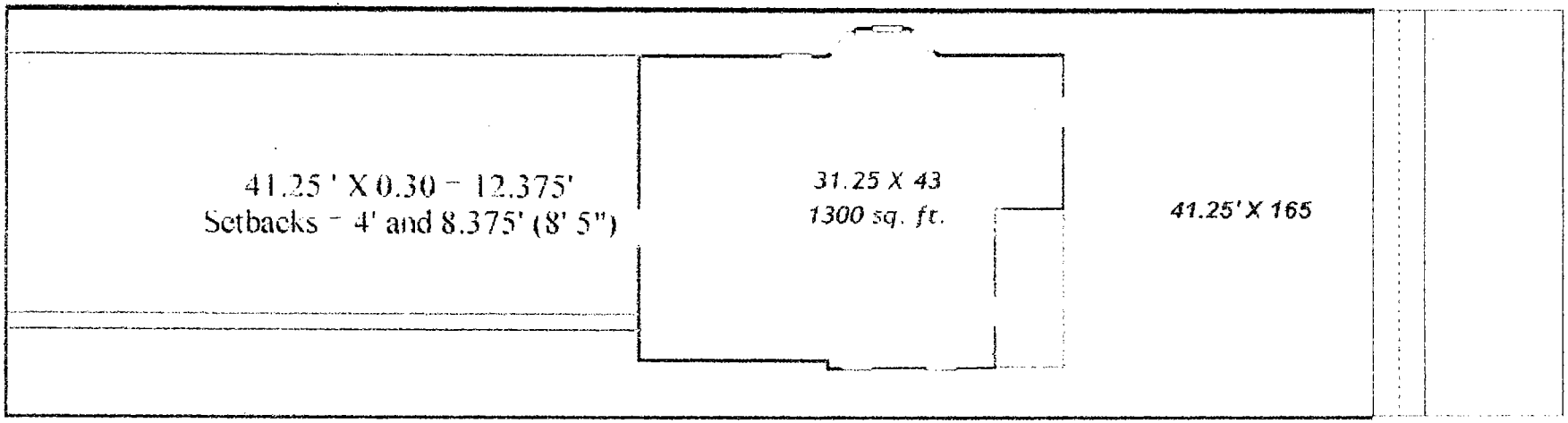
H. Proposed Overlay Sketch Scenarios
   a. Lot coverage and attic addition
   b. Proposed interior lot side setback allowance
   c. Accessory building lot coverage and height

Proposed Avenues SR-1 Interior Lot Side Setback Rules

Minimum side setback: Four feet (4') and Ten feet (10').
For properties narrower than 46' 8", not to exceed 30% of lot width but never less than four feet per side (lots narrower than 26' 8").
No closer than 10 feet to primary structure on adjacent lot.
Lower green line on each lot represents additional side setback under proposed side setback rule.

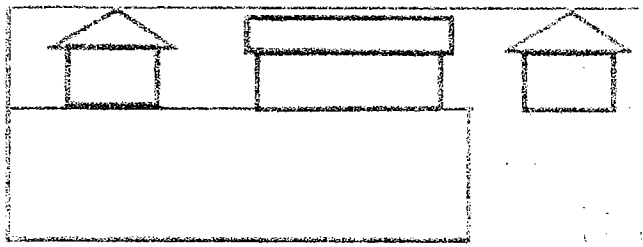
Minimum Side Setback for Narrow Lots
If LT 46' 8" - Side Setbacks = 4' and 30% - 4'
If LT 26' 8" - 4' and 4'





Proposed Avenues SR-1 Lot Coverage Scenario

Blue represents existing building
Green represents counter permit limits
Yellow represents Administrative Public Hearing process

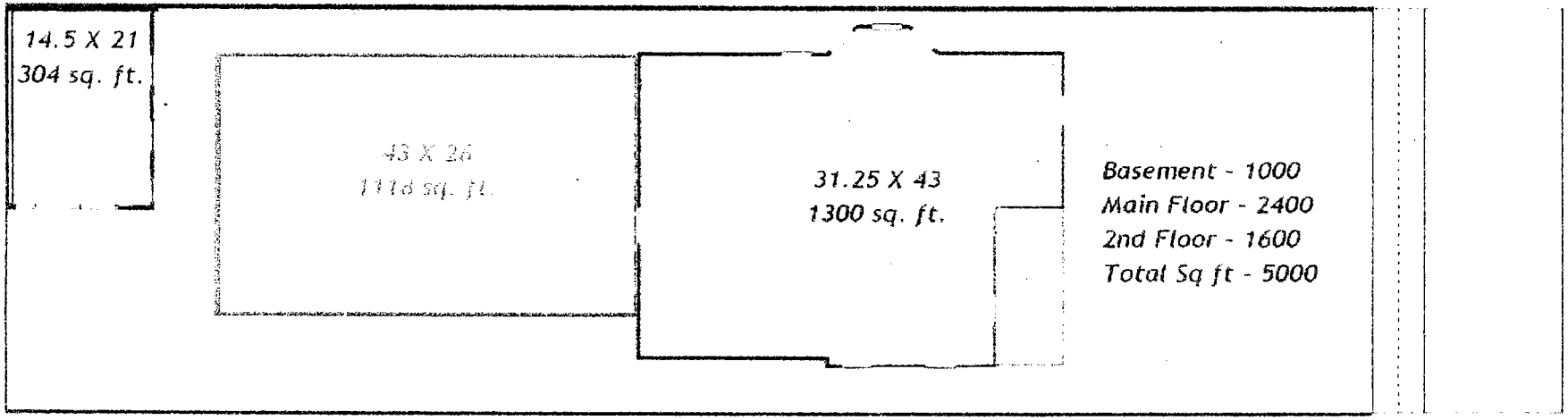


165 X 41.25 = 6805 sq. ft

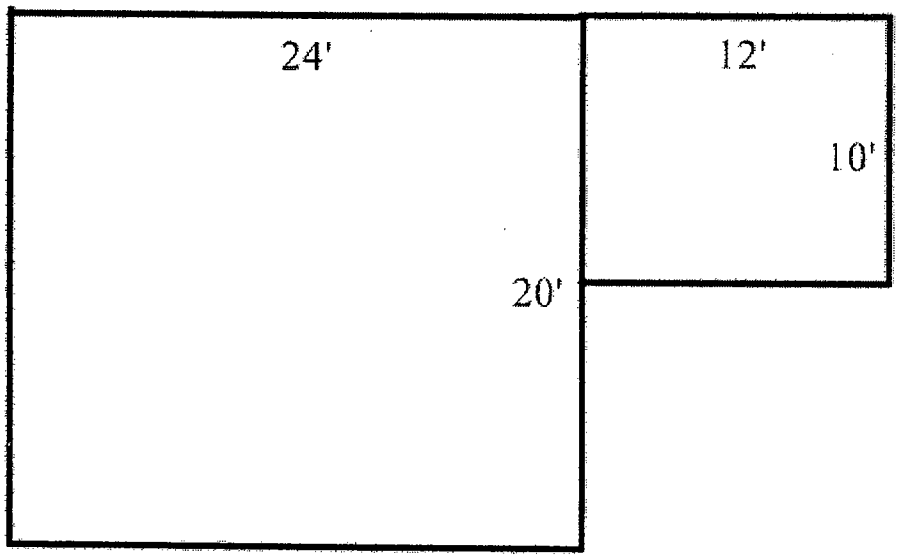
Max. Lot Coverage = 2722 sq. ft.

2722 - 1604 =

1118 sq. ft additional space



Accessory Buildings
600 Square Feet Total
Primary Accessory Building - 480 Square Feet, 14 foot peak, 9 foot walls or flat roof
Secondary Accessory Building(s) - 10 foot peak, 8 foot walls



All rear yard accessory buildings
must meet rear (1' - 5') and
side (min. 1')
setback requirements

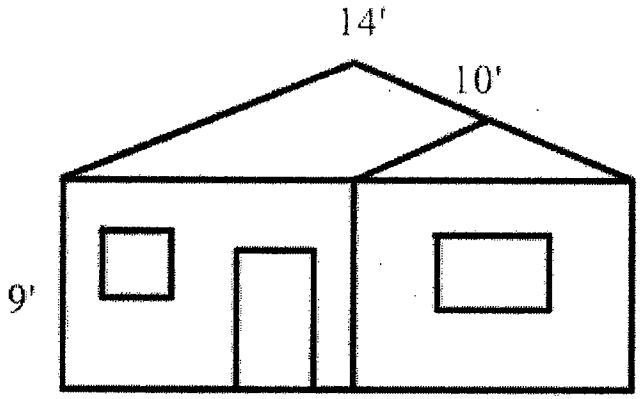


EXHIBIT 5C

PLANNING COMMISSION MINUTES (Draft)

Petition 400-06-08 – to develop Neighborhood based Compatible Residential Infill Zoning Standards for the Avenues and Capitol Hill Communities

SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, April 12, 2006

Excerpt

Present for the Planning Commission were Laurie Noda (Chairperson), Tim Chambless, Babs De Lay, John Diamond, Robert Forbis Jr., Peggy McDonough (Vice Chairperson), Prescott Muir, Kathy Scott, and Jennifer Seelig. Craig Galli was excused from the meeting.

Present from the Planning Division were Alexander Ikefuna, Planning Director; Cheri Coffey, Deputy Planning Director; Doug Wheelwright, Deputy Planning Director; Joel Paterson, Planning Programs Supervisor; Kevin LoPiccolo, Zoning Administrator; Sarah Carroll, Principal Planner; Marilynn Lewis, Principal Planner; Ray McCandless, Principal Planner; and Cindy Rockwood, Planning Commission Secretary.

Petition 400-06-08 — Salt Lake City Council initiated a request to amend existing provisions of the Salt Lake City Zoning Ordinance relating to single- and two-family land uses in City Council District Three that may contribute to incompatible residential infill development within the Special Pattern Residential 1 (SR-1) Zoning District. The proposed amendments include creating a subcategory of the SR-1 Zoning District for those properties currently zoned SR-1 in City Council District Three to address general lot and bulk issues including building height, yard requirements, and accessory building standards. This petition would also amend the zoning maps to implement the above referenced amendments to the SR-1 Zoning District for all properties within the Capitol Hill and Avenues Planning Communities currently zoned SR-1. The Capitol Hill and Avenues Planning Communities are generally located between I-15 and North Campus Drive from South Temple to the north City limits.

(This item was heard at 7:31 p.m.)

Chairperson Noda recognized Joel Paterson, Planning Programs Supervisor, as Staff representative. Mr. Paterson presented a short background relating to the Compatible Infill Ordinance Standards adopted in December 2005. He noted that Ordinance 90 was permanent, while Ordinance 91 was established to temporarily allow additional time for the Wasatch Hollow Community Council area and the Greater Avenues and Capitol Hill areas to continue work developing neighborhood based zoning standards that the community councils were working on. Mr. Paterson added that Wasatch Hollow has not submitted their proposal, but is anticipated for submission in the upcoming summer months. Mr. Paterson acknowledged the submission of the Avenues and Capitol Hill's joint proposal to create new standards for the SR-1 areas. Mr. Paterson clarified that an overlay zone was not being proposed, rather a text amendment to create a subsection of the SR-1 zone (SR-1A). A zoning map amendment is also being proposed to place the SR-1A zoning classification on the areas currently zoned SR-1 in the Avenues and Capitol Hill Community Council areas. Mr. Paterson added that a text and map amendment create ease of use for the individuals involved with future development in the SR-1 zoning of the respective areas.

Mr. Paterson stated that the proposal submitted by the Capitol Hill and Avenues Community Councils suggest the following changes to the existing proposal. Mr. Paterson also presented the findings of Staff in relation to Ordinance 90. He also clarified that the requirements, if not met by the applicant, may be altered after consideration by Staff and a public hearing is held.

Topic	Citywide (Ordinance 90)	Staff Proposal	Greater Avenues Proposal* (If different than Staff)
Building Height	28'	23' or the average height of the block face.	
Flat Roof Height/Maximum Exterior Wall Height	20'	16'	
Front Yard Setback		To determine the average setback on the block face if three or more parcels are located on the block face. (The greatest and smallest setbacks may only be eliminated if more than four parcels are located on the block face.)	To determine the average setback on the block face if three or more parcels are located on the block face. (The greatest and smallest setbacks would be eliminated from the calculation.)
Corner Side Yard		10'	10' (Eliminate the language to permit over-the-counter inline additions in the side yard.)
Interior Side Yard		4' on one side and 10' on the other. *	
Accessory Structures – Footprint Size	720 square feet	To determine the size of the structure by using the standard that the accessory structure can be up to 50% of the size of the home with a maximum of 600 square feet and a minimum of 480 square feet.**	480 square feet
Accessory Structures – Maximum Building Height (grade to the ridge)	17'	15'	14'
Accessory Structures – Flat Roof Height/Maximum Exterior Wall Height	12'	10' (A provision is being considered to adjust the height requirements for sloping lots.)	9'

*Mr. Paterson stated that the determination of the interior side yard can be calculated by taking 30% of the width of the lot. He stated that, with the new ordinance, a minimum 4' setback will be required on one side, and the calculation of the other would be the 30% minus the four feet. Mr. Paterson included that because of the narrowness of the lots in the Avenues and Capitol Hill areas, there could be instances where side yards will be 4' on one side and 8' on another. He stated that although the size of the required side yard may be altered, the City will require 10' between structures in all instances.

** Mr. Paterson included that although the 600 square feet maximum could be greater than the 50% threshold, many of the homes are within the historic districts. He noted that under the current historic district standards Staff can approve administratively, 600 square foot garages.

Mr. Paterson stated that Staff is recommending the modifications to the Avenues/Capitol Hill Proposal based on comments received from the Permits and Licensing Division. He stated that the input received

was that it could be difficult, with a maximum height of 9', to provide a 7' tall garage door because of the requirements for the roof structure and the hardware required for the garage door. Correspondingly, Staff recommends the one foot additional height to the Accessory Structure – Flat Roof Height/Maximum Exterior Wall Height.

Mr. Paterson stated that representatives from the Avenues/Capitol Hill Community Council will present their findings with relation to the suggested changes from Staff. He also mentioned that the findings are also available in the Staff Report. The Avenues/Capitol Hill proposal includes secondary accessory building standards for the purpose of building an additional storage shed. Mr. Paterson stated that the standards being proposed include a pitched roof height of 10' and a flat roof/exterior wall height of 8'. He stated that Staff concurs with the suggested standards, including that the secondary accessory structures may be attached to the primary accessory structure or be separate.

Mr. Paterson also noted that because the overall development standards relate to accessory structures in a different section of the zoning ordinance, Staff is proposing clarifications in the SR-1 section of the ordinance to include separate standards.

Staff is recommending that the Planning Commission forward a positive recommendation to the City Council with the modifications as noted by Staff.

Commissioner De Lay requested further information regarding the background of the shorter height requirement. She also requested the smallest width lot that could be built upon given the new side yard requirements.

Mr. Paterson stated that the original request was 23' when sent to the City Council, but was altered. Mr. Paterson stated that the minimum lot size would be 25' in width.

Commissioner Scott clarified that the height changes have been recommended by the Building Department.

Mr. Paterson stated that the maximum roof height for accessory structures is 17' measured to the peak according to Citywide standards. He added that the flat roof requirement for accessory structures is 12' Citywide and is also considered a standard for the maximum exterior wall height. Mr. Paterson stated that caution had been given to staff on adjusting to a height lower than 10' because it could be difficult to accommodate.

Commissioner Muir requested further information regarding the growth standards, while recognizing the desirable condition of investment in the neighborhoods. He requested further information on how the City measures for disinvestment occurrences.

Mr. Ikefuna clarified that the Division is measuring and maintaining records of the number of requests and the method of the approval. A report will be created within the next few months to illustrate the pattern that has occurred since the adoption of the ordinance. He stated that the two reasons the division is tracking the progress are: 1) to consider the amount of staff time affected; and 2) to determine the number of applications given over-the-counter permits. Mr. Ikefuna stated that on June 28, a report will be prepared and presented to the Commission on the findings of the last six months the Compatible Infill Ordinance has been in effect.

Mr. Paterson noted that in areas within the City historic districts, the Historic Landmark Commission has the ability to modify many of the compatible infill standards. By living in the Historic District, the compatible infill standards can be overridden.

Commissioner Chambless requested the definition of the standards of a variance when compared to the definition of the State Supreme Court.

Mr. Ikefuna stated that any additional standards created by the Supreme Court will not affect the City, as told by the legal representative for the City.

Mr. Paterson noted that references to Special Exception standards were removed from State Law; however, City's legal counsel has advised that the City does allow for special approvals that would encompass things like special exceptions, etc. The direction given to Staff by legal representatives was that the language and standards are defensible. Special exceptions do not require illustration of hardship although variances do.

Commissioner Diamond stated that there are existing structures that are taller than the maximum height, as they are historic buildings.

Mr. Paterson stated that in a historic district when alterations are visible, the applicant is required to go through the Historic Landmark Commission. The standards are based upon the Secretary of Interior Guidelines and can approve additional building height to match the existing height. If the applicant is not in the Historic District, they would be required to go through the Special Exception standards. The Council considered adding language to allow additions to extend to the height of the existing ridge line, but concluded not to do so.

Chairperson Noda recognized Shane Carlson and Peter Von Sivers

(Heard at 8:08 p.m.)

Mr. Carlson, Greater Avenues Community Council Chair, presented a brief background regarding the proposal created by the joint efforts of the Community Council. Mr. Carlson stated that some item will be discussed by the Capitol Hill Community Council, as it affects only their properties.

Mr. Carlson expressed appreciation for the exceptional contributions from the community. He provided a short background of the reasoning behind the research of the community council, including how the members of the community were trained to locate and determine if properties were conforming to present ordinance requirements. Mr. Carlson stated that the research produced the following findings: 45 percent of the homes in the Avenues area are single-story homes with a roof pitch of 4:12; 23 percent are one-and-one-half story homes with potential for building; the remainder was two-story homes. Mr. Carlson noted that the findings of the research provided helpful information to determine what requirements should be considered to help provide a sense of predictability for the SR-1 Zoning.

Mr. Carlson continued to discuss the proposals of the City and stated that the 23' height limit would provide a degree of predictability for homeowners that live on streets that have a varied height of homes. He noted that a priority for the accessory building requirements were that each homeowner should have the opportunity for a two-car garage.

Mr. Von Sivers was recognized by the Chair and stated that the Capitol Hill Community Council does carry concern regarding the issue of the size of the garages and the height. He noted that the one foot difference in height requirements for the accessory structures will be a great deal of difference when considering the slope of some lots. Mr. Von Sivers noted that he had discussed the 9' option with numerous contractors who stated that the 7' garage door requirement would not be a problem for construction.

Mr. Von Sivers shared concern regarding the Capitol Hill Overlay District extending from Girard to North Temple and the recent Master Plan discussion of the 35' maximum height requirement. Mr. Von Sivers read a portion of the revised Capitol Hill Master Plan as follows:

> "Structures in the SR-1 and R-2 Zoning Districts that meet the compatible infill development pattern may exceed the base zoning height to the established block face building height or 35', whichever is more restrictive".

He continued to state that if the Capitol Hill Master Plan was adopted, a 35' maximum height would be imposed if reconstruction ever occurs on a property.

Ms. Coffey confirmed that it was a correct statement, and noted that this item would return to the Commission at a later date.

Chairperson Noda requested comments from the public and placed a three-minute time limit on their comments.

Margaret Miller, 653 9th Avenue, stated her desire to protect the Avenues SR-1 District from further incompatible development and was in support of the proposal as submitted.

Tyrone Medley, 553 8th Avenue, stated his opposition to some of the zoning regulations, regarding the remodel of his one and one-half story home. Considering his remodel, Mr. Medley is struggling with the height average determined by the block face requirement, when no consideration is taken by the other surrounding houses; he suggested that the height restrictions and block face requirements better accommodate the characteristics of the Avenues.

Jim Jenkin, 212 5th Avenue, complimented the City and the community working together to develop a set of parameters of the community to base standards that would constitute requirements. He stated that he could not agree with the wall height and peak height for accessory structures.

Jill Mortensen, 426 J Street, had comments read into the record. They are as follows: "I live and look at the monster house daily. It's awful. Please stop future mishaps".

Frederica Nebeker, 532 10th Avenue, stated her support for the Staff amendments, to further allow for flexibility. She stated that she has been trying to sell a home she owns in the Avenues area, but is unable to do so because of the restrictions and confusion.

Commissioner Scott requested further information regarding her opinion of the accessory building differences between Staff and Community Council suggestions.

Ms. Nebeker stated that she has some concern regarding the restrictions, but will have to conduct further research.

Minta Brandon, 113 West Clinton Avenue, stated her support in individuality and uniqueness of the Avenues area. She cited examples of homes in the area that sell quickly because of the character when larger homes do not because of their incompatibility in the area.

Kirk Huffaker, Utah Heritage Foundation, stated his support for the proposed ordinance changes. The neighborhood based standards are obvious and represent very hard work by dedicated people. He stated that the standards requested are warranted and justifiable.

Cody Kurtis, 482 9th Avenue, stated his support of the Staff recommended changes to the Avenues proposal.

Earl Miller, 653 9th Avenue, stated that he is in favor of the proposal and recognizes that flexibility does exist, given the tiered approach.

Ann Kelsey, 351 L Street, stated her favorable position regarding the proposal. By building incompatible structures, noise will increase between homes. She noted her appreciation for the hard work and the ironing out of the process required.

Ervin & Ellen Horrocks, 423 K Street, had requested their comments be read into the record. They are as follows: "We don't know how many people have said to us, 'That house next to you should never have happened' and that is what we are trying to prevent from happening in other areas. The current home

owners deserve protection. We need these new zoning laws now. We feel the three-tiered approach is the way to go. It is fair to everyone. Please help us protect our neighborhoods".

Lon Richardson, 1280 4th Avenue, had comments read into the record, "Remember the idea of all of this, is to protect what we have, yet allow growth".

James Teton, 569 9th Avenue, noted the hardship he is experiencing regarding the new ordinance has presented to the selling of his home. Given the height restriction of the 23', the home is not capable of meeting the requirements if a second story is constructed. Mr. Teton noted that with the slope, the ceiling height can vary from the front to the back and is limited because of the 23' requirement.

Lewis Downey, 634 North West Capitol, did not wish to speak. The following comments were read into the record, "I am in support of the proposed amendment to the SR-1 District building guidelines".

Nick Reese, Avenues resident, stated a favorable, but concerned position regarding the implementation of the tiered process. He stated that if the three-tiered process can function appropriately, the compatibility process can and should be considered.

Kathryn Gardner, stated her support for the proposal. She stated that accessory building heights are not a heightened concern for her.

At 9:02 p.m., Chairperson Noda closed the Public Hearing and the Commission began the Executive Session.

Commissioner McDonough requested further clarification regarding the process and the three-tiers. She noted that the regulation of good design can be difficult to do through zoning ordinances. She stated concerns regarding the interpretation and review.

Mr. Paterson provided a review of the tiered process, by stating that if base standards are met, an over-the-counter permit is issued. Applications are available for those who are unable to obtain an over-the-counter permit. He stated that the applications are considered for Additional Building Height for a Primary Structure, Additional Building Height or Additional Footprint Size for an Accessory Structure, and Alternate Location for an Accessory Structure.

Mr. Paterson noted that only one project has been through the Administrative Hearing Process. The home met the height requirement for the front of the home, but due to the slope of the lot did not meet the requirement at the rear of the home. He stated that concern was raised by property owners near to the home, moving the authority of a decision to the Board of Adjustment. Mr. Paterson added that the process for appealing the project has no standard of criteria. He stated that the Division will be reviewing this item with the clarification noted at the beginning of the meeting.

Commissioner Muir noted concern regarding the district applicable to the Capitol Hill affected area.

Mr. Paterson stated that the proposed standards for the SR-1A being requested would encompass all of the areas in the Capitol Hill area.

Ms. Coffey stated that the neighborhood Commissioner Muir was concerned with was the Guadalupe Neighborhood, and a lot of reinvestment has been made in the neighborhood. It is also a National Historic District and appropriate to include in it the area and the surrounding Pugsley Street.

Ms. Coffey made a clarification regarding the issue Mr. Von Sivers had addressed regarding the Capitol Hill Protective Overlay Zone, was in relation to the meeting that occurred between the representatives of the Capitol Hill and Avenues area and Staff. The Planning Division is interested in implementing provisions relating to the Master Plan and the Capitol Protective Area Overlay Zone. She stated that the overlay zone was placed with the idea of protecting the views to the State Capital. Ms. Coffey clarified that the present zoning district for that area have no exceptions to height, and if the new base zoning is

only 23' then regardless of the compatibility, the height will not be changed. She stated that the proposed amendment will state that chimney or church steeples are exempt from that height, so would a building that meets the compatibility ordinance or historic guidelines; it could go higher, but no higher than 35'.

Commissioner De Lay stated that a great deal of community and Staff effort had been exerted to formulate the proposal, and mentioned that the individuals who are opposed to the proposal are generally still trying to understand the process and work out the complexities.

Commissioner Forbis requested clarification regarding the purpose of going beyond the requested accessory building standards purposed by the Community Councils.

Mr. Paterson stated that the background of the decision was based on the comments received from the City Permits and Licensing Division. Also, Mr. Paterson noted that in the change from 600 square feet to 480 square feet was the determination to keep the standards similar to the overall City standards using the 50 percent standard of the home and remain consistent with the standards for the historic district for administrative approvals.

Commissioner Scott requested further information regarding a possible request for those who would like something larger than the 480 square foot.

Mr. Paterson noted that the applicant has the opportunity to apply for a Routine and Uncontested approval for something larger.

Commissioner Scott stated concern relating to the size of the accessory structure and the height requirement of the garage, because it's an accessory building that could obstruct the view. She noted that the applicant could, if extra storage was required, apply for the additional height. Commissioner Scott stated that she would be inclined to move forward with the lower recommendations.

Commissioner Muir requested clarification regarding the side yard alterations that could occur in relation to the suggested changes. He requested further information about the most restrictive condition.

Mr. Paterson responded to the question by stating that because of the narrow lot width, one of the two side yards can be reduced. The Avenues recommendation for a 10' separation is required only on one side

Based on the analysis and findings presented in the Staff Report and the public statements, Commissioner De Lay made a motion for the Planning Commission to transmit a favorable recommendation to the City Council to approve Petition No. 400-06-08 to amend the zoning ordinance as presented and amend the zoning map by applying SR-1A designation to all areas presently zoned SR-1 within the Avenues and Capitol Hill Planning Communities. Commissioner Chambless seconded the motion. Commissioner Chambless, Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Seelig, and Commissioner Forbis voted *"Aye"*. Commissioner Scott was opposed. The motion passed.

Commissioner Scott requested an amendment to the motion to adjust the maximum building coverage for accessory buildings not to exceed 480 square feet. The proposed amendment was denied.

EXHIBIT 6

ORIGINAL PETITION

Petition 400-06-08 – to develop Neighborhood based Compatible Residential Infill Zoning Standards for the Avenues and Capitol Hill Communities

PETITION NO. 400-06-08

PETITION CHECKLIST

Date	Initials	Action Required
12/13/05	[signature]	Petition delivered to Planning
12/13/05	[signature]	Petition assigned to: Joel Paterson 535-6141
4/12/06	[signature]	Planning Staff or Planning Commission Action Date
____	____	Return Original Letter and Yellow Petition Cover
4/20/06	[signature]	Chronology
N/A	[signature]	Property Description (marked with a post it note)
N/A	[signature]	Affected Sidwell Numbers Included
3/27/06	[signature]	Mailing List for Petition, include appropriate Community Councils
3/28/06	[signature]	Mailing Postmark Date Verification
4/20/06	[signature]	Planning Commission Minutes (Draft)
4/6/06	[signature]	Planning Staff Report
4/20/06	[signature]	Cover letter outlining what the request is and a brief description of what action the Planning Commission or Staff is recommending.
____	____	Ordinance Prepared by the Attorney's Office
4/21/06	CC	Ordinance property description is checked, dated and initialed by the Planner. Ordinance is stamped by Attorney.
Joel Paterson		Planner responsible for taking calls on the Petition
535-6141 joel.paterson@slcgov.com		
____	____	Date Set for City Council Action _____
____	____	Petition filed with City Recorder's Office

Councilmember Love moved and Councilmember seconded to **adopt Ordinance 90 of 2005 and include the following: a) a definition of development pattern as outlined by the Renovation Design Group, b) definition of block face as outlined by the Planning Division, c) Sketch Plan Review as outlined in the memo from the Renovation Design Group, d) a building height of 28 feet to the crest of the structure or 20 feet for a flat roof, and e) a wall height of 20 feet with the option to increase or decrease height as outlined in the proposed ordinance; and further move that the Council adopt Ordinance 91 of 2005 adopting temporary zoning regulations for six months that applies to the following areas: a) the area north of South Temple and east of the I-15 freeway currently zoned SR-1, and b) the area of 1300 South to 1700 South and 1300 East to 1900 East.**

Councilmember Love said Salt Lake City was unique because of neighborhoods with historic homes. She said as a result of the construction boom the character, streetscapes, and charm of some neighborhoods were in jeopardy. She said over the last two years loopholes were discovered in the infill ordinance. She said standards that had once worked no longer worked. She said the result of the process would be positive and everyone would be able to build, expand and renovate. She said people who wanted to go beyond reasonable standards would have to go through a process to make sure the reconstruction was compatible.

Councilmember Love said she was confident the new ordinance would encourage families to move into the City. She said they had established reasonable boundaries to better protect the neighborhoods. She said she was sympathetic to East Central because they had unique needs. She said she was confident that in two months Wasatch Hollow and the Avenues would bring a plan to the Council that would fit their neighborhoods.

Councilmember Buhler said he supported the motion. He said they were trying to protect the rights of those wanting to expand or rebuild a home and the property rights of their neighbors. He said people wanted to invest and live in Salt Lake City. He said the proposed ordinance did a good job balancing those interests.

Councilmember Buhler said the proposed ordinance provided a baseline City-wide and corrected issues which caused problems. He said until the ordinance was passed, a person could build a 40-foot high home anywhere in the City. He said that size home did not fit very many places. He said the new ordinance took

40-feet down to 28-feet City-wide which allowed people to have second stories.

Councilmember Buhler said he felt it was appropriate to look at overlays where needed and he supported the temporary overlay. He said the overlay would give the two neighborhoods some time to come up with a plan that would work better.

Councilmember Saxton said the Douglas Neighborhood had some unique housing and heights. She said the Council took a straw poll and the vote was 2-5 against including Douglas neighborhood into the special zoning district. She said a way was needed for families to be able to stay in their homes as long as they wanted. She said expansion needed to be allowed but parameters needed to be set. She said she would vote in favor of the motion.

Councilmember Christensen said adding on to a home was economical. He said the Council could pursue a way to provide people an affordable way to expand in the Housing Policy. He said the ordinance provided reasonable expectations. He said he did not want to be too limiting and make the ordinance too complicated. He said he supported the motion. He said he wanted to review the ordinance after one year to see if it was working.

Councilmember Turner said this was a City-wide issue. He said people were investing in homes. He said a neighborhood could go 20 years with no changes. He said the proposed ordinance addressed some of those changes. He said he felt the ordinance would help Westside neighborhoods keep their charm. He said he wanted to see an investment in his area. He said he would support the motion.

Councilmember Lambert said he saw the need to protect neighborhoods but he also saw the need to renovate neighborhoods and homes. He said the City needed room for families to stay in the City and people were demanding larger homes. He said if they wanted a vital City, they had to make adjustments. He said the ordinance did accommodate expansion for large families and allowed for two car garages.

Councilmember Lambert said the real challenge was a City-wide ordinance because there were special needs in certain neighborhoods. He said for those specialized neighborhoods he encouraged them to continue to work with neighbors. He said if something more restrictive was needed then an overlay district

could be developed. He said some neighborhoods might need to be less restrictive.

Councilmember Lambert said all citizens in every City neighborhood should not have to go through a long process to build a two story home. He said he did not believe it was a City-wide restriction the Council could live with. He said it would be unfair to many people.

Councilmember Lambert said the setback requirements were currently 20-feet. He said many neighborhoods even though they could build to 20-feet have built their homes farther back. He said if someone lived in a neighborhood where most of the homes were set back 35 or 40-feet and someone built a major structure to the 20-foot line, it would hurt a neighborhood. He said he would support the motion.

Councilmember Lambert called for the question, which motion carried, all members voted aye.

REMARKS

Petition No. 400-06-08

By CITY COUNCIL

INITIATED APPETITION TO DEVELOP NEIGHBORHOOD-BASED COMPATIBLE RESIDENTIAL INFILL DEVELOPMENT STANDARDS FOR THE FOLLOWING AREAS:

1. SR-1 DISTRICTS WITHIN THE CAPITOL HILL AND AVENUES PLANNING COMMUNITIES.
2. THE WASATCH HOLLOW PLANNING COMMUNITY.

*Date Filed*_____

*Address*_____