M E M O R A N D U M

DATE: August 30, 2007

TO: City Council Members

FROM: Russell Weeks

RE: Petition No. 400-06-38: Request by Property Reserve Inc. for Partial Street Closures on South Temple, West Temple, 100 South and Social Hall Avenue as Part of City Creek Center Development

CC: Cindy Gust-Jenson, Lyn Creswell, Louis Zunguze, George Shaw, Sam Guevara, Joel Paterson, Jennifer Bruno, Janice Jardine

This memorandum pertains to petition No. 400-06-38 by Property Reserve Inc. for partial street closures on four streets that abut or run through the City Creek Center development bordered by West Temple, South Temple, 200 East and 100 South streets. Based on a Planning Commission recommendation on November 29, 2007, the partial closures are requested for South Temple, West Temple, and 100 South streets and for Social Hall Avenue. The petition is scheduled for a City Council briefing on September 4.

The Planning Commission on November 29, 2006, voted to continue consideration of a proposed partial street closure on Main Street which would allow the petitioner the opportunity to purchase air-rights to accommodate construction of a skywalk over the street. The Commission planned to consider that part of the petitioner's request after the City Council had considered another petition to amend the Downtown Master Plan and Urban Design Element to allow City consideration of building a skywalk. The City Council adopted the amendments to the plans on April 17. To date, the petitioner has not submitted specific designs for a skywalk, according to the Administration transmittal.

It should be noted that, the City Council on August 21 scheduled a September 18 public hearing on Petition No. 400-36-38 requesting the partial street closures except for the Main Street portion.

OPTIONS

- Approve the petition.
- Deny the petition.
- Approve portions of the petition but not others.

MOTIONS

City Council staff will prepare motions after the September 4 briefing.

KEY POINTS

The proposed projects that would advance with approval of partial street closures would remain within existing curb lines, according to the Administration.

Petition No. 400-36-38 requests the partial closure of the following streets:

- **South Temple** to allow the applicant to purchase subsurface property rights to construct a new median parking ramp between State Street and Main Street.
- **West Temple** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between South Temple and 100 South.
- **100 South** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between State Street and Main Street.
- **Social Hall Avenue** to allow the applicant to purchase additional subsurface property rights to extend the existing underground pedestrian walkway to connect to underground parking.

If the partial closures are approved, and the petitioner purchases the subsurface property rights, the following items are proposed to occur:

- **South Temple** – The petitioner would build a new parking ramp in the middle of the street with a westbound entrance and a westbound exit.
    - The exit ramp would not conflict with the operation of Utah Transit Authority light rail lines, according to the Administration.
    - The entrance ramp would provide access to underground parking at the Joseph Smith Memorial Building and the City Creek Center.
    - Surface parking entrances and exits at the Joseph Smith Memorial Building and on the south side of South Temple Street would be eliminated to help pedestrian circulation.
    - The exit ramp would allow vehicles to travel westbound through the intersection of South Temple and Main Street, or make a left turn to travel southbound on Main Street, or make a U-turn to travel eastbound on South Temple Street.

- **West Temple Street** – The petitioner would widen (to the east) an existing exit ramp that served the Crossroads Plaza parking garage to allow northbound vehicles to enter a new underground parking garage. Southbound vehicles also would exit the parking garage.
    - Where the widened ramp would be built, northbound lanes would be narrowed from three lanes to two lanes. However, the street would widen again to three lanes as northbound traffic approached the intersection of West Temple and South Temple streets.
    - Surface driveway entrances to the demolished parking garage and the Temple View Inn would be eliminated.

- A single, northbound right-turn-only driveway exit from the new parking structure would be build near the north edge of the Marriott Downtown Hotel.

- **100 South Street** – The existing ramp would remain within its existing surface footprint but be modified below surface to accommodate a more efficient flow of vehicle traffic. The ramp includes a westbound entrance and a westbound exit. The westbound exit allows a U-turn so vehicles can turn eastbound toward State Street. It should be noted that 100 South Street also would include a right turn into a small street within the City Creek Center.[1]

- **Social Hall Avenue** – The underground walkway that linked the ZCMI Center with Social Hall Avenue would be extended eastbound to allow pedestrians to enter parking garages on the north and south sides of the avenue. The walkway would not disrupt the museum housed above the existing walkway.

It should be noted that the Administration's transmittal also shows surface traffic movements on State Street into and out of the City Creek Center.[2]

ISSUES/QUESTIONS FOR CONSIDERATION

City Council Policy E.2 says:

1. It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.

2. The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial or industrial.

3. There should be sufficient public policy reasons that justify the sale and/or closure of a public street and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.

4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.

Given that, the City Council may wish to consider or discuss in further detail with the Administration whether the petitioner's proposal meets the criteria outlined in the policy.

It might be noted that the petitioner's particular request is to obtain subsurface rights below the four streets. Access on and near the surface of the streets would remain available to the public and other property.

Planning Commission Recommendation

The Planning Commission after the November 29, 2006, public hearing unanimously approved the following recommendation:

That the City Council approve the following partial street closures:

1. South Temple between Main Street and State Street to allow the sale of subsurface rights for the construction of a median parking ramp.

2. 100 South between Main Street and State Street to allow the sale of subsurface rights for the enlargement of an existing median parking ramp; and

3. West Temple between South Temple and 100 South to allow the sale of subsurface rights for the enlargement of an existing median parking ramp.

4. Social Hall Avenue east of State Street to allow the sale of subsurface rights under a portion of Social Hall Avenue for an extension of an underground pedestrian corridor;

The Planning Commission also included the following conditions with their recommendation:

- That the existing public and private utility infrastructure be maintained in a manner acceptable to the City's Public Utilities Department.

- That the partial street closure ordinance be conditioned upon payment to the City of fair market value of the street property, consistent with Salt Lake City Code 2.58.

- Above grade level structures be minimized and any visual obstructions to pedestrian and pedestrian crossings be minimized.

[1] Page 3 of the transmittal letter contains a color map of proposed traffic movements.
[2] Ibid.

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: Lyn Creswell, Chief Administrative Officer **DATE:** August 20, 2007

FROM: Louis Zunguze, Community Development Director

RE: Petition 400-06-38 by Property Reserve, Inc. requesting the following partial street closures as part of the proposed City Creek Center development:

- **Main Street** to allow the applicant to purchase air-rights for the construction of the proposed skybridge to be located approximately mid-block between South Temple and 100 South (please refer to Item 2 on page 2);
- **South Temple** to allow the applicant to purchase subsurface property rights to construct a new median parking ramp between State Street and Main Street;
- **West Temple** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between South Temple and 100 South;
- **100 South** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between State Street and Main Street; and
- **Social Hall Avenue** to allow the applicant to purchase additional subsurface property rights to extend the existing underground pedestrian walkway to connect to underground parking.

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

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

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: The Property Management Division must determine the value of the street property. The petitioner is willing to purchase the property from the City.

DISCUSSION:

Issue Origin: Property Reserve, Inc. (PRI) is in the process of redeveloping parts of Blocks 74, 75, and 76, located between South Temple and 100 South from 200 East to West Temple. The proposed development, known as City Creek Center, will be a mixed use project that will replace

the Crossroads Mall (Block 76) and the ZCMI Center (Block 75) with a unified development that includes retail, office, and residential land uses. The City Creek Center project also proposes to construct a Harmon's grocery store on the south side of Social Hall Avenue and to rebuild a parking structure at 125 East Social Hall Avenue (Block 74).

In order to achieve the unified vision of the development, PRI is requesting two forms of action, detailed below:

1. Petition 400-06-37 – Sent to the City Council under a separate transmittal requests to amend the Downtown Master Plan and the Urban Design Element to allow the City to consider the development of a skybridge that would serve as a pedestrian connector (over Main Street) between Blocks 75 and 76. The City Council adopted Ordinance 13 of 2007 to amend the Downtown Master Plan and the Urban Design Element on April 17, 2007.

2. In addition to the Master Plan amendment, PRI is requesting several partial street closures that are the subject of this transmittal, as noted below:

   - **Main Street** to allow the applicant to purchase air-rights for the construction of the proposed skybridge to be located approximately mid-block between South Temple and 100 South – The Planning Commission voted to continue the consideration of the proposed partial street closure on Main Street which would allow the petitioner the opportunity to purchase air-right to accommodate the construction of a skybridge. The Planning Commission was of the opinion that making a recommendation on the Main Street partial street closure at this time is premature and postponed further consideration until the City Council had considered Petition 400-06-37 regarding the amendments to the Downtown Master Plan and the Urban Design Element to allow the City to consider the development of a skybridge that would serve as a pedestrian connector (over Main Street) between Blocks 75 and 76. The City Council adopted Ordinance 13 of 2007 on April 17, 2007 to amend the Master Plans noted above. To date, PRI has not submitted specific designs for the proposed skybridge;

   - **South Temple** to allow the applicant to purchase subsurface property rights to construct a new median parking ramp between State Street and Main Street;

   - **West Temple** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between South Temple and 100 South;

   - **100 South** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between State Street and Main Street; and

   - **Social Hall Avenue** to allow the applicant to purchase additional subsurface property rights to extend the existing underground pedestrian walkway to connect to underground parking.

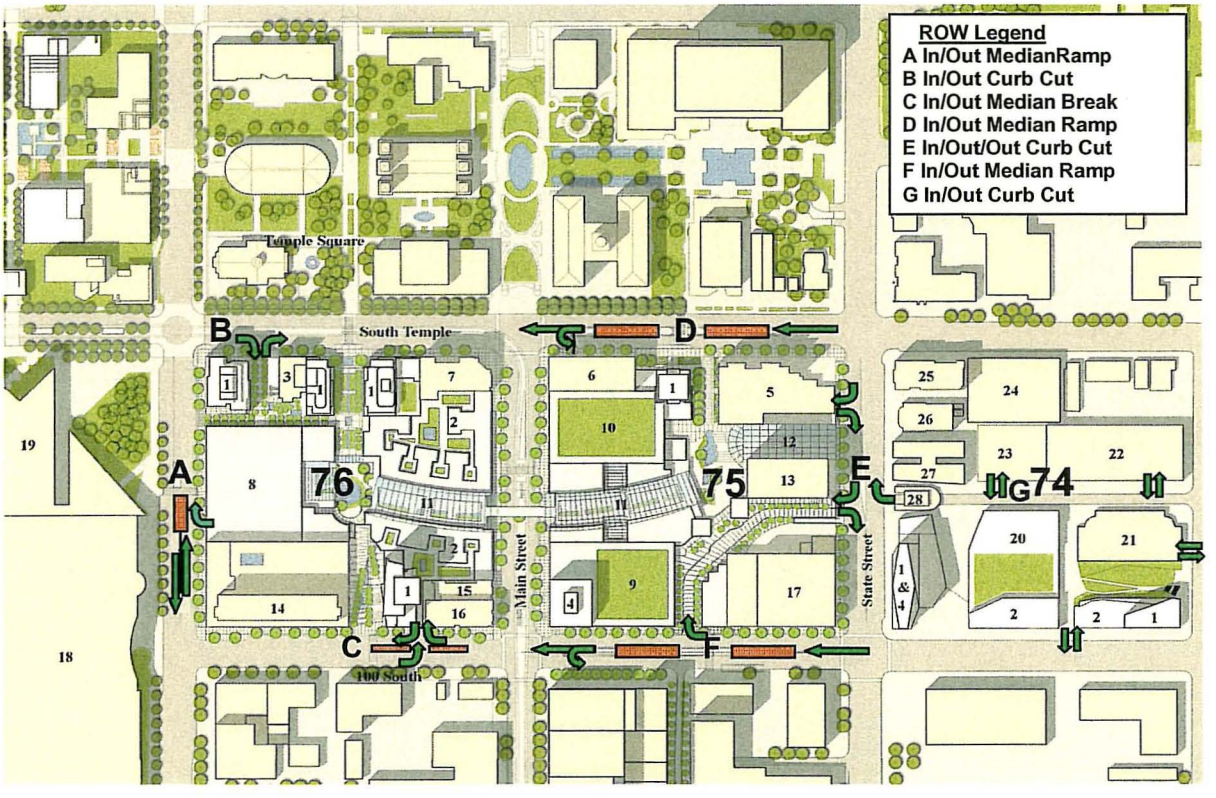
The Utah State Code grants the authority to close a public street to the City Council. Under the City Code (Section 2.58), the sale and disposition of City-owned real property is an

administrative function under the authority of the Mayor and requires the Planning Commission to declare the subject property surplus.

***Analysis*:** A detailed summary of the proposed partial street closures is provided below. Please refer to the generalized map indicating the location of each proposed closure.

Summary of Proposals:

- **West Temple:** The existing median parking ramp in West Temple (see "A" on the map showing right of way [ROW] configuration) has a southbound exit from the underground parking structure on Block 76. This partial street closure is proposed to allow the addition of a new northbound entrance ramp. The addition of the new ramp will require that the existing three northbound lanes on West Temple be narrowed to two (2) lanes northbound but will widen back to the existing lane configuration approaching the South Temple intersection. The driveway entrances to the former parking structure and the Temple View Inn will be eliminated. A single northbound right turn-only driveway exit from the new parking structure will be constructed.



- **100 South:** The partial street closure on 100 South between State Street and Main Street (see "F" on the map showing ROW configuration) is proposed to allow subsurface improvements to the existing median parking ramp to accommodate a more efficient flow of vehicle traffic. This ramp includes a westbound entrance and a westbound exit.

Westbound 100 South has two travel lanes with the westbound ramp exit creating a third, inside lane. Eastbound 100 South has two (2) travel lanes. The westbound exit ramp allows a U-turn, ~~to~~ allowing exiting vehicles to head eastbound toward State Street.

- **South Temple:** The partial street closure on South Temple between Main Street and State Street (see "D" on the map showing ROW configuration) is proposed to allow the construction of a new median parking ramp with a westbound entrance and a westbound exit. This ramp will provide access to parking structures under the Joseph Smith Memorial Building and Block 75. The existing at-grade accesses to these parking facilities will be eliminated. To accommodate the new ramp, the South Temple westbound lanes on the east side of State Street will be modified to provide two (2) right-turn lanes, a single thru lane and a left-turn lane. Vehicles traveling westbound on South Temple between State Street and Main Street will only be allowed to continue straight through the intersection. The new exit ramp will be designed to allow westbound vehicles at Main Street to continue straight through the intersection; turn left (south) on Main Street; or make a U-turn to head eastbound on South Temple toward State Street. Eastbound South Temple will have two (2) travel lanes with a left-turn lane, two (2) thru lanes and a right turn lane configuration at the State Street intersection.

- **Social Hall Avenue:** The partial street closure on Social Hall Avenue (located between "E" and "G" on the map showing ROW configuration) is proposed to accommodate an eastward extension of the existing underground walkway to provide a connection to the parking structures proposed to be constructed on the north and south sides of Social Hall Avenue. This request will not affect the surface improvements or vehicle access on Social Hall Avenue.

- **Main Street**: The partial street closure request for the segment of Main Street located approximately mid-block between South Temple and 100 South is necessary to allow the sale/lease of air-rights to the applicant to accommodate the construction of a skybridge. This proposal does not change the street level right-of-way improvements. The curb lines, traffic lanes and the TRAX lines would remain as currently existing.

The petitioner submitted a memorandum from Fehr & Peers, a transportation consulting firm, which summarizes the traffic operation concepts proposed as part of the development of the City Creek Center (see Exhibit 5biii Planning Commission Staff Report for November 29, 2006, Attachment J). Included in the memorandum are descriptions of the proposed partial street closures on South Temple, West Temple, Main Street, and 100 South. The memorandum describes the existing conditions and proposed modifications that result from the proposed modification/construction of median parking ramps and the proposed skybridge.

Master Plan Considerations: The **Downtown Plan**, adopted in 1995, has a stated purpose of articulating the vision of Downtown by formulating public policies, identifying needed public facilities, and involving the necessary public commitment to achieve the vision, goals, and objectives. The Downtown Master Plan includes the following goals that are relevant to the development of the City Creek Center:

- *Plan to develop a critical mass of political commitment, implementation strategies, pubic capital investment, private investment and people to establish Downtown as the growth center of the region (page 6).*

- *Establish Downtown as a well-planned, desirable and diverse activity center serving the needs of a sizable 24-hour population (page 8).*

- *Preserve and reuse our existing physical environment while providing for orderly transition of certain land uses and creating a new expectation of uncompromising quality for future Downtown developments (page 10).*

- *Promote the physical connection and compatibility of the built environment with the natural environment and maximize the opportunities created by Downtown's unique proximity to nature (page 11).*

- *View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South and 300 South and are discouraged on other streets except in extenuating circumstances* (page 30).

The **Transportation Master Plan (1996)** includes the following guiding principles which provide the basis upon which present and future transportation issues will be evaluated and decisions made:

- *Salt Lake City's transportation system will support and encourage the viability and quality of life of its residential and business neighborhoods.*

- *Salt Lake City will encourage a multi-modal transportation system.*

- *Dependence on the automobile as our primary mode of transportation will be reduced by emphasizing other modes. The transportation system will be designed to move people, not just automobiles.*

- *Salt Lake City will take a leading role in addressing regional land use issues affecting Salt Lake City and their link to transportation impacts along the Wasatch Front.*

- *Salt Lake City will consider the impact of various transportation modes on the environment and the community.*

- *Salt Lake City will develop funding mechanisms which are equitable and adequate to meet the capital and operational needs of the transportation system.*

- *Salt Lake City will educate citizens about transportation issues and impacts, and encourage public involvement in the decision-making processes (page 1).*

The Transportation Master Plan's Functional Street Classification map indicates that Main Street is a City-owned arterial and State Street is a State-owned arterial. South Temple (west of State

Street), 100 South, and West Temple streets are collector streets. The Rail Transit Corridors Map identifies Main Street and South Temple as light rail corridors.

PUBLIC PROCESS:

Open House: The Planning Division hosted an Open House on November 1, 2006, at the Main Branch of the Salt Lake City Public Library. Thirty-two people signed the attendance roll; three written comments were submitted at the Open House. Public comments are attached as Exhibit 7. The applicant had a model of the proposed development located in the Urban Room of the library with a continuously running DVD describing the proposed City Creek Center. During the open house, a team of representatives for PRI made a presentation regarding the proposed development, and the Planning Staff summarized the required approval processes for the project.

A question and answer session followed the presentations. No specific comments were offered regarding the partial street closure requests. However, there were several comments regarding the proposed skybridge. The following list summarizes the comments and questions offered at the Open House:

- Why is the skybridge essential to the success of the City Creek Center?
- Will the skybridge pull pedestrians off the street level along Main Street?
- The skybridge, if approved, needs to be transparent to minimize the impact on the view corridor.
- Will City Creek Center need to be redesigned if the skybridge is not approved?
- Additional building height at mid-block locations should only be allowed if the concept of "transfer of development rights" is used to preserve historic structures.
- How many housing units will be included in the City Creek Center? What will be the percentage of rental units vs. condominium units?
- It is important to fill vacant store fronts on Main Street between 100 South and 200 South.
- What plans are in place for the east side of State Street? Any plans for the old Hansen Planetarium building?
- Will City Creek Center give preference to local retailers?
- Need additional density on the north and south sides of the central east/west pedestrian way through the City Creek Center.

- There is a disparity in City policy that encourages additional height and density along the Transit Corridor along 400 South (adjacent to residential zoning districts) and the CBD which allows two story shopping retail centers. Greater density is desirable in the CBD.

- What are PRI's plans for salvaging materials from buildings planned to be demolished?

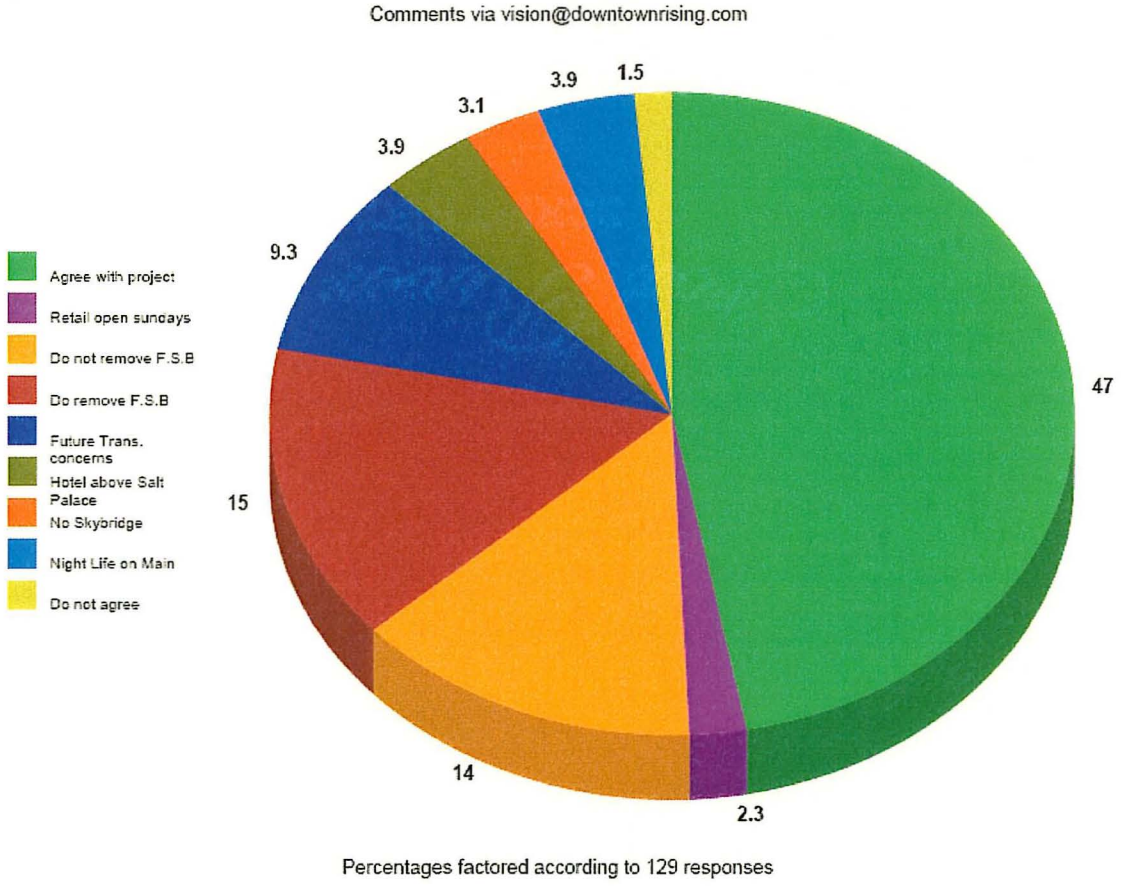
- Will the project promote additional night life in Downtown?

- How will retail closures on Sunday impact the rest of Downtown?

Written comments submitted at the Open House are included in Exhibit 5b: Planning Commission Staff Report for November 8, 2006, Attachment 3.

Public Comments

Exhibit 7 of this transmittal includes the public comments received by the City regarding the City Creek Center. The Planning Division established a comment line on the City's website. The Planning Commission also received comments regarding the proposed City Creek Center development from the2 Downtown Rising planning process conducted by the Salt Lake City Chamber of Commerce/Downtown Alliance. Although too voluminous to include in this transmittal, the comments submitted to the Downtown Rising planning process web page are summarized in the general categories in the graph below:



The graphic indicates that 47 percent (47%) of the responses favor of the City Creek Center development. The public opinion expressed in this survey of comments is evenly split concerning the fate of the First Security Bank Building on the northeast corner of corner of Main Street and 100 South. Fourteen percent (14%) of the responses favor preserving the First Security Bank Building while 15 percent (15%) recommend that the building be removed (the petitioner has noted that the First Security Bank Building will not be demolished as part of this redevelopment project). Approximately three percent (3%) of the responses listed an opposition to the proposed skybridge.

Planning Commission

Issues Only Hearings: The Planning Commission held Issues Only Hearings regarding the proposed City Creek Center development on October 25 and November 8, 2006. The items discussed at these hearings included the proposed Master Plan amendments, construction of a skybridge, and partial street closures. The minutes of both Issues Only Hearings are attached as Exhibit 5c: Planning Commission Minutes, October 25, 2006, and November 8, 2006.

Public Hearing: On November 29, 2006, the Planning Commission held a public hearing regarding the proposed partial street closures. The Planning Commission reviewed the proposed partial street closure requests using the following Salt Lake City Council Policy Guidelines for Street Closures and Findings.

1. It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.

2. The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial or industrial.

3. There should be sufficient public policy reasons that justify the sale and/or closure of a public street and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.

4. The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.

A discussion of these guidelines is included in Exhibit 5biii, Planning Commission Staff Report for November 29, 2006, pages 19 and 20.

Recommendation: Based on Planning Commission discussion, public input, consideration of submittals by PRI, and the Planning Division Staff Report, the Planning Commission voted unanimously to forward a recommendation to the City Council to approve the following partial street closures:

1. **South Temple** between Main Street and State Street to allow the sale of subsurface rights for the construction of a median parking ramp;

2. **100 South** between Main Street and State Street to allow the sale of subsurface rights for the enlargement of an existing median parking ramp; and

3. **West Temple** between South Temple and 100 South to allow the sale of subsurface rights for the enlargement of an existing median parking ramp.

4. **Social Hall Avenue** east of State Street to allow the sale of subsurface rights under a portion of Social Hall Avenue for an extension of an underground pedestrian corridor;

The Planning Commission included the following conditions with their recommendation:

a. That the existing public and private utility infrastructure be maintained in a manner acceptable to the City's Public Utilities Department.

b. That the partial street closure ordinance be conditioned upon payment to the City of fair market value of the street property, consistent with Salt Lake City Code 2.58.

c. Above grade level structures be minimized and any visual obstructions to pedestrian and pedestrian crossings be minimized.

RELEVANT ORDINANCES:

Utah Code Annotated, section 10-9a-609.5 Vacating or altering a street or alley

City Code, Section 2.58 Sale of Real Property-Notice and Hearing

TABLE OF CONTENTS

1. CHRONOLOGY

2. PROPOSED ORDINANCE

3. CITY COUNCIL HEARING NOTICE

4. MAILING LABELS

5. PLANNING COMMISSION
   - a. Hearing Notices and Postmarks
     - i. October 25, 2006
     - ii. November 8, 2006
     - iii. November 29, 2006
   - b. Staff Reports
     - i. October 25, 2006
     - ii. November 8, 2006
     - iii. November 29, 2006
   - c. Minutes
     - i. October 25, 2006
     - ii. November 8, 2006
     - iii. November 29, 2006

6. MISCELLANEOUS DOCUMENTATION

7. PUBLIC COMMENT

8. ORIGINAL PETITIONS

EXHIBIT 1
CHRONOLOGY

CHRONOLOGY

CITY CREEK CENTER
PETITION 400-06-38

October 9, 2006	PRI submitted Petition 400-06-37 requesting to amend the Downtown Master Plan and the Urban Design Plan
October 10, 2006	PRI submitted Petition 400-06-38 requesting partial street closures for the City Creek Center project. Notice of the October 25, 2006 Planning Commission public hearing was mailed.
October 19, 2006	The Planning Commission and the Transportation Advisory Board held a joint work session regarding the City Creek Center development proposal.
October 25, 2006	The Planning Commission held an issues only hearing regarding the City Creek Center development petitions, including the proposed master plan amendments and the proposed partial street closures.
November 1, 2006	The Planning Division hosted a public open house at the Salt Lake City Library.
November 14, 2006	A public notice was published in the Salt Lake Tribune and the Deseret News regarding the Planning Commission public hearing on November 29, 2006, to consider amendments to the Downtown Master Plan and the Urban Design Element. Notice of the November 29, 2006 Planning Commission public hearing was mailed.
November 29, 2006	The Planning Commission voted to forward a positive recommendation to the City Council to amend the Downtown Master Plan and the Urban Design Element as part of Petition 400-06-37. The Planning Commission also voted to forward a positive recommendation to the City Council to approve partial street closures on South Temple, 100 South, West Temple and Social Hall Avenue. The Planning Commission continued consideration of the request to close a portion of Main Street to allow the sale of air-rights pending the outcome of the Master Plan Amendment Petition.
December 13, 2006	Planning Commission ratified the minutes of the November 29, 2006 Planning Commission meeting.
December 20, 2006	Request for Ordinances was sent to the City Attorney's Office.
April 17, 2007	The City Council adopted Ordinance 13, of 2007 as part of their consideration of Petition 400-06-37 to amend the Downtown Master Plan and the Urban Design Element.

June 29, 2007	PRI submits legal descriptions for the requested partial street closures on Blocks 75 and 76.
July 13, 2007	PRI submits the legal description for the partial street closure on Block 74 (extension of the Social Hall Avenue pedestrian tunnel).
July 19, 2007	Legal descriptions forwarded to City Surveyor, Transportation Division and the Public Utilities Department for review.

see to attached exhibits (legal descriptions)

EXHIBIT 2
PROPOSED ORDINANCE

SALT LAKE CITY ORDINANCE
No. _____ of 2007

(Closing and abandoning portions of four city streets adjacent to the City Creek Center)

AN ORDINANCE CLOSING AND ABANDONING PORTIONS OF THE FOLLOWING FOUR CITY STREETS ADJACENT TO THE NEW CITY CREEK CENTER, PURSUANT TO PETITION NO. 400-06-38:

1. West Temple Street between South Temple and 100 South;

2. South Temple Street between Main Street and State Street;

3. 100 South between Main Street and State Street; and

4. Social Hall Avenue between State Street and 200 East.

WHEREAS, the City Council of Salt Lake City, Utah, finds after public hearings that the City's interest in the portions of the streets described below are not necessary for use by the public as streets and that closure and abandonment of portions of these streets will not be adverse to the general public's interest; and

WHEREAS, the partial closure of these four streets has been requested in order to enhance pedestrian and vehicle access to the new City Creek Center; and

WHEREAS, the City finds that the enhanced pedestrian and vehicle access accomplished through these partial street closures is in the best interest of the public; and

WHEREAS, the closed portions of these streets shall remain with the City until sale for fair market value.

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

SECTION 1. A portion of West Temple Street, between South Temple and 100 South, which is more particularly described on Exhibit A attached here to, shall be, and the same hereby

is, closed and abandoned and declared to be no longer needed or available for use as a public street. This partial street closure is for the purpose of accommodating the construction of an expanded vehicle access ramp in West Temple Street.

SECTION 2. A portion of South Temple Street, between Main Street and State Street, and which is more particularly described on Exhibit B attached here to, shall be, and the same hereby is, closed and abandoned and declared no longer needed or available for use as a public street. This partial street closure will accommodate the construction of a new parking access ramp in South Temple Street.

SECTION 3. A portion of 100 South Street, between Main Street and State Street, and which is more particularly described on Exhibit C attached hereto, shall be, and the same hereby is, closed and abandoned and declared no longer needed or available for use as a public street. This partial street closure will accommodate the expansion of an existing parking ramp in 100 South.

SECTION 4. A portion of Social Hall Avenue, between State Street and 200 East, and which is more particularly described on Exhibit D attached hereto, shall be, and the same hereby is, closed and abandoned and declared no longer needed or available for use as a public street. This partial street closure will accommodate the expansion of an existing subsurface pedestrian access beneath State Street and Social Hall Avenue.

SECTION 5. Reservations and disclaimers. The above closures and abandonments are expressly made subject to all existing rights of way and easements of all public utilities of any and every description now located on and under or over the confines of these properties, and also subject to the rights of entry thereon for the purposes of maintaining, altering, repairing,

removing or rerouting said utilities, including the City's water and sewer facilities. Said closures and abandonments are also subject to any existing rights of way or easements of private third parties.

SECTION 6. Conveyance of title. For each partial street closure, conveyance of title from the City will occur as described in Exhibits A through D attached hereto.

SECTION 7. Conditions. These street closures are conditioned upon the following:

A. All existing public and private utility infrastructure must be maintained in a manner acceptable to the City's Public Utilities Department.

B. Payment to the City of fair market value of those portions of the streets, or their equivalent, and title to those portions of these streets shall remain with the City until sale for fair market value, or the receipt of equivalent value, in accordance with Salt Lake City Code Chapter 2.58; and

C. All above grade level structures should be minimized and any visual obstructions to pedestrian and pedestrian crossings should be minimized in a manner acceptable to the Salt Lake City Planning Director.

SECTION 8. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The City Recorder is instructed not to publish or record this ordinance until the conditions identified above have been met, as certified by the Salt Lake City Public Utilities Department, the Salt Lake City Property Manager, and the Salt Lake City Planning Director.

SECTION 9. Time. If the conditions identified above have not been met within one year after adoption, this ordinance shall become null and void. The City Council may, for good cause shown, by resolution, extend the time period for satisfying the conditions identified above.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2007.

_____
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 8-21-07
By _____
AMP. 8/21/07

(SEAL)

Bill No. _____ of 2007.
Published: _____.

CITY CREEK CENTER PROPOSED WEST TEMPLE STREET PARKING ACCESS RAMP

EXHIBIT "A"

PARCEL 1
Non-Exclusive Access Easement

Intent of Legal is to describe a "Non-Exclusive Access Easement" of that portion of ground shown in the existing right of way of West Temple Street defined as a three dimensional exhibit which includes that space from the existing surface elevation to a subsurface elevation which is four feet below the existing surface elevation within that area described as follows:

Beginning North 433.18 feet and West 330.33 feet from the Southeast Corner of Lot 3, Block 76, Plat "A", Salt Lake City Survey, (Basis of Bearing N00°01'10"W (Atlas) along monument line) said point being the intersection of the Northerly line of 1st South Street and the Westerly line of the Vacated Richard's Street, and running thence West 18.75 feet to a 26.00 foot radius curve to the left 40.84 feet, chord bearing S45°00'00"W 36.77 feet; thence South 207.82 feet; thence West 32.50 feet; thence North 207.82 feet to a 63.50 radius curve to the right 99.75 feet, chord bearing N45°00'00"E 89.80 feet; thence East 13.73 feet to the East Right of Way line of West Temple Street; thence S00°01'23"E 37.50 feet along the East Right of Way of West Temple Street to the Point of Beginning.

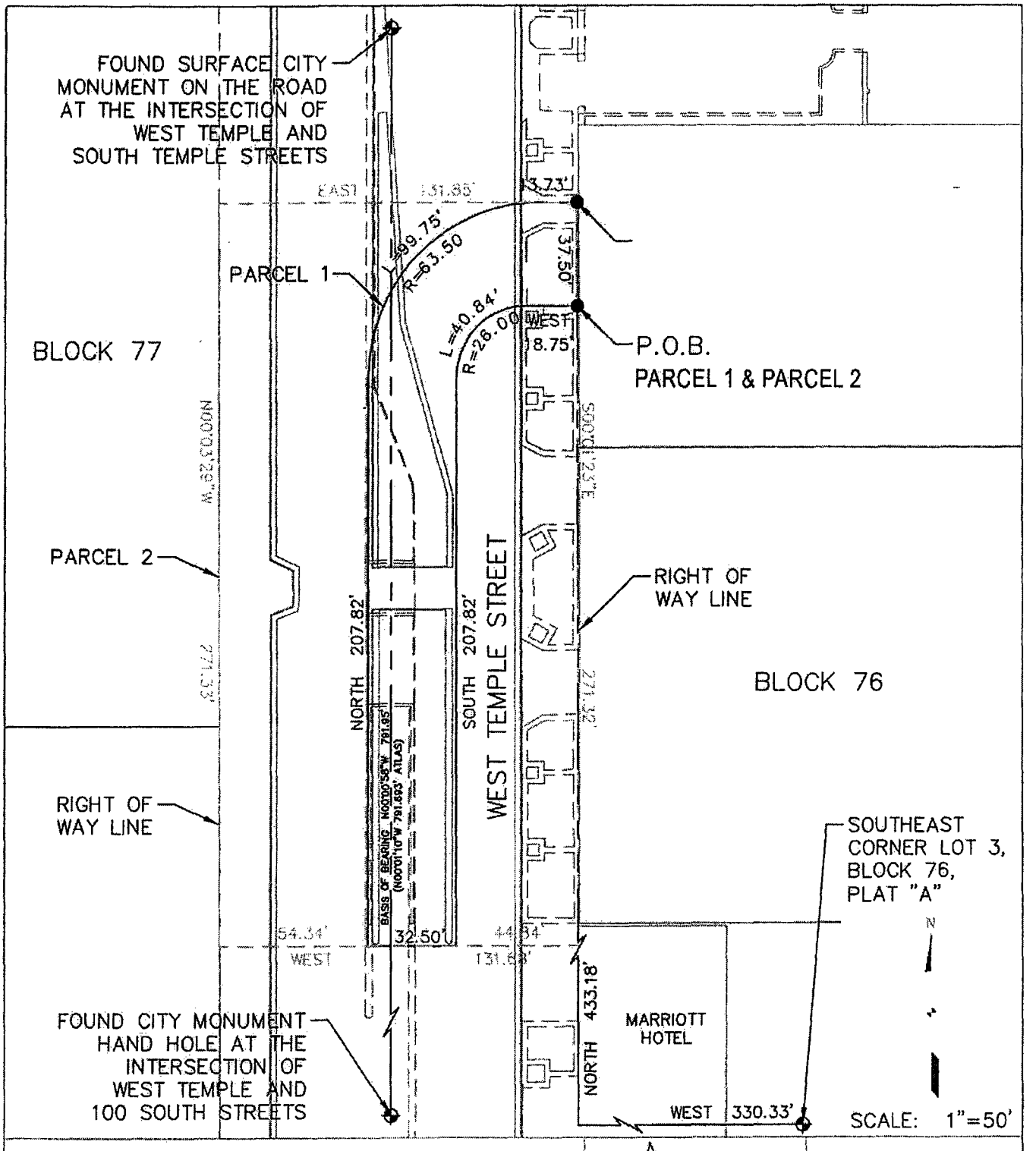
Contains 9,775.49 sq. ft. or 0.22 acres at surface elevation.

PARCEL 2
Special Warranty Deed

Intent of Legal is to describe a "Special Warranty Deed" of that portion of West Temple Right of Way shown, defined as a three dimensional exhibit which includes that space which is defined as a subsurface elevation beginning four feet below the existing surface to an indefinite subsurface elevation below described as follows:

Beginning North 433.18 feet and West 330.33 feet from the Southeast Corner of Lot 3, Block 76, Plat "A", Salt Lake City Survey, (Basis of Bearing N00°01'10"W (Atlas) along monument line) said point being the intersection of the Northerly line of 1st South Street and the Westerly line of the Vacated Richard's Street, and running thence West 18.75 feet to a 26.00 foot radius curve to the left 40.84 feet, chord bearing S45°00'00"W 36.77 feet; thence South 207.82 feet; thence West 32.50 feet; thence North 207.82 feet to a 63.50 radius curve to the right 99.75 feet, chord bearing N45°00'00"E 89.80 feet; thence East 13.73 feet to the East Right of Way line of West Temple Street; thence S00°01'23"E 37.50 feet along the East Right of Way of West Temple Street to the Point of Beginning.

Contains 9,775.49 sq. ft. or 0.22 acres at surface elevation.



WEST TEMPLE STREET RAMP
LOCATED IN
Block 76, Plat "A", Salt Lake City Survey
Salt Lake Base & Meridian, U.S. Survey

BOWEN COLLINS & Associates, Inc. Consulting Engineers

DRAWN:	CHECKED:	APPROVED:
SRP	KB	KS
DATE: 6-12-07	EXHIBIT "A"	Page 2 of 2

C:\DOCUME~1\bpacker\LOCALS~1\Temp\Temporary Directory 1 for Revised Legal Block 75-76 8-12-07 rev3.zip\Revised Legal Block 75-76 8-12-07 rev3.dwg Jun13,2007 - 12:00pm

CITY CREEK CENTER PROPOSED SOUTH TEMPLE STREET PARKING ACCESS RAMP

EXHIBIT "B-1"

PARCEL 1
Non-Exclusive Access Easement

Intent of Legal is to describe a "Non-Exclusive Access Easement" of that portion of ground shown in the existing right of way of South Temple Street defined as a three dimensional exhibit which includes that space from the existing surface elevation to a subsurface elevation which is four feet below the existing surface elevation within that area described as follows:

Beginning S89°59'06"W 422.18 feet from the Northeast Corner of Block 75, Plat "A", Salt Lake City Survey, (Basis of Bearing N89°58'36"E along monument line) and running thence along the North line of said Block S89°59'10"W 11.17 feet to the Southeast Corner of Parcel 3; thence S89°59'10"W along the East line of said Parcel 21.00 feet; thence N05°52'11"E 42.78 feet to a 11.00 foot radius curve to the left 18.41 feet, chord bearing N42°03'55"W 16.33 feet; thence West 67.47 feet; thence N89°57'35"W 89.43 feet; thence North 32.00 feet; thence East 162.97 feet to a 11.00 foot radius curve to the left 15.19 feet, chord bearing N50°26'30"E 14.01 feet; thence N10°53'00"E 37.74 feet more or less to the North line of Parcel 3; thence N89°58'36"E 3.57 feet along the North line of Parcel 3 to the Northeast Corner of said Parcel 3; thence N89°58'36"E 29.02 feet; thence S10°53'00"W 24.91 feet to a 21.00 foot radius curve to the left 36.93 feet, chord bearing S39°30'02"E 32.35 feet; thence S89°56'36"E 222.61 feet; thence South 20.57 feet; thence S89°56'41"W 131.22 feet; thence S77°56'24"W 36.92 feet; thence West 65.61 feet; thence S51°21'17"W 24.81 feet; thence S05°52'11"W 39.39 feet to the Point of Beginning.

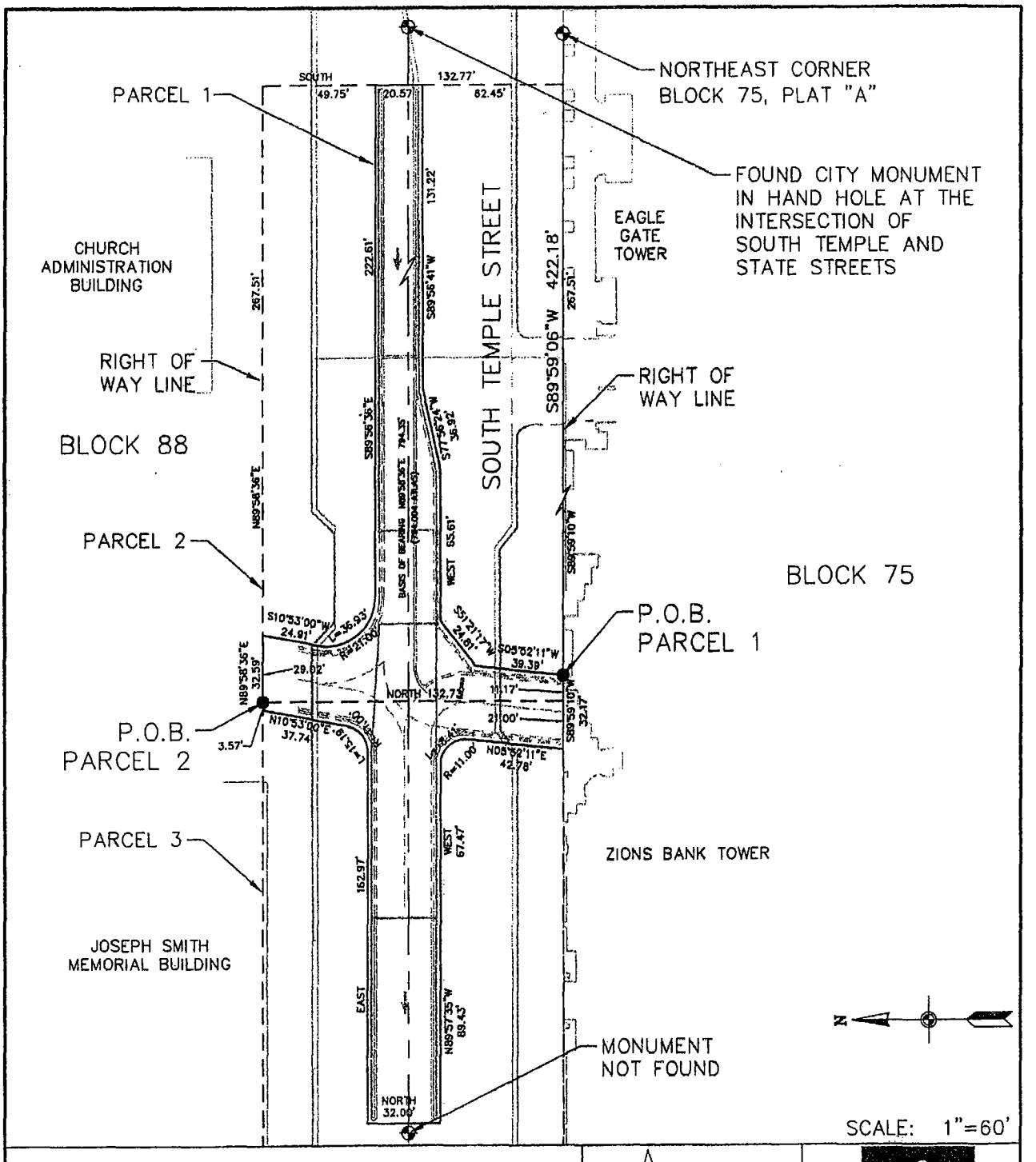
Contains 16,046.15 sq. ft. or 0.37 acres more or less.

PARCEL 2
Special Warranty Deed

Intent of Legal is to describe a "Special Warranty Deed" of that portion of South Temple Right of Way shown, defined as a three dimensional exhibit which includes that space which is defined as a subsurface elevation beginning four feet below the existing surface to an indefinite subsurface elevation below described as follows:

Beginning at the Northeast Corner of Parcel 3 (Main Street Parking),(Basis of Bearing N89°58'36"E along monument line) and running thence N89°58'36"E 267.51 feet along the North Right of Way Line of South Temple Street, said line also being the South line of Block 88, Plat "A", Salt Lake City Survey; thence South 132.77 feet more or less to the South Right of Way Line of South Temple Street said line also being the North line of Block 75, Plat "A", Salt Lake City Survey; thence S89°59'10"W 267.51 feet along said South Right of Way line; thence North 132.73 feet more or less to the North Right of Way Line of South Temple Street and the Point of Beginning.

Contains 35,511.56 sq. ft. or 0.82 acres more or less.



SOUTH TEMPLE STREET RAMP
LOCATED IN
Block 75, Plat "A", Salt Lake City Survey
Salt Lake Base & Meridian, U.S. Survey

BOWEN COLLINS & Associates, Inc.
Consulting Engineers

LAYTON SURVEYS
Professional Land Surveying

DRAWN:	CHECKED:	APPROVED:
SRP	KL	KB
DATE: 6-28-07	EXHIBIT "B-1" Page 2 of 4	

CITY CREEK CENTER PROPOSED 100 SOUTH STREET PARKING ACCESS RAMP

EXHIBIT "C"

PARCEL 1
Non-Exclusive Access Easement

Intent of Legal is to describe a "Non-Exclusive Access Easement" of that portion of ground shown in the existing right of way of 100 South Street defined as a three dimensional exhibit which includes that space from the existing surface elevation to a subsurface elevation which is four feet below the existing surface elevation within that area described as follows:

Beginning S89°58'02"W 79.29 feet and South 48.81' feet from the Southeast Corner Block 75, Plat "A", Salt Lake City Survey, (Basis of Bearing N89°58'22"E (Atlas) along monument line) and running thence South 28.16 feet; thence N89°57'14"W 365.73 feet; thence N00°00'10"W 27.69 feet; thence N89°44'30"E 10.03 feet to a 30.00 foot radius curve to the left 45.90 feet, chord bearing N45°54'24"E 41.56 feet; thence N02°04'18"E 4.53 feet; thence N00°06'57"W 15.31 feet to the North Right of Way line of 100 South Street; thence N89°58'02"E 109.52 feet along the North Right of Way of 100 South Street; thence South 18.59 feet to a 29.99 foot radius curve to the left 47.10 feet, chord bearing S44°58'16"E 42.41 feet; thence S89°58'08"E 186.23 feet to the Point of Beginning.

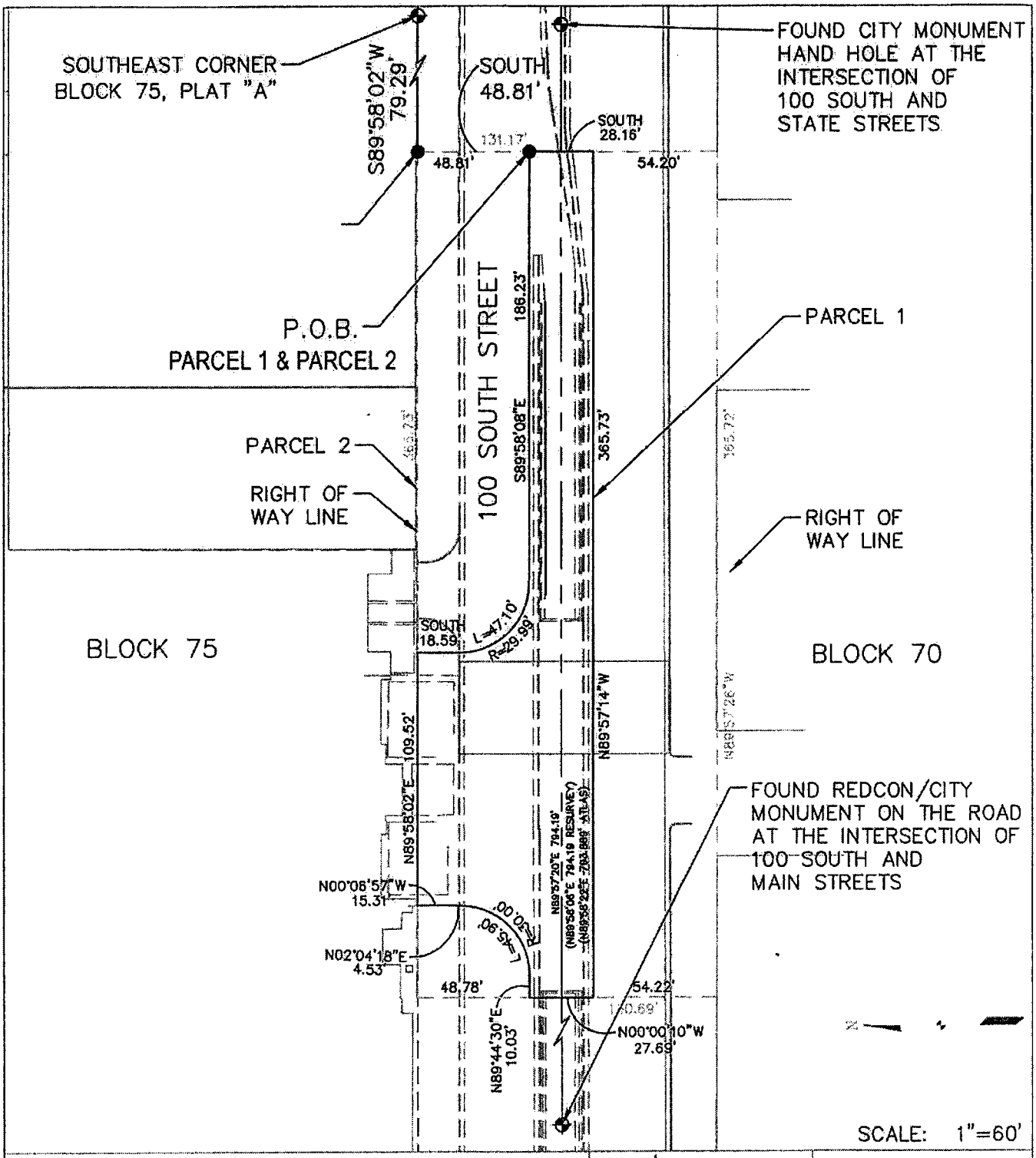
Contains 15,969.44 sq. ft. or 0.37 acres at surface elevation.

PARCEL 2
Special Warranty Deed

Intent of Legal is to describe a "Special Warranty Deed" of that portion of 100 South Street Right of Way shown, defined as a three dimensional exhibit which includes that space which is defined as a subsurface elevation beginning four feet below the existing surface to an indefinite subsurface elevation below described as follows:

Beginning S89°58'02"W 79.29 feet and South 48.81' feet from the Southeast Corner Block 75, Plat "A", Salt Lake City Survey, (Basis of Bearing N89°58'22"E (Atlas) along monument line) and running thence South 28.16 feet; thence N89°57'14"W 365.73 feet; thence N00°00'10"W 27.69 feet; thence N89°44'30"E 10.03 feet to a 30.00 foot radius curve to the left 45.90 feet, chord bearing N45°54'24"E 41.56 feet; thence N02°04'18"E 4.53 feet; thence N00°06'57"W 15.31 feet to the North Right of Way line of 100 South Street; thence N89°58'02"E 109.52 feet along the North Right of Way of 100 South Street; thence South 18.59 feet to a 29.99 foot radius curve to the left 47.10 feet, chord bearing S44°58'16"E 42.41 feet; thence S89°58'08"E 186.23 feet to the Point of Beginning.

Contains 15,969.44 sq. ft. or 0.37 acres at surface elevation.



BOWEN COLLINS & Associates, Inc.
Consulting Engineers

100 SOUTH STREET RAMP
LOCATED IN
Block 75, Plat "A", Salt Lake City Survey
Salt Lake Base & Meridian, U.S. Survey

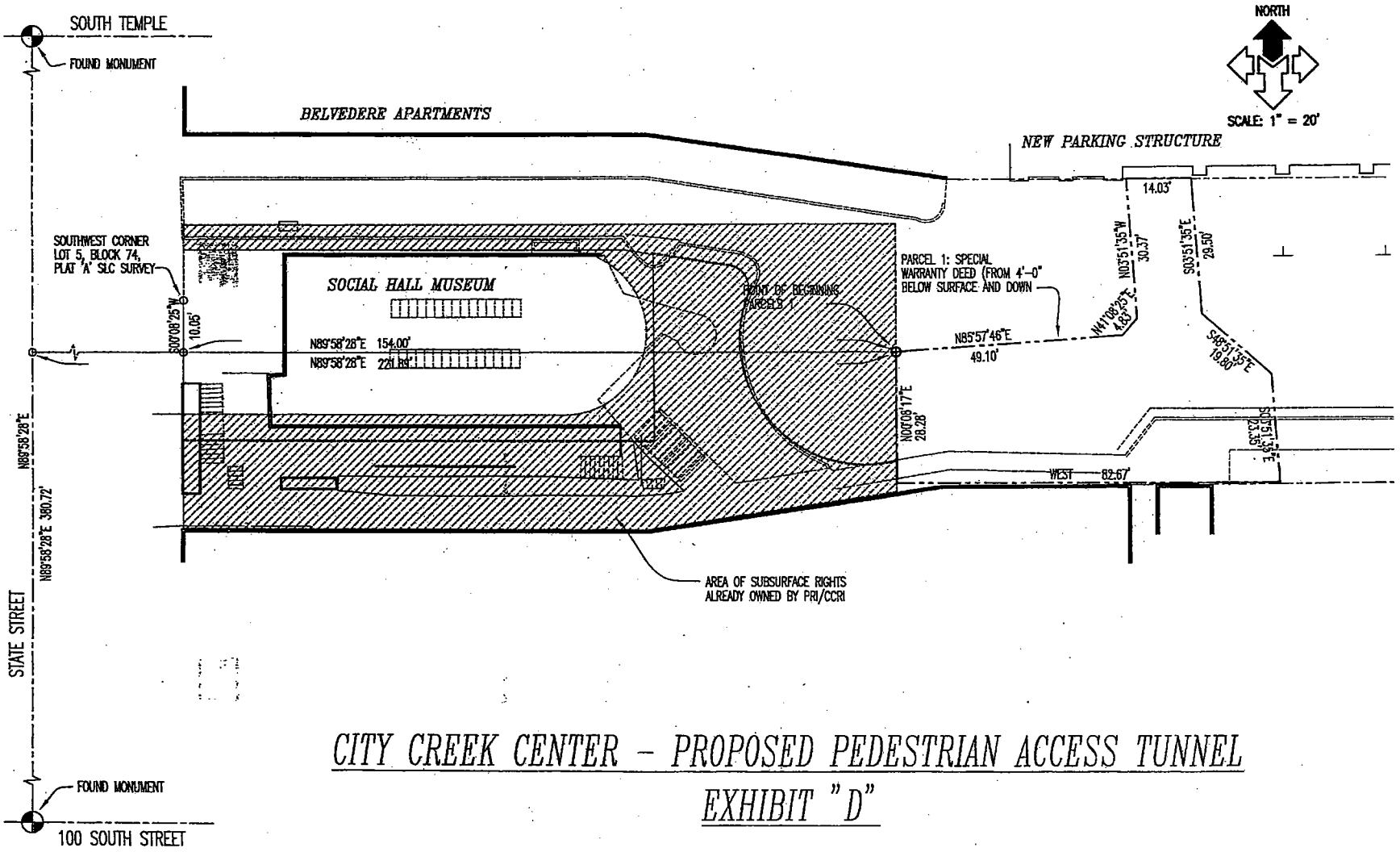
DRAWN:	CHECKED:	APPROVED:
SRP	KB	KS
DATE: 6-12-07	EXHIBIT "C"	Page 2 of 2

C:\DOCUME~1\bpacker\LOCALS~1\Temp\Temporary Directory 1 for Revised Legal Block 75-76 6-12-07 rev3.zip\Revised Legal Block 75-76 6-12-07 rev3.dwg Jun13,2007 - 12:01pm

CITY CREEK CENTER - PROPOSED PEDESTRIAN ACCESS TUNNEL
EXHIBIT "D"

PARCEL 1: SPECIAL WARRANTY DEED, FROM 4'-0" BELOW SURFACE AND DOWN

Beginning at a point being 10.05 feet South 00°08'25" West and 154.00 feet North 89°58'28" East from the Southwest corner of Lot 5, Block 74, Plat "A", Salt Lake City Survey, said point of beginning also being 380.72 feet North 00°01'32" West and 221.89 feet North 89°58'28" East from a Salt Lake City Brass Cap Monument at the intersection of State Street and 100 South Street and running thence North 85°57'46" East 49.10 feet; thence North 41°08'25" East 4.83 feet; thence North 03°51'35" West 30.37 feet; thence North 89°43'21" East 14.03 feet; thence South 03°51'35" East 29.50 feet; thence South 48°51'35" East 19.80 feet; thence South 03°51'35" East 23.35 feet; thence West 82.67 feet; thence North 00°08'17" East 28.28 feet to the point of beginning. Containing 2,960.0 Square feet or 0.068 acres, more or less.



CITY CREEK CENTER - PROPOSED PEDESTRIAN ACCESS TUNNEL

EXHIBIT "D"

EXHIBIT 3

CITY COUNCIL HEARING NOTICE

Petition 400-06-38: City Creek Center Partial Street Closures

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing concerning the following Petition:

Petition 400-06-38 by Property Reserve, Inc. requesting the following partial street closures as part of the proposed City Creek Center development:

- **South Temple** to allow the applicant to purchase subsurface property rights to construct a new median parking ramp between State Street and Main Street;
- **West Temple** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between South Temple and 100 South;
- **100 South** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between State Street and 100 South; and
- **Social Hall Avenue** to allow the applicant to purchase additional subsurface property rights to extend the existing underground pedestrian walkway to connect to underground parking.

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 topics 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 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 (801) 535-7971; TDD (801) 535-6021.

EXHIBIT 4

MAILING LABELS

Downtown Alliance
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, Ste #420
P.O. Box
Salt Lake City, UT 84101

Sugar House Merchant's Assn.
C/o Barbara Green
Smith-Crown
2000 South 1100 East
Salt Lake City, UT 84106

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 85125-1357

Westside Alliance
C/o Neighborhood Housing Svs.
Maria Garcia
622 West 500 North
Salt Lake City, UT 84116

Joel Paterson
Planning Division
P.O. Box 1215480
SLC, UT 84114-5480

LESLIE REYNOLDS-BENNS, PHD
WESTPOINTE CHAIR
1402 MIAMI ROAD
SALT LAKE CITY UT 84116

KENNETH L NEAL
ROSE PARK CHAIR
1071 NORTH TOPAZ
SALT LAKE CITY UT 84116

ANGIE VORHER
JORDAN MEADOWS CHAIR
1988 SIR JAMES DRIVE
SALT LAKE CITY UT 84116

VICKY ORME
FAIRPARK CHAIR
159 NORTH 1320 WEST
SALT LAKE CITY UT 84116

MIKE HARMAN
POPLAR GROVE CHAIR
1044 WEST 300 SOUTH
SALT LAKE CITY UT 84104

RANDY SORENSON
GLENDALE CHAIR
1184 SOUTH REDWOOD DR
SLAT LAKE CITY UT 84104

POLLY HART
CAPITOL HILL CHAIR
355 NORTH QUINCE STREET
SALT LAKE CITY UT 84103

MICHAEL HUGHES
GREATER AVENUES CHAIR
704 5TH AVENUE
SALT LAKE CITY UT 84103

CHRIS VIVANT
DOWNTOWN CHAIR
404 SOUTH 400 WEST
SALT LAKE CITY UT 84111

DELBERT RUSHTON
PEOPLE'S FREEWAY CHAIR
18 WEST HARTWELL AVE
SALT LAKE CITY UT 84115

THOMAS MUTTER
CENTRAL CITY CHAIR
228 EAST 500 SOUTH #100
SALT LAKE CITY UT 84111

JOEL BRISCOE
EAST CENTRAL CHAIR
PO BOX 58902
SALT LAKE CITY UT 84158

JIM FISHER
LIBERTY WELLS CHAIR
PO BOX 522318
SALT LAKE CITY, UT 84152

JON DEWEY
YALECREST CHAIR
1724 PRINCETON AVE
SALT LAKE CITY UT 84108

DANIEL JENSEN
WASATCH HOLLOW CHAIR
1670 EAST EMERSON AVE
SALT LAKE CITY UT 84105

ELIOT BRINTON
SUNNYSIDE EAST CHAIR
849 SOUTH CONNOR STREET
SALT LAKE CITY UT 84108

ELLEN REDDICK
BONNEVILLE HILLS CHAIR
2177 ROOSEVELT AVENUE
SALT LAKE CITY UT 84108

MICHAEL AKERLOW
FOOTHILL/SUNNYSIDE CHAIR
1940 HUBBARD AVE
SALT LAKE CITY UT 84108

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

PHILIP CARLSON
SUGAR HOUSE CHAIR
1917 EAST 2700 SOUTH
SALT LAKE CITY UT 84106

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

BRUCE COHNE
EAST BENCH CHAIR
2384 SOUTH SUMMIT CIRCLE
SLAT LAKE CITY, UT 84109

PAM PEDERSEN
EAST LIBERTY PARK CHAIR
PO BOX 520123
SALT LAKE CITY, UT 84152

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

INDIAN HILLS CHAIR
Vacant

ST. MARY'S CHAIR
Vacant

Joel G. Peterson
2450 E. Lambourne Ave
SLC, UT 84109

LAST UPDATED 5/17/07 CZ

84114-5480

Mc Intyre Bldg Condm 2nd Amd
68 S Main St Ste 800
Salt Lake City Ut 84101-1504

Property Reserve Inc
150 Social Hall Ave
Salt Lake City Ut 84111-1534

Yeaman Ruth R
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Roger K Powell
68 S Main St
Salt Lake City Ut 84101-1502

Gary A Sargent
569 Grand Oaks St
Fruit Heights Ut 84037-2756

Standard Life & Casualty
68 S Main St # 5
Salt Lake City Ut 84101-1502

Jomar2 Llc
68 S Main St Ste 600
Salt Lake City Ut 84101-1515

Property Reserve Inc
10 E South Temple
Salt Lake City Ut 84133-1101

Property Reserve Inc
Po Box 511196
Salt Lake City Ut 84151-1196

United States Of America
125 S State St Ste 2205
Salt Lake City Ut 84138-1129

Wells Reit Ii-utah Parking Llc
6200 The Corners Pkwy
Norcross Ga 30092-3365

Katherine Watson-parks
29 S State St Apt 210
Salt Lake City Ut 84111-1524

Carlton Hotel Llc
2241 S 1950 E
St George Ut 84790-6238

Carlton Hotel Llc
2241 S 1950 E
St George Ut 84790-6238

City Of Salt Lake, The
451 S State St
Salt Lake City Ut 84111-3102

Karen Reed
29 S State St Apt 101
Salt Lake City Ut 84111-1509

Jared R & Jacib W Taylor
29 S State St Apt 102
Salt Lake City Ut 84111-1509

Condm Amended Belvedere
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Helen R Flandro
29 S State St Apt 112
Salt Lake City Ut 84111-1522

Beatrice Merrill
3911 Park Blvd Apt 1509
San Diego Ca 92103-3520

Becky P Lees
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Miriam F Bravo
29 S State St Apt 105
Salt Lake City Ut 84111-1523

Justin A Romero
29 S State St Apt 106
Salt Lake City Ut 84111-1523

Belvedere Association The
Po Box 171014
Salt Lake City Ut 84117-1014

Aaron P Finn
29 S State St Apt 109
Salt Lake City Ut 84111-1523

N Daniel Christian
29 S State St Apt 110
Salt Lake City Ut 84111-1523

Sharon Odekirk
1383 Laird Ave
Salt Lake City Ut 84105-1953

Lynda L Coleman
1709 Herbert Ave
Salt Lake City Ut 84108-1829

Howard S & Joy P Herbert
29 S State St Apt 116
Salt Lake City Ut 84111-1522

Michael Saffold
29 S State St Apt 118
Salt Lake City Ut 84111-1522

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Smith Stanley B Trust
9528 N 4500 W
Cedar Hills Ut 84062-9462

Karen Gray
29 S State St Apt 202
Salt Lake City Ut 84111-1510

Anthony J Gardner
29 S State St Apt 204
Salt Lake City Ut 84111-1510

Clara L Radcliffe
29 S State St Apt 205
Salt Lake City Ut 84111-1510

Lolita P Nikolova
29 S State St Apt 206
Salt Lake City Ut 84111-1510

Virginia Naylor
29 S State St Apt 207
Salt Lake City Ut 84111-1510

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Scott A Schoonover
29 S State St Apt 209
Salt Lake City Ut 84111-1524

Lowell D Pearson
3625 Augusta Dr
Columbia Mo 65203-0990

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Kent J L Robinson
29 S State St Apt 213
Salt Lake City Ut 84111-1524

Thomas Fisher
29 S State St Apt 214
Salt Lake City Ut 84111-1524

Herbert S Armstrong
Po Box 1510
Park City Ut 84060-1510

Donald L Steiner
29 S State St Apt 216
Salt Lake City Ut 84111-1525

B Allen & Beverly A Bingham
7241 Stamps Cir
Anchorage Ak 99507-6751

Beverly B Stats
1149 E 450 S
Bountiful Ut 84010-1905

Marlys E Petterson
29 S State St Apt 301
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Leslie M Rex
2495 Sunny Slopes Dr
Park City Ut 84060-7033

Ruth R Yeaman
29 S State St Apt 306
Salt Lake City Ut 84111-1502

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Dominic Thompson
Po Box 8202
Midvale Ut 84047-8202

Herbon Properties Llc
1390 Douglas St
Ogden Ut 84404-4633

Bonnie J Davis
29 S State St Apt 311
Salt Lake City Ut 84111-1592

Masters A E Trust
534 W Gentile St
Layton Ut 84041-3041

Garrett Dastrup
29 S State St Apt 313
Salt Lake City Ut 84111-1592

Michelle Davis
29 S State St Apt 314
Salt Lake City Ut 84111-1592

Mc Intyre Bldg Condm 2nd Amd
68 S Main St Ste 800
Salt Lake City Ut 84101-1504

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
1-800-GO-AVERY
www.avery.com
AVERY® 5160®

Bement Delta B
29 S State St Apt 316
Salt Lake City Ut 84111-1592

Cindy F Gibson
29 S State St Apt 317
Salt Lake City Ut 84111-1592

Theresa Reed
29 S State St Apt 318
Salt Lake City Ut 84111-1526

Scott J Holley
29 S State St Apt 402
Salt Lake City Ut 84111-1595

John Kindred
29 S State St Apt 403
Salt Lake City Ut 84111-1595

Deborah H Routt
3748 257th Ave Se
Issaquah Wa 98029-5726

Paulbruce Mister
14007 Foothills Court St
San Antonio Tx 78249-2524

Michael J Wise
29 S State St Apt 406
Salt Lake City Ut 84111-1595

Steven D Gasser
Po Box 521351
Salt Lake City Ut 84152-1351

Cathleen Bagley
Po Box 750009
Torrey Ut 84775-0009

Laurence C & Ann S Monson
2838 42nd Ave W
Seattle Wa 98199-2420

Paola Dell'osso
29 S State St Apt 412
Salt Lake City Ut 84111-1512

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Carol E Nelson
29 S State St Apt 416
Salt Lake City Ut 84111-1528

Eliza Hintze
29 S State St Apt 417
Salt Lake City Ut 84111-1528

Alexander P Zujovich
Po Box 597
Riverton Ut 84065-0597

Ronald C & Delia Allen
835 Lakeview
Stansbury Park Ut 84074-9613

Gary T & Suzan S Hawes
3019 Birch Cir
St George Ut 84790-8203

Ilan Peled
29 S State St
Salt Lake City Ut 84111-1535

Daniel J Mornis
29 S State St Apt 504
Salt Lake City Ut 84111-1513

Troy L Simmons
7345 Tara Ave
Las Vegas Nv 89117-2909

Scott R Frost
29 S State St Apt 506
Salt Lake City Ut 84111-1513

Diamond Ken E Family Trust
29 S State St Apt 507
Salt Lake City Ut 84111-1513

Jonathan E Wilkey
29 S State St Apt 509
Salt Lake City Ut 84111-1513

Brandon E Condie
29 S State St Apt 510
Salt Lake City Ut 84111-1513

Marlin K & Kathy Jensen
1500 N 7900 E
Huntsville Ut 84317-9634

Kerry L Kruskop
29 S State St Apt 512
Salt Lake City Ut 84111-1527

Rudolph E Araktingi
8021 Mountain Oaks Dr
Cottonwood Heights Ut 84121-5909

Richard Gonzales
29 S State St Apt 514
Salt Lake City Ut 84111-1527

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

William F & Kathleen A Matthews
29 S State St Apt 515
Salt Lake City Ut 84111-1527

Norman S & Mary L Nielson
29 S State St Apt 517
Salt Lake City Ut 84111-1527

Hans S Camporreales
29 S State St Apt 518
Salt Lake City Ut 84111-1529

Lawrence & Carol Bassist
1611 E 450 S
Springville Ut 84663-2927

Grand Bank Trust
29610 Southfield Rd Ste 260
Southfield Mi 48076-2000

Leslye Stratton
29 S State St Apt 605
Salt Lake City Ut 84111-1598

Richard P & Pamela N Stevens
9229 Sunnyfield Dr
Las Vegas Nv 89134-6350

Melanie Orullian
29 S State St Apt 607
Salt Lake City Ut 84111-1514

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Larry W & Susan G Stott
29 S State St Apt 613
Salt Lake City Ut 84111-1514

Timothy F Ward
29 S State St Apt 616
Slc Ut 84111-1531

Jack M & Ruth R Yeaman
29 S State St Apt 617
Salt Lake City Ut 84111-1531

Douglas V Gadd
Po Box 3024
Wendover Nv 89883-3024

William J Brennan
1093 S 2000 E
Salt Lake City Ut 84108-1972

Jason D Smith
29 S State St Apt 702
Salt Lake City Ut 84111-1599

Joshua W Reighard
29 S State St Apt 703
Salt Lake City Ut 84111-1530

Shireley R Lauritzen
Po Box 70
Mount Pleasant Ut 84647-0070

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Jonas I & Danielle K Sappington
29 S State St Apt 706
Salt Lake City Ut 84111-1530

Miller Family Real Estate Llc
9350 S 150 E Ste 1000
Sandy Ut 84070-2721

Stefan Dutkowski
29 S State St Apt 709
Salt Lake City Ut 84111-1530

Martin E Townsend
29 S State St Apt 710
Salt Lake City Ut 84111-1515

Jonathon G Hall
7316 Marinda Way
Cottonwood Heights Ut 84121-4421

Howard S & Joy P Herbert
1958 Point Dr
St George Ut 84790-6789

Rory Heiner
1754 Nw 129th Pl
Portland Or 97229-4670

Michelle R Davis
29 S State St Apt 716
Salt Lake City Ut 84111-1515

Nicholas D More
29 S State St Apt 717
Salt Lake City Ut 84111-1515

Sara A Jense
29 S State St Apt 718
Salt Lake City Ut 84111-1533

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression anti-bourrage et à séchage rapide
Utilisez le gabarit 5160®

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Garbett Joan W Trust
29 S State St Apt 805
Salt Lake City Ut 84111-1579

Kristene Laterza
29 S State St Apt 807
Salt Lake City Ut 84111-1516

Andre J Ausseresses
29 S State St Apt 808
Salt Lake City Ut 84111-1516

Larry D & Bonnie J Cain
524 3rd St S Pmb 161
Nampa Id 83651-3720

G Clark & Corinne A Godfrey
2352 S 200 E
Bountiful Ut 84010-5656

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Velo Holdings Llc
1851 Kensington Ave
Salt Lake City Ut 84108-2623

Holley R Freeman
29 S State St Apt 816
Salt Lake City Ut 84111-1532

P Christian Anderson
29 S State St Apt 817
Salt Lake City Ut 84111-1532

Lena A Ward
1762 Yale Ave
Salt Lake City Ut 84108-1836

Libertas Llc
29 S State St Ste 7
Salt Lake City Ut 84111-1521

Gregory W Shields
29 S State St Apt 708
Salt Lake City Ut 84111-1530

K C S Corporation
3535 Hillside Ln
Salt Lake City Ut 84109-4008

Iris M Nielson
29 S State St Apt 108
Salt Lake City Ut 84111-1523

Nancy L Mclaughlin
29 S State St Apt 117
Salt Lake City Ut 84111-1522

Richard L & Lavon W Finlinson
1632 E Elmwood St
Mesa Az 85203-5811

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Eva M Johnson
29 S State St Apt 408
Salt Lake City Ut 84111-1512

Becky C & John F Gunn
4615 Belmour Way
Holladay Ut 84117-5218

Belvedere Property Llc
671 Somerset St
Farmington Ut 84025-4230

Joseph M Bullett
1223 S 1280 E
St George Ut 84790-8553

Julie A Burton
29 S State St Apt 712
Salt Lake City Ut 84111-1515

Gaye & Jill Christofferson
29 S State St Apt 801
Salt Lake City Ut 84111-1579

Bms Llc
103 Social Hall Ave
Salt Lake City Ut 84111-1503

Paul Christenson
1851 Kensington Ave
Salt Lake City Ut 84108-2623

115 Social Hall Llc
Po Box 112347
Salt Lake City Ut 84147-2347

Gregory D Child
29 S State St Apt 508
Salt Lake City Ut 84111-1513

Frank N Call
29 S State St Apt 811
Salt Lake City Ut 84111-1516

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Lee J Caputo
2080 Sands Dr
Holladay Ut 84124-2750

Mountain Bell Slc Main
1801 California St Ste 4600
Denver Co 80202-2607

At & T Communications Of The
Po Box 7207
Bedminster Nj 07921-7207

Mountain States Telephone, The
1801 California St Ste 4600
Denver Co 80202-2607

Eleanor S & Clifford J Zimmerman
4370 Commerce Dr
Murray Ut 84107-2630

Mc Intyre Bldg Condm 2nd Amd
68 S Main St Ste 800
Salt Lake City Ut 84101-1504

Roger K Powell
68 S Main St
Salt Lake City Ut 84101-1502

Gary A Sargent
569 Grand Oaks St
Fruit Heights Ut 84037-2756

Standard Life & Casualty
68 S Main St # 5
Salt Lake City Ut 84101-1502

Young Kwon
1299 Elk Hollow Rd
North Salt Lake Ut 84054-3336

Salt Lake City Corporation
451 S State St # 225
Salt Lake City Ut 84111-3102

Zions First National Bank Na
Po Box 30709
Salt Lake City Ut 84130-0709

Kearns Building
134 S Main St # 210
Salt Lake City Ut 84101-1602

Wasatch Capital Corporation
59 W 100 S
Salt Lake City Ut 84101-1507

Property Reserve Inc
Po Box 11100
Salt Lake City Ut 84147-0100

Deseret News Publishing Compan
143 S Main St
Salt Lake City Ut 84111-1917

Deseret News Publishing Compan
30 E 100 S
Salt Lake City Ut 84111-1930

Tachiki Enterprises Llc
151 S Main St
Salt Lake City Ut 84111-1917

Human Ensemble Llc, The
165 S West Temple # 300
Salt Lake City Ut 84101-1409

Human Ensemble Llc, The
165 S West Temple # 300
Salt Lake City Ut 84101-1409

Standard Life & Casualty
68 S Main St # 5
Salt Lake City Ut 84101-1502

Roger K Powell
68 S Main St
Salt Lake City Ut 84101-1502

Gary A Sargent
569 Grand Oaks St
Fruit Heights Ut 84037-2756

Standard Life & Casualty
68 S Main St # 5
Salt Lake City Ut 84101-1502

Jomar2 Llc
68 S Main St Ste 600
Salt Lake City Ut 84101-1515

Mc Intyre Bldg Condm 2nd Amd
68 S Main St Ste 800
Salt Lake City Ut 84101-1504

Zions First National Bank Na
Po Box 30709
Salt Lake City Ut 84130-0709

Roger K Powell
68 S Main St
Salt Lake City Ut 84101-1502

Gary A Sargent
569 Grand Oaks St
Fruit Heights Ut 84037-2756

Richard L & Lavon W Finlinson
1632 E Elmwood St
Mesa Az 85203-5811

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Young Kwon
1299 Elk Hollow Rd
North Salt Lake Ut 84054-3336

Salt Lake City Corporation
451 S State St # 225
Salt Lake City Ut 84111-3102

Becky C & John F Gunn
4615 Belmour Way
Holladay Ut 84117-5218

Kearns Building
134 S Main St # 210
Salt Lake City Ut 84101-1602

Wasatch Capital Corporation
59 W 100 S
Salt Lake City Ut 84101-1507

Julie A Burton
29 S State St Apt 712
Salt Lake City Ut 84111-1515

Kearns-tribune Llc
143 S Main St Ste 400
Salt Lake City Ut 84111-1917

Zions Securities Corp
Po Box 11100
Salt Lake City Ut 84147-0100

Gaye & Jill Christofferson
29 S State St Apt 801
Salt Lake City Ut 84111-1579

James W & Susan L Ogilvie
Hc1 #brighton
Brighton Ut 84121

Lee C & Cleo R Atkin
40 N State St Apt 3a
Salt Lake City Ut 84103-2000

R & N Resources
6709 Lookout Bnd
San Jose Ca 95120-4649

Piedmont Construction Co Inc
6728 S 1520 W
West Jordan Ut 84084-2419

Kathryn W Lunceford
40 N State St Apt 4j
Salt Lake City Ut 84103-2009

Marca L Porter
1617 Temple Ln Apt 2204
South Jordan Ut 84095-2464

John R & Ann N Morris
3070 S 975 E
Bountiful Ut 84010-3204

Ruth Richardson
8415 Sands Point Dr
Houston Tx 77036-2769

Linda E Andrews
124 Canyon Rd
Salt Lake City Ut 84103-4771

James P Neeley
1621 E 1030 N
Logan Ut 84341-3005

Milton L & Diane N Weilenmann
40 N State St Apt 2j
Salt Lake City Ut 84103-2024

Evelyn N Hanks
40 N State St Apt 3c
Salt Lake City Ut 84103-2000

Reed E & Norinne R Callister
40 N State St Apt 5e
Salt Lake City Ut 84103-2018

James E & Ruth W Faust
40 N State St Apt 6f
Salt Lake City Ut 84103-2025

D Stephen & Shannon P Sorensen
4531 Via Expreanza
Santa Barbar Ca 93110

Pratt M & Geraldine B Munson
4230 Piedmont Mesa Rd
Claremont Ca 91711-2332

Robert & Jaquetia Zinn
440 Atherton Way
Morgan Hill Ca 95037-6227

Kelly Christine E Trust
40 N State St Apt 3j
Salt Lake City Ut 84103-2000

Alan C & Karen Ashton
251 W 5200 N Ste 350
Provo Ut 84604-7725

John R & Marjorie S Seedall
40 N State St Apt 4c
Salt Lake City Ut 84103-2009

Thomas R Stone
1101 Sylvan Ave Ste B24
Modesto Ca 95350-1689

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Ashton Norma B Trust
40 N State St Apt 6d
Salt Lake City Ut 84103-2025

Alta Club
100 E South Temple
Salt Lake City Ut 84111-1102

City Of Salt Lake, The
451 S State St
Salt Lake City Ut 84111-3102

Kathleen W Call
Po Box 437
Afton Wy 83110-0437

Marilyn S Bateman
40 N State St Apt 8a
Salt Lake City Ut 84103-2029

Anthony J Gardner
29 S State St Apt 204
Salt Lake City Ut 84111-1510

Corp Of The Presiding Bishop O
50 E North Temple
Salt Lake City Ut 84150-0002

Virginia Naylor
29 S State St Apt 207
Salt Lake City Ut 84111-1510

Richard & Priscilla Crockett
10 E South Temple Ste 1500
Salt Lake City Ut 84133-1100

Condm Amended Belvedere
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Karen Reed
29 S State St Apt 101
Salt Lake City Ut 84111-1509

Jared R & Jacib W Taylor
29 S State St Apt 102
Salt Lake City Ut 84111-1509

Becky P Lees
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Justin A Romero
29 S State St Apt 106
Salt Lake City Ut 84111-1523

Belvedere Association The
Po Box 171014
Salt Lake City Ut 84117-1014

Aaron P Finn
29 S State St Apt 109
Salt Lake City Ut 84111-1523

N Daniel Christian
29 S State St Apt 110
Salt Lake City Ut 84111-1523

Sharon Odekirk
1383 Laird Ave
Salt Lake City Ut 84105-1953

Helen R Flandro
29 S State St Apt 112
Salt Lake City Ut 84111-1522

Beatrice Merrill
3911 Park Blvd Apt 1509
San Diego Ca 92103-3520

Yeaman Ruth R
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Lynda L Coleman
1709 Herbert Ave
Salt Lake City Ut 84108-1829

Howard S & Joy P Herbert
29 S State St Apt 116
Salt Lake City Ut 84111-1522

Michael Saffold
29 S State St Apt 118
Salt Lake City Ut 84111-1522

Smith Stanley B Trust
9528 N 4500 W
Cedar Hills Ut 84062-9462

Karen Gray
29 S State St Apt 202
Salt Lake City Ut 84111-1510

Marlys E Petterson
29 S State St Apt 301
Salt Lake City Ut 84111-1594

Clara L Radcliffe
29 S State St Apt 205
Salt Lake City Ut 84111-1510

Lolita P Nikolova
29 S State St Apt 206
Salt Lake City Ut 84111-1510

Leslie M Rex
2495 Sunny Slopes Dr
Park City Ut 84060-7033

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Scott A Schoonover
29 S State St Apt 209
Salt Lake City Ut 84111-1524

Katherine Watson-parks
29 S State St Apt 210
Salt Lake City Ut 84111-1524

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Kent J L Robinson
29 S State St Apt 213
Salt Lake City Ut 84111-1524

Thomas Fisher
29 S State St Apt 214
Salt Lake City Ut 84111-1524

Herbert S Armstrong
Po Box 1510
Park City Ut 84060-1510

Donald L Steiner
29 S State St Apt 216
Salt Lake City Ut 84111-1525

B Allen & Beverly A Bingham
7241 Stamps Cir
Anchorage Ak 99507-6751

Beverly B Stats
1149 E 450 S
Bountiful Ut 84010-1905

Theresa Reed
29 S State St Apt 318
Salt Lake City Ut 84111-1526

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Deborah H Routt
3748 257th Ave Se
Issaquah Wa 98029-5726

Ruth R Yeaman
29 S State St Apt 306
Salt Lake City Ut 84111-1502

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Dominic Thompson
Po Box 8202
Midvale Ut 84047-8202

Herbon Properties Llc
1390 Douglas St
Ogden Ut 84404-4633

Bonnie J Davis
29 S State St Apt 311
Salt Lake City Ut 84111-1592

Masters A E Trust
534 W Gentile St
Layton Ut 84041-3041

Garrett Dastrup
29 S State St Apt 313
Salt Lake City Ut 84111-1592

Michelle Davis
29 S State St Apt 314
Salt Lake City Ut 84111-1592

Lowell D Pearson
3625 Augusta Dr
Columbia Mo 65203-0990

Bement Delta B
29 S State St Apt 316
Salt Lake City Ut 84111-1592

Cindy F Gibson
29 S State St Apt 317
Salt Lake City Ut 84111-1592

Hans S Camporreales
29 S State St Apt 518
Salt Lake City Ut 84111-1529

Scott J Holley
29 S State St Apt 402
Salt Lake City Ut 84111-1595

John Kindred
29 S State St Apt 403
Salt Lake City Ut 84111-1595

Leslye Stratton
29 S State St Apt 605
Salt Lake City Ut 84111-1598

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Paulbruce Mister
14007 Foothills Court St
San Antonio Tx 78249-2524

Michael J Wise
29 S State St Apt 406
Salt Lake City Ut 84111-1595

Steven D Gasser
Po Box 521351
Salt Lake City Ut 84152-1351

Cathleen Bagley
Po Box 750009
Torrey Ut 84775-0009

Laurence C & Ann S Monson
2838 42nd Ave W
Seattle Wa 98199-2420

Paola Dell'osso
29 S State St Apt 412
Salt Lake City Ut 84111-1512

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Carol E Nelson
29 S State St Apt 416
Salt Lake City Ut 84111-1528

Eliza Hintze
29 S State St Apt 417
Salt Lake City Ut 84111-1528

Alexander P Zujovich
Po Box 597
Riverton Ut 84065-0597

Ronald C & Delia Allen
835 Lakeview
Stansbury Park Ut 84074-9613

Gary T & Suzan S Hawes
3019 Birch Cir
St George Ut 84790-8203

Ilan Peled
29 S State St
Salt Lake City Ut 84111-1535

Daniel J Mornis
29 S State St Apt 504
Salt Lake City Ut 84111-1513

Troy L Simmons
7345 Tara Ave
Las Vegas Nv 89117-2909

Scott R Frost
29 S State St Apt 506
Salt Lake City Ut 84111-1513

Diamond Ken E Family Trust
29 S State St Apt 507
Salt Lake City Ut 84111-1513

Jonathan E Wilkey
29 S State St Apt 509
Salt Lake City Ut 84111-1513

Brandon E Condie
29 S State St Apt 510
Salt Lake City Ut 84111-1513

Marlin K & Kathy Jensen
1500 N 7900 E
Huntsville Ut 84317-9634

Kerry L Kruskop
29 S State St Apt 512
Salt Lake City Ut 84111-1527

Rudolph E Araktingi
8021 Mountain Oaks Dr
Cottonwood Heights Ut 84121-5909

Richard Gonzales
29 S State St Apt 514
Salt Lake City Ut 84111-1527

William F & Kathleen A Matthews
29 S State St Apt 515
Salt Lake City Ut 84111-1527

Norman S & Mary L Nielson
29 S State St Apt 517
Salt Lake City Ut 84111-1527

Kristene Laterza
29 S State St Apt 807
Salt Lake City Ut 84111-1516

Lawrence & Carol Bassist
1611 E 450 S
Springville Ut 84663-2927

Grand Bank Trust
29610 Southfield Rd Ste 260
Southfield Mi 48076-2000

G Clark & Corinne A Godfrey
2352 S 200 E
Bountiful Ut 84010-5656

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Richard P & Pamela N Stevens
9229 Sunnyfield Dr
Las Vegas Nv 89134-6350

Melanie Orullian
29 S State St Apt 607
Salt Lake City Ut 84111-1514

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Larry W & Susan G Stott
29 S State St Apt 613
Salt Lake City Ut 84111-1514

Timothy F Ward
29 S State St Apt 616
Slc Ut 84111-1531

Jack M & Ruth R Yeaman
29 S State St Apt 617
Salt Lake City Ut 84111-1531

Douglas V Gadd
Po Box 3024
Wendover Nv 89883-3024

William J Brennan
1093 S 2000 E
Salt Lake City Ut 84108-1972

Jason D Smith
29 S State St Apt 702
Salt Lake City Ut 84111-1599

Joshua W Reighard
29 S State St Apt 703
Salt Lake City Ut 84111-1530

Shireley R Lauritzen
Po Box 70
Mount Pleasant Ut 84647-0070

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Jonas I & Danielle K Sappington
29 S State St Apt 706
Salt Lake City Ut 84111-1530

Miller Family Real Estate Llc
9350 S 150 E Ste 1000
Sandy Ut 84070-2721

Stefan Dutkowski
29 S State St Apt 709
Salt Lake City Ut 84111-1530

Martin E Townsend
29 S State St Apt 710
Salt Lake City Ut 84111-1515

Jonathon G Hall
7316 Marinda Way
Cottonwood Heights Ut 84121-4421

Howard S & Joy P Herbert
1958 Point Dr
St George Ut 84790-6789

Rory Heiner
1754 Nw 129th Pl
Portland Or 97229-4670

Michelle R Davis
29 S State St Apt 716
Salt Lake City Ut 84111-1515

Nicholas D More
29 S State St Apt 717
Salt Lake City Ut 84111-1515

Sara A Jense
29 S State St Apt 718
Salt Lake City Ut 84111-1533

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Garbett Joan W Trust
29 S State St Apt 805
Salt Lake City Ut 84111-1579

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Andre J Ausseresses
29 S State St Apt 808
Salt Lake City Ut 84111-1516

Larry D & Bonnie J Cain
524 3rd St S Pmb 161
Nampa Id 83651-3720

City Of Salt Lake, The
451 S State St
Salt Lake City Ut 84111-3102

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Alta Club
100 E South Temple
Salt Lake City Ut 84111-1102

Velo Holdings Llc
1851 Kensington Ave
Salt Lake City Ut 84108-2623

Holley R Freeman
29 S State St Apt 816
Salt Lake City Ut 84111-1532

P Christian Anderson
29 S State St Apt 817
Salt Lake City Ut 84111-1532

Lena A Ward
1762 Yale Ave
Salt Lake City Ut 84108-1836

Libertas Llc
29 S State St Ste 7
Salt Lake City Ut 84111-1521

Gregory W Shields
29 S State St Apt 708
Salt Lake City Ut 84111-1530

K C S Corporation
3535 Hillside Ln
Salt Lake City Ut 84109-4008

Iris M Nielson
29 S State St Apt 108
Salt Lake City Ut 84111-1523

Nancy L Mclaughlin
29 S State St Apt 117
Salt Lake City Ut 84111-1522

Joseph M Bullett
1223 S 1280 E
St George Ut 84790-8553

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Eva M Johnson
29 S State St Apt 408
Salt Lake City Ut 84111-1512

Belvedere Property Llc
671 Somerset St
Farmington Ut 84025-4230

Katherine Watson-parks
29 S State St Apt 210
Salt Lake City Ut 84111-1524

Beatrice Merrill
3911 Park Blvd Apt 1509
San Diego Ca 92103-3520

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Condm Amended Belvedere
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Karen Reed
29 S State St Apt 101
Salt Lake City Ut 84111-1509

Jared R & Jacib W Taylor
29 S State St Apt 102
Salt Lake City Ut 84111-1509

Becky P Lees
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Miriam F Bravo
29 S State St Apt 105
Salt Lake City Ut 84111-1523

Justin A Romero
29 S State St Apt 106
Salt Lake City Ut 84111-1523

Belvedere Association The
Po Box 171014
Salt Lake City Ut 84117-1014

Aaron P Finn
29 S State St Apt 109
Salt Lake City Ut 84111-1523

N Daniel Christian
29 S State St Apt 110
Salt Lake City Ut 84111-1523

Sharon Odekirk
1383 Laird Ave
Salt Lake City Ut 84105-1953

Helen R Flandro
29 S State St Apt 112
Salt Lake City Ut 84111-1522

Herbert S Armstrong
Po Box 1510
Park City Ut 84060-1510

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Yeaman Ruth R
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Lynda L Coleman
1709 Herbert Ave
Salt Lake City Ut 84108-1829

Howard S & Joy P Herbert
29 S State St Apt 116
Salt Lake City Ut 84111-1522

Michael Saffold
29 S State St Apt 118
Salt Lake City Ut 84111-1522

Smith Stanley B Trust
9528 N 4500 W
Cedar Hills Ut 84062-9462

Karen Gray
29 S State St Apt 202
Salt Lake City Ut 84111-1510

Anthony J Gardner
29 S State St Apt 204
Salt Lake City Ut 84111-1510

Clara L Radcliffe
29 S State St Apt 205
Salt Lake City Ut 84111-1510

Lolita P Nikolova
29 S State St Apt 206
Salt Lake City Ut 84111-1510

Virginia Naylor
29 S State St Apt 207
Salt Lake City Ut 84111-1510

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Scott A Schoonover
29 S State St Apt 209
Salt Lake City Ut 84111-1524

Kent J L Robinson
29 S State St Apt 213
Salt Lake City Ut 84111-1524

Thomas Fisher
29 S State St Apt 214
Salt Lake City Ut 84111-1524

Michelle Davis
29 S State St Apt 314
Salt Lake City Ut 84111-1592

Donald L Steiner
29 S State St Apt 216
Salt Lake City Ut 84111-1525

B Allen & Beverly A Bingham
7241 Stamps Cir
Anchorage Ak 99507-6751

Beverly B Stats
1149 E 450 S
Bountiful Ut 84010-1905

Marlys E Petterson
29 S State St Apt 301
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Leslie M Rex
2495 Sunny Slopes Dr
Park City Ut 84060-7033

Ruth R Yeaman
29 S State St Apt 306
Salt Lake City Ut 84111-1502

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Dominic Thompson
Po Box 8202
Midvale Ut 84047-8202

Herbon Properties Llc
1390 Douglas St
Ogden Ut 84404-4633

Bonnie J Davis
29 S State St Apt 311
Salt Lake City Ut 84111-1592

Masters A E Trust
534 W Gentile St
Layton Ut 84041-3041

Garrett Dastrup
29 S State St Apt 313
Salt Lake City Ut 84111-1592

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

AVERY® 5160®
www.avery.com
1-800-GO-AVERY

Lowell D Pearson
3625 Augusta Dr
Columbia Mo 65203-0990

Bement Delta B
29 S State St Apt 316
Salt Lake City Ut 84111-1592

Cindy F Gibson
29 S State St Apt 317
Salt Lake City Ut 84111-1592

Theresa Reed
29 S State St Apt 318
Salt Lake City Ut 84111-1526

Scott J Holley
29 S State St Apt 402
Salt Lake City Ut 84111-1595

John Kindred
29 S State St Apt 403
Salt Lake City Ut 84111-1595

Deborah H Routt
3748 257th Ave Se
Issaquah Wa 98029-5726

Paulbruce Mister
14007 Foothills Court St
San Antonio Tx 78249-2524

Michael J Wise
29 S State St Apt 406
Salt Lake City Ut 84111-1595

Steven D Gasser
Po Box 521351
Salt Lake City Ut 84152-1351

Cathleen Bagley
Po Box 750009
Torrey Ut 84775-0009

Laurence C & Ann S Monson
2838 42nd Ave W
Seattle Wa 98199-2420

Carol E Nelson
29 S State St Apt 416
Salt Lake City Ut 84111-1528

Eliza Hintze
29 S State St Apt 417
Salt Lake City Ut 84111-1528

Alexander P Zujovich
Po Box 597
Riverton Ut 84065-0597

Ronald C & Delia Allen
835 Lakeview
Stansbury Park Ut 84074-9613

Gary T & Suzan S Hawes
3019 Birch Cir
St George Ut 84790-8203

Ilan Peled
29 S State St
Salt Lake City Ut 84111-1535

Daniel J Mornis
29 S State St Apt 504
Salt Lake City Ut 84111-1513

Troy L Simmons
7345 Tara Ave
Las Vegas Nv 89117-2909

Scott R Frost
29 S State St Apt 506
Salt Lake City Ut 84111-1513

Diamond Ken E Family Trust
29 S State St Apt 507
Salt Lake City Ut 84111-1513

Jonathan E Wilkey
29 S State St Apt 509
Salt Lake City Ut 84111-1513

Brandon E Condie
29 S State St Apt 510
Salt Lake City Ut 84111-1513

Marlin K & Kathy Jensen
1500 N 7900 E
Huntsville Ut 84317-9634

Kerry L Kruskop
29 S State St Apt 512
Salt Lake City Ut 84111-1527

Rudolph E Araktingi
8021 Mountain Oaks Dr
Cottonwood Heights Ut 84121-5909

Richard Gonzales
29 S State St Apt 514
Salt Lake City Ut 84111-1527

William F & Kathleen A Matthews
29 S State St Apt 515
Salt Lake City Ut 84111-1527

Norman S & Mary L Nielson
29 S State St Apt 517
Salt Lake City Ut 84111-1527

Hans S Camporreales
29 S State St Apt 518
Salt Lake City Ut 84111-1529

Lawrence & Carol Bassist
1611 E 450 S
Springville Ut 84663-2927

Grand Bank Trust
29610 Southfield Rd Ste 260
Southfield Mi 48076-2000

Leslye Stratton
29 S State St Apt 605
Salt Lake City Ut 84111-1598

Richard P & Pamela N Stevens
9229 Sunnyfield Dr
Las Vegas Nv 89134-6350

Melanie Orullian
29 S State St Apt 607
Salt Lake City Ut 84111-1514

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Larry W & Susan G Stott
29 S State St Apt 613
Salt Lake City Ut 84111-1514

Timothy F Ward
29 S State St Apt 616
Slc Ut 84111-1531

Jack M & Ruth R Yeaman
29 S State St Apt 617
Salt Lake City Ut 84111-1531

Douglas V Gadd
Po Box 3024
Wendover Nv 89883-3024

William J Brennan
1093 S 2000 E
Salt Lake City Ut 84108-1972

Jason D Smith
29 S State St Apt 702
Salt Lake City Ut 84111-1599

Joshua W Reighard
29 S State St Apt 703
Salt Lake City Ut 84111-1530

Shireley R Lauritzen
Po Box 70
Mount Pleasant Ut 84647-0070

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Jonas I & Danielle K Sappington
29 S State St Apt 706
Salt Lake City Ut 84111-1530

Miller Family Real Estate Llc
9350 S 150 E Ste 1000
Sandy Ut 84070-2721

Stefan Dutkowski
29 S State St Apt 709
Salt Lake City Ut 84111-1530

Martin E Townsend
29 S State St Apt 710
Salt Lake City Ut 84111-1515

Jonathon G Hall
7316 Marinda Way
Cottonwood Heights Ut 84121-4421

Howard S & Joy P Herbert
1958 Point Dr
St George Ut 84790-6789

Rory Heiner
1754 Nw 129th Pl
Portland Or 97229-4670

Michelle R Davis
29 S State St Apt 716
Salt Lake City Ut 84111-1515

Nicholas D More
29 S State St Apt 717
Salt Lake City Ut 84111-1515

Sara A Jense
29 S State St Apt 718
Salt Lake City Ut 84111-1533

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Garbett Joan W Trust
29 S State St Apt 805
Salt Lake City Ut 84111-1579

Impression antibourrage et à séchage rapide
Use Avery® TEMPLATE 5160®
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Kristene Laterza
29 S State St Apt 807
Salt Lake City Ut 84111-1516

Andre J Ausseresses
29 S State St Apt 808
Salt Lake City Ut 84111-1516

Larry D & Bonnie J Cain
524 3rd St S Pmb 161
Nampa Id 83651-3720

G Clark & Corinne A Godfrey
2352 S 200 E
Bountiful Ut 84010-5656

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Velo Holdings Llc
1851 Kensington Ave
Salt Lake City Ut 84108-2623

Holley R Freeman
29 S State St Apt 816
Salt Lake City Ut 84111-1532

P Christian Anderson
29 S State St Apt 817
Salt Lake City Ut 84111-1532

Lena A Ward
1762 Yale Ave
Salt Lake City Ut 84108-1836

Libertas Llc
29 S State St Ste 7
Salt Lake City Ut 84111-1521

Gregory W Shields
29 S State St Apt 708
Salt Lake City Ut 84111-1530

K C S Corporation
3535 Hillside Ln
Salt Lake City Ut 84109-4008

Iris M Nielson
29 S State St Apt 108
Salt Lake City Ut 84111-1523

Nancy L Mclaughlin
29 S State St Apt 117
Salt Lake City Ut 84111-1522

Richard L & Lavon W Finlinson
1632 E Elmwood St
Mesa Az 85203-5811

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Eva M Johnson
29 S State St Apt 408
Salt Lake City Ut 84111-1512

Becky C & John F Gunn
4615 Belmour Way
Holladay Ut 84117-5218

Belvedere Property Llc
671 Somerset St
Farmington Ut 84025-4230

Joseph M Bullett
1223 S 1280 E
St George Ut 84790-8553

Julie A Burton
29 S State St Apt 712
Salt Lake City Ut 84111-1515

Zions Securities Corp
Po Box 11100
Salt Lake City Ut 84147-0100

Paola Dell'osso
29 S State St Apt 412
Salt Lake City Ut 84111-1512

Federal Reserve Bank Of San Francisco
120 S State St
Salt Lake City Ut 84111-1506

John R & Ann N Morris
3070 S 975 E
Bountiful Ut 84010-3204

Ruth Richardson
8415 Sands Point Dr
Houston Tx 77036-2769

Marilyn S Bateman
40 N State St Apt 8a
Salt Lake City Ut 84103-2029

Carlton Hotel Llc
2241 S 1950 E
St George Ut 84790-6238

Carlton Hotel Llc
2241 S 1950 E
St George Ut 84790-6238

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Use Avery® TEMPLATE 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Oxford Manor Condm
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Greg M & Jenny L Lassig
4362 Hawarden Cir
West Valley Ut 84119-5711

Mary C Fisher
265 N 20 W
Pleasant Grove Ut 84062-2281

William & Joye Rockwood
1667 Cypress Grove Ln
Diamond Bar Ca 91765-2508

Linda T Tran
2098 Lakeline Dr
Salt Lake City Ut 84109-1486

Wayne & Bonnie Balls
2221 E Kenwood St
Mesa Az 85213-2242

Earl K Taylor
125 1st Ave Apt 6
Salt Lake City Ut 84103-2375

R & S Oxford Prop Holdings Llc
23072 Aspen Knoll Dr
Diamond Bar Ca 91765-2545

Andrew J & Mabel M Mitchell
Po Box 745
Littlefield Az 86432-0745

Susan E Bohmholdt
125 1st Ave Apt 105
Salt Lake City Ut 84103-5925

Debra Hampton
223 8th Ave
Salt Lake City Ut 84103-2521

Charles E & Mary L Schultz
221 Saligugi Cir
Loudon Tn 37774-2520

Equity Capital Group
404 E 4500 S Ste B22
Murray Ut 84107-2776

G S Finmar Inc
Po Box 10
Providence Ut 84332-0010

R & S Oxford Prop Holdings Llc
23072 Aspen Knoll Dr
Diamond Bar Ca 91765-2545

Thomas D & Szu-ying Mcfarland
128 1st Ave Apt B
Salt Lake City Ut 84103-5929

Melody L Baugh
125 1st Ave Apt 204
Salt Lake City Ut 84103-2376

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Ian G & Anita Willard
1259 Bryan Ave
Salt Lake City Ut 84105-2509

Anita May Allen
125 1st Ave Apt 207
Salt Lake City Ut 84103-2376

Deborah R Shuman
125 1st Ave Apt 208
Salt Lake City Ut 84103-2376

Vera G Gifford
125 1st Ave Apt 301
Salt Lake City Ut 84103-5926

Richard C Boucher
27640 Selfridge Ln
Carmel Ca 93923-8532

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Robert B Clay
728 W 3800 S
Bountiful Ut 84010-8427

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Marshall F Tappen
2438 E 2900 S
Salt Lake City Ut 84109-1839

David E Finlinson
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Karen Reed
29 S State St Apt 101
Salt Lake City Ut 84111-1509

Jared R & Jacib W Taylor
29 S State St Apt 102
Salt Lake City Ut 84111-1509

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Impression antibourrage et à séchage rapide
Use Avery® TEMPLATE 5160®
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

James P Neeley
1621 E 1030 N
Logan Ut 84341-3005

Milton L & Diane N Weilenmann
40 N State St Apt 2j
Salt Lake City Ut 84103-2024

Linda E Andrews
124 Canyon Rd
Salt Lake City Ut 84103-4771

Lee C & Cleo R Atkin
40 N State St Apt 3a
Salt Lake City Ut 84103-2000

John R & Marjorie S Seedall
40 N State St Apt 4c
Salt Lake City Ut 84103-2009

Evelyn N Hanks
40 N State St Apt 3c
Salt Lake City Ut 84103-2000

Kathleen W Call
Po Box 437
Afton Wy 83110-0437

Reed E & Norinne R Callister
40 N State St Apt 5e
Salt Lake City Ut 84103-2018

Richard & Priscilla Crockett
10 E South Temple Ste 1500
Salt Lake City Ut 84133-1100

Pratt M & Geraldine B Munson
4230 Piedmont Mesa Rd
Claremont Ca 91711-2332

Robert & Jaquetia Zinn
440 Atherton Way
Morgan Hill Ca 95037-6227

Kelly Christine E Trust
40 N State St Apt 3j
Salt Lake City Ut 84103-2000

James W & Susan L Ogilvie
Hc1 #brighton
Brighton Ut 84121

Thomas R Stone
1101 Sylvan Ave Ste B24
Modesto Ca 95350-1689

R & N Resources
6709 Lookout Bnd
San Jose Ca 95120-4649

Piedmont Construction Co Inc
6728 S 1520 W
West Jordan Ut 84084-2419

Kathryn W Lunceford
40 N State St Apt 4j
Salt Lake City Ut 84103-2009

Marca L Porter
1617 Temple Ln Apt 2204
South Jordan Ut 84095-2464

Ashton Norma B Trust
40 N State St Apt 6d
Salt Lake City Ut 84103-2025

Corp Of The Presiding Bishop O
50 E North Temple
Salt Lake City Ut 84150-0002

James E & Ruth W Faust
40 N State St Apt 6f
Salt Lake City Ut 84103-2025

Alan C & Karen Ashton
251 W 5200 N Ste 350
Provo Ut 84604-7725

Condm Amended Belvedere
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Patricia J Lawrence
131 1st Ave Apt 403
Salt Lake City Ut 84103-2311

Becky P Lees
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Miriam F Bravo
29 S State St Apt 105
Salt Lake City Ut 84111-1523

Justin A Romero
29 S State St Apt 106
Salt Lake City Ut 84111-1523

Belvedere Association The
Po Box 171014
Salt Lake City Ut 84117-1014

Aaron P Finn
29 S State St Apt 109
Salt Lake City Ut 84111-1523

N Daniel Christian
29 S State St Apt 110
Salt Lake City Ut 84111-1523

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Jam and Smudge Free Printing
Impression antibourrage et à séchage rapide
Use Avery® TEMPLATE 5160®
Utilisez le gabarit 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Sharon Odekirk
1383 Laird Ave
Salt Lake City Ut 84105-1953

Helen R Flandro
29 S State St Apt 112
Salt Lake City Ut 84111-1522

Beatrice Merrill
3911 Park Blvd Apt 1509
San Diego Ca 92103-3520

Yeaman Ruth R
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Lynda L Coleman
1709 Herbert Ave
Salt Lake City Ut 84108-1829

Howard S & Joy P Herbert
29 S State St Apt 116
Salt Lake City Ut 84111-1522

Michael Saffold
29 S State St Apt 118
Salt Lake City Ut 84111-1522

Smith Stanley B Trust
9528 N 4500 W
Cedar Hills Ut 84062-9462

Karen Gray
29 S State St Apt 202
Salt Lake City Ut 84111-1510

Anthony J Gardner
29 S State St Apt 204
Salt Lake City Ut 84111-1510

Clara L Radcliffe
29 S State St Apt 205
Salt Lake City Ut 84111-1510

Lolita P Nikolova
29 S State St Apt 206
Salt Lake City Ut 84111-1510

Virginia Naylor
29 S State St Apt 207
Salt Lake City Ut 84111-1510

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Scott A Schoonover
29 S State St Apt 209
Salt Lake City Ut 84111-1524

Katherine Watson-parks
29 S State St Apt 210
Salt Lake City Ut 84111-1524

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Kent J L Robinson
29 S State St Apt 213
Salt Lake City Ut 84111-1524

Thomas Fisher
29 S State St Apt 214
Salt Lake City Ut 84111-1524

Herbert S Armstrong
Po Box 1510
Park City Ut 84060-1510

Donald L Steiner
29 S State St Apt 216
Salt Lake City Ut 84111-1525

B Allen & Beverly A Bingham
7241 Stamps Cir
Anchorage Ak 99507-6751

Beverly B Stats
1149 E 450 S
Bountiful Ut 84010-1905

Marlys E Petterson
29 S State St Apt 301
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Leslie M Rex
2495 Sunny Slopes Dr
Park City Ut 84060-7033

Ruth R Yeaman
29 S State St Apt 306
Salt Lake City Ut 84111-1502

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Dominic Thompson
Po Box 8202
Midvale Ut 84047-8202

Herbon Properties Llc
1390 Douglas St
Ogden Ut 84404-4633

Bonnie J Davis
29 S State St Apt 311
Salt Lake City Ut 84111-1592

Masters A E Trust
534 W Gentile St
Layton Ut 84041-3041

Garrett Dastrup
29 S State St Apt 313
Salt Lake City Ut 84111-1592

Michelle Davis
29 S State St Apt 314
Salt Lake City Ut 84111-1592

Lowell D Pearson
3625 Augusta Dr
Columbia Mo 65203-0990

Bement Delta B
29 S State St Apt 316
Salt Lake City Ut 84111-1592

Cindy F Gibson
29 S State St Apt 317
Salt Lake City Ut 84111-1592

Theresa Reed
29 S State St Apt 318
Salt Lake City Ut 84111-1526

Scott J Holley
29 S State St Apt 402
Salt Lake City Ut 84111-1595

John Kindred
29 S State St Apt 403
Salt Lake City Ut 84111-1595

Deborah H Routt
3748 257th Ave Se
Issaquah Wa 98029-5726

Paulbruce Mister
14007 Foothills Court St
San Antonio Tx 78249-2524

Michael J Wise
29 S State St Apt 406
Salt Lake City Ut 84111-1595

Steven D Gasser
Po Box 521351
Salt Lake City Ut 84152-1351

Cathleen Bagley
Po Box 750009
Torrey Ut 84775-0009

Laurence C & Ann S Monson
2838 42nd Ave W
Seattle Wa 98199-2420

Paola Dell'osso
29 S State St Apt 412
Salt Lake City Ut 84111-1512

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Carol E Nelson
29 S State St Apt 416
Salt Lake City Ut 84111-1528

Eliza Hintze
29 S State St Apt 417
Salt Lake City Ut 84111-1528

Alexander P Zujovich
Po Box 597
Riverton Ut 84065-0597

Ronald C & Delia Allen
835 Lakeview
Stansbury Park Ut 84074-9613

Gary T & Suzan S Hawes
3019 Birch Cir
St George Ut 84790-8203

Ilan Peled
29 S State St
Salt Lake City Ut 84111-1535

Daniel J Mornis
29 S State St Apt 504
Salt Lake City Ut 84111-1513

Troy L Simmons
7345 Tara Ave
Las Vegas Nv 89117-2909

Scott R Frost
29 S State St Apt 506
Salt Lake City Ut 84111-1513

D Stephen & Shannon P Sorensen
4531 Via Expreanza
Santa Barbar Ca 93110

Howard S & Joy P Herbert
1958 Point Dr
St George Ut 84790-6789

Rory Heiner
1754 Nw 129th Pl
Portland Or 97229-4670

Miller Family Real Estate Llc
9350 S 150 E Ste 1000
Sandy Ut 84070-2721

Stefan Dutkowski
29 S State St Apt 709
Salt Lake City Ut 84111-1530

Martin E Townsend
29 S State St Apt 710
Salt Lake City Ut 84111-1515

Diamond Ken E Family Trust
29 S State St Apt 507
Salt Lake City Ut 84111-1513

Jonathan E Wilkey
29 S State St Apt 509
Salt Lake City Ut 84111-1513

Brandon E Condie
29 S State St Apt 510
Salt Lake City Ut 84111-1513

Marlin K & Kathy Jensen
1500 N 7900 E
Huntsville Ut 84317-9634

Kerry L Kruskop
29 S State St Apt 512
Salt Lake City Ut 84111-1527

Rudolph E Araktingi
8021 Mountain Oaks Dr
Cottonwood Heights Ut 84121-5909

Richard Gonzales
29 S State St Apt 514
Salt Lake City Ut 84111-1527

William F & Kathleen A Matthews
29 S State St Apt 515
Salt Lake City Ut 84111-1527

Norman S & Mary L Nielson
29 S State St Apt 517
Salt Lake City Ut 84111-1527

Hans S Camporreales
29 S State St Apt 518
Salt Lake City Ut 84111-1529

Lawrence & Carol Bassist
1611 E 450 S
Springville Ut 84663-2927

Grand Bank Trust
29610 Southfield Rd Ste 260
Southfield Mi 48076-2000

Leslye Stratton
29 S State St Apt 605
Salt Lake City Ut 84111-1598

Richard P & Pamela N Stevens
9229 Sunnyfield Dr
Las Vegas Nv 89134-6350

Melanie Orullian
29 S State St Apt 607
Salt Lake City Ut 84111-1514

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Larry W & Susan G Stott
29 S State St Apt 613
Salt Lake City Ut 84111-1514

Timothy F Ward
29 S State St Apt 616
Slc Ut 84111-1531

Jack M & Ruth R Yeaman
29 S State St Apt 617
Salt Lake City Ut 84111-1531

Douglas V Gadd
Po Box 3024
Wendover Nv 89883-3024

William J Brennan
1093 S 2000 E
Salt Lake City Ut 84108-1972

Jason D Smith
29 S State St Apt 702
Salt Lake City Ut 84111-1599

Joshua W Reighard
29 S State St Apt 703
Salt Lake City Ut 84111-1530

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Shireley R Lauritzen
Po Box 70
Mount Pleasant Ut 84647-0070

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Jonas I & Danielle K Sappington
29 S State St Apt 706
Salt Lake City Ut 84111-1530

Michelle R Davis
29 S State St Apt 716
Salt Lake City Ut 84111-1515

Nicholas D More
29 S State St Apt 717
Salt Lake City Ut 84111-1515

Sara A Jense
29 S State St Apt 718
Salt Lake City Ut 84111-1533

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Garbett Joan W Trust
29 S State St Apt 805
Salt Lake City Ut 84111-1579

Kristene Laterza
29 S State St Apt 807
Salt Lake City Ut 84111-1516

Andre J Ausseresses
29 S State St Apt 808
Salt Lake City Ut 84111-1516

Larry D & Bonnie J Cain
524 3rd St S Pmb 161
Nampa Id 83651-3720

G Clark & Corinne A Godfrey
2352 S 200 E
Bountiful Ut 84010-5656

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Velo Holdings Llc
1851 Kensington Ave
Salt Lake City Ut 84108-2623

Holley R Freeman
29 S State St Apt 816
Salt Lake City Ut 84111-1532

P Christian Anderson
29 S State St Apt 817
Salt Lake City Ut 84111-1532

Lena A Ward
1762 Yale Ave
Salt Lake City Ut 84108-1836

Libertas Llc
29 S State St Ste 7
Salt Lake City Ut 84111-1521

Gregory W Shields
29 S State St Apt 708
Salt Lake City Ut 84111-1530

K C S Corporation
3535 Hillside Ln
Salt Lake City Ut 84109-4008

Iris M Nielson
29 S State St Apt 108
Salt Lake City Ut 84111-1523

Nancy L Mclaughlin
29 S State St Apt 117
Salt Lake City Ut 84111-1522

Richard L & Lavon W Finlinson
1632 E Elmwood St
Mesa Az 85203-5811

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Eva M Johnson
29 S State St Apt 408
Salt Lake City Ut 84111-1512

Becky C & John F Gunn
4615 Belmour Way
Holladay Ut 84117-5218

Belvedere Property Llc
671 Somerset St
Farmington Ut 84025-4230

Joseph M Bullett
1223 S 1280 E
St George Ut 84790-8553

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Julie A Burton
29 S State St Apt 712
Salt Lake City Ut 84111-1515

Gaye & Jill Christofferson
29 S State St Apt 801
Salt Lake City Ut 84111-1579

Bms Llc
103 Social Hall Ave
Salt Lake City Ut 84111-1503

Paul Christenson
1851 Kensington Ave
Salt Lake City Ut 84108-2623

115 Social Hall Llc
Po Box 112347
Salt Lake City Ut 84147-2347

Jonathon G Hall
7316 Marinda Way
Cottonwood Heights Ut 84121-4421

Oxford Manor Condm
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Greg M & Jenny L Lassig
4362 Hawarden Cir
West Valley Ut 84119-5711

Mary C Fisher
265 N 20 W
Pleasant Grove Ut 84062-2281

William & Joye Rockwood
1667 Cypress Grove Ln
Diamond Bar Ca 91765-2508

Linda T Tran
2098 Lakeline Dr
Salt Lake City Ut 84109-1486

Wayne & Bonnie Balls
2221 E Kenwood St
Mesa Az 85213-2242

Earl K Taylor
125 1st Ave Apt 6
Salt Lake City Ut 84103-2375

R & S Oxford Prop Holdings Llc
23072 Aspen Knoll Dr
Diamond Bar Ca 91765-2545

Andrew J & Mabel M Mitchell
Po Box 745
Littlefield Az 86432-0745

Susan E Bohmholdt
125 1st Ave Apt 105
Salt Lake City Ut 84103-5925

Debra Hampton
223 8th Ave
Salt Lake City Ut 84103-2521

Charles E & Mary L Schultz
221 Saligugi Cir
Loudon Tn 37774-2520

Equity Capital Group
404 E 4500 S Ste B22
Murray Ut 84107-2776

G S Finmar Inc
Po Box 10
Providence Ut 84332-0010

R & S Oxford Prop Holdings Llc
23072 Aspen Knoll Dr
Diamond Bar Ca 91765-2545

Thomas D & Szu-ying Mcfarland
128 1st Ave Apt B
Salt Lake City Ut 84103-5929

Melody L Baugh
125 1st Ave Apt 204
Salt Lake City Ut 84103-2376

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Ian G & Anita Willard
1259 Bryan Ave
Salt Lake City Ut 84105-2509

Anita May Allen
125 1st Ave Apt 207
Salt Lake City Ut 84103-2376

Deborah R Shuman
125 1st Ave Apt 208
Salt Lake City Ut 84103-2376

Vera G Gifford
125 1st Ave Apt 301
Salt Lake City Ut 84103-5926

Richard C Boucher
27640 Selfridge Ln
Carmel Ca 93923-8532

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Robert B Clay
728 W 3800 S
Bountiful Ut 84010-8427

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Marshall F Tappen
2438 E 2900 S
Salt Lake City Ut 84109-1839

David E Finlinson
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Randall S Thacker
1806 El Camino Cir
Taylorsville Ut 84119-5510

City Crest Condm
131 1st Ave Apt 102
Salt Lake City Ut 84103-2598

Paul E & Jeremiah J Cox
131 1st Ave Apt 101
Salt Lake City Ut 84103-2598

Cole J Adams
131 1st Ave Apt 301
Salt Lake City Ut 84103-2310

Lilian P Bagley
131 1st Ave Apt 302
Salt Lake City Ut 84103-2310

Joan A Hahl
131 1st Ave Apt 303
Salt Lake City Ut 84103-2310

Fredrick S & Linda T Liljegren
25 W 1800 S
Orem Ut 84058-7484

Kathleen A Phelps
1059 1st Ave
Salt Lake City Ut 84103-4101

Laura J Calveard
131 1st Ave Apt 306
Salt Lake City Ut 84103-2310

Karen J Christopherson
131 1st Ave Apt 402
Salt Lake City Ut 84103-2311

Patricia J Lawrence
131 1st Ave Apt 403
Salt Lake City Ut 84103-2311

James W & Susan K Baird
131 1st Ave Apt 404
Salt Lake City Ut 84103-2311

Wayne C & Ruth L Snarr
3400 W 33rd N
Idaho Falls Id 83402-5326

Dorothy C Knighton
131 1st Ave Apt 406
Salt Lake City Ut 84103-2311

Christian P & Jill Hyer
131 1st Ave Apt 501
Salt Lake City Ut 84103-5922

Sharon Gollaher
131 1st Ave Apt 502
Salt Lake City Ut 84103-2312

John & Evelyn M Geigle
131 1st Ave Apt 503
Salt Lake City Ut 84103-2312

Maxine C Marcusen
131 1st Ave Apt 505
Salt Lake City Ut 84103-2312

Tony J & Sharon S Thompson
150 S 300 E Apt 303
Salt Lake City Ut 84111-2082

Howard & Erma Frandsen
131 1st Ave Apt 601
Salt Lake City Ut 84103-5923

Richard H Nourse
131 1st Ave Apt 602
Salt Lake City Ut 84103-5923

Patrick K Lawrence
131 1st Ave Apt 603
Salt Lake City Ut 84103-2313

R Thomas & Darlene B Butler
Po Box E
Ontario Or 97914-0106

Pamela C Bazyk
142 Day St
Granby Ct 06035-1725

David M & Terry Berrett
131 1st Ave Apt 606
Salt Lake City Ut 84103-2313

David O & Wendy L Ulrich
3108 W Dobson Pl
Ann Arbor Mi 48105-2580

Carlton Hotel Llc
2241 S 1950 E
St George Ut 84790-6238

Joan A Hahl
131 1st Ave Apt 303
Salt Lake City Ut 84103-2310

American Contract Funding
174 E South Temple
Salt Lake City Ut 84111-1102

R David Moore
131 1st Ave Apt 702
Salt Lake City Ut 84103-5924

David O & Wendy L Ulrich
3108 W Dobson Pl
Ann Arbor Mi 48105-2580

Robert D Ralphs
131 1st Ave Apt 704
Salt Lake City Ut 84103-2314

D Lee Tobler
153 W 1360 N
Pleasant Grove Ut 84062-3831

Gary R Couillard
131 1st Ave Apt 706
Salt Lake City Ut 84103-2314

Gary R Couillard
131 1st Ave Apt 706
Salt Lake City Ut 84103-2314

Gary R Couillard
131 1st Ave Apt 706
Salt Lake City Ut 84103-2314

Pamela C Bazyk
142 Day St
Granby Ct 06035-1725

Robert D & Lee W Ralphs
131 1st Ave Apt 704
Salt Lake City Ut 84103-2314

Robert D & Lee W Ralphs
131 1st Ave Apt 704
Salt Lake City Ut 84103-2314

D Lee Tobler
153 W 1360 N
Pleasant Grove Ut 84062-3831

D Lee Tobler
153 W 1360 N
Pleasant Grove Ut 84062-3831

Howard Frandsen
131 1st Ave Apt 706
Salt Lake City Ut 84103-2314

Pamela C Bazyk
142 Day St
Granby Ct 06035-1725

Richard H Nourse
131 1st Ave Apt 602
Salt Lake City Ut 84103-5923

Wayne C & Ruth L Snarr
3400 W 33rd N
Idaho Falls Id 83402-5326

R Thomas & Darlene B Butler
Po Box E
Ontario Or 97914-0106

Patrick K Lawrence
Po Box 62
Salt Lake City Ut 84110-0062

Howard & Erma Frandsen
131 1st Ave Apt 601
Salt Lake City Ut 84103-5923

Howard & Erma Frandsen
131 1st Ave Apt 601
Salt Lake City Ut 84103-5923

Jubal A E Hale
1815 East St
Golden Co 80401-2453

James W & Susan K Baird
131 1st Ave Apt 404
Salt Lake City Ut 84103-2311

Tony J & Sharon S Thompson
150 S 300 E Apt 303
Salt Lake City Ut 84111-2082

Maxine C Marcusen
131 1st Ave Apt 505
Salt Lake City Ut 84103-2312

John & Evelyn M Geigle
131 1st Ave Apt 503
Salt Lake City Ut 84103-2312

Stephenson Loran & J Fam
131 1st Ave
Salt Lake City Ut 84103-2392

Jeremiah J Cox
131 1st Ave Apt 101
Salt Lake City Ut 84103-2598

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Bridger Development Co
1411 4th Ave Ste 1325
Seattle Wa 98101-2216

John W Greene
1164 Sw 11th Ave
Ontario Or 97914-3343

Lillian P Bagley
131 1st Ave Apt 302
Salt Lake City Ut 84103-2310

Jeremiah J Cox
131 1st Ave Apt 101
Salt Lake City Ut 84103-2598

Meredith Apartments Llc
700 N Brand Blvd Ste 560
Glendale Ca 91203-3229

Citycrest Condmn Owners Assn
131 1st Ave Apt 102
Salt Lake City Ut 84103-2598

Renfro C Lawson
700 N Brand Blvd Ste 560
Glendale Ca 91203-3229

David O & Wendy L Ulrich
3108 W Dobson Pl
Ann Arbor Mi 48105-2580

David O & Wendy L Ulrich
3108 W Dobson Pl
Ann Arbor Mi 48105-2580

Aaron S & Rebecca E Lindsey
131 1st Ave Apt 305
Salt Lake City Ut 84103-2310

Dorothy C Knighton
131 1st Ave Apt 406
Salt Lake City Ut 84103-2311

Laura J Calveard
131 1st Ave Apt 306
Salt Lake City Ut 84103-2310

Dorothy C Knighton
131 1st Ave Apt 406
Salt Lake City Ut 84103-2311

Fredrick S & Linda T Liljegren
25 W 1800 S
Orem Ut 84058-7484

Mark Gibbons
Property Reserve, In
15 South Temple Rm 800
SLC, UT 84150-4650

Johnson Orr
2035 E Sycamore Ln
Holladay UT 84117

Jam and Smudge Free Printing
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Downtown Alliance
Bob Farrington, Director
175 East 400 South #100
Salt Lake City, UT 84111

Sugar House Merchant's 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

S.L. Chamber of Commerce
175 East 400 South, Suite #100
Salt Lake City, UT 84111

Hispanic Chamber of Commerce
P.O. Box 1805
Salt Lake City, UT 84110

Attn: Carol Dibblee
Downtown Merchants Assn.
10 W. Broadway, Ste #420
P.O. Box
Salt Lake City, UT 84101

Vest Pocket Business Coalition
P.O. Box 521357
Salt Lake City, UT 85125-1357

Joel Paterson
Planning Division
P.O. Box 145480
SLC, UT 84114-5480

LESLIE REYNOLDS-BENNS, PHD
WESTPOINTE CHAIR
1402 MIAMI ROAD
SALT LAKE CITY UT 84116

VICKY ORME
FAIRPARK CHAIR
159 NORTH 1320 WEST
SALT LAKE CITY UT 84116

POLLY HART
CAPITOL HILL CHAIR
355 NORTH QUINCE STREET
SALT LAKE CITY UT 84103

DELBERT RUSHTON
PEOPLE'S FREEWAY CHAIR
18 WEST HARTWELL AVE
SALT LAKE CITY UT 84115

JIM FISHER
LIBERTY WELLS CHAIR
PO BOX 522318
SALT LAKE CITY, UT 84152

ELIOT BRINTON
SUNNYSIDE EAST CHAIR
849 SOUTH CONNOR STREET
SALT LAKE CITY UT 84108

SHAWN MCMILLEN
H. ROCK CHAIR
1855 SOUTH 2600 EAST
SALT LAKE CITY UT 84108

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

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

KENNETH L NEAL
ROSE PARK CHAIR
1071 NORTH TOPAZ
SALT LAKE CITY UT 84116

MIKE HARMAN
POPLAR GROVE CHAIR
1044 WEST 300 SOUTH
SALT LAKE CITY UT 84104

MICHAEL HUGHES
GREATER AVENUES CHAIR
704 5TH AVENUE
SALT LAKE CITY UT 84103

THOMAS MUTTER
CENTRAL CITY CHAIR
228 EAST 500 SOUTH #100
SALT LAKE CITY UT 84111

JON DEWEY
YALECREST CHAIR
1724 PRINCETON AVE
SALT LAKE CITY UT 84108

ELLEN REDDICK
BONNEVILLE HILLS CHAIR
2177 ROOSEVELT AVENUE
SALT LAKE CITY UT 84108

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

BRUCE COHNE
EAST BENCH CHAIR
2384 SOUTH SUMMIT CIRCLE
SLAT LAKE CITY, UT 84109

INDIAN HILLS CHAIR
Vacant

ANGIE VORHER
JORDAN MEADOWS CHAIR
1988 SIR JAMES DRIVE
SALT LAKE CITY UT 84116

RANDY SORENSON
GLENDALE CHAIR
1184 SOUTH REDWOOD DR
SLAT LAKE CITY UT 84104

CHRIS VIVANT
DOWNTOWN CHAIR
404 SOUTH 400 WEST
SALT LAKE CITY UT 84111

JOEL BRISCOE
EAST CENTRAL CHAIR
PO BOX 58902
SALT LAKE CITY UT 84158

DANIEL JENSEN
WASATCH HOLLOW CHAIR
1670 EAST EMERSON AVE
SALT LAKE CITY UT 84105

MICHAEL AKERLOW
FOOTHILL/SUNNYSIDE CHAIR
1940 HUBBARD AVE
SALT LAKE CITY UT 84108

PHILIP CARLSON
SUGAR HOUSE CHAIR
1917 EAST 2700 SOUTH
SALT LAKE CITY UT 84106

PAM PEDERSEN
EAST LIBERTY PARK CHAIR
PO BOX 520123
SALT LAKE CITY, UT 84152

ST. MARY'S CHAIR
Vacant

LAST UPDATED 5/17/07 CZ

Joel G. Paterson
2450 E. Lambourne Ave
SLC, UT 84109

84114-5480

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Mc Intyre Bldg Condm 2nd Amd
68 S Main St Ste 800
Salt Lake City Ut 84101-1504

Property Reserve Inc
150 Social Hall Ave
Salt Lake City Ut 84111-1534

Yeaman Ruth R
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Roger K Powell
68 S Main St
Salt Lake City Ut 84101-1502

Gary A Sargent
569 Grand Oaks St
Fruit Heights Ut 84037-2756

Standard Life & Casualty
68 S Main St # 5
Salt Lake City Ut 84101-1502

Jomar2 Llc
68 S Main St Ste 600
Salt Lake City Ut 84101-1515

Property Reserve Inc
10 E South Temple
Salt Lake City Ut 84133-1101

Property Reserve Inc
Po Box 511196
Salt Lake City Ut 84151-1196

United States Of America
125 S State St Ste 2205
Salt Lake City Ut 84138-1129

Wells Reit Ii-utah Parking Llc
6200 The Corners Pkwy
Norcross Ga 30092-3365

Katherine Watson-parks
29 S State St Apt 210
Salt Lake City Ut 84111-1524

Carlton Hotel Llc
2241 S 1950 E
St George Ut 84790-6238

Carlton Hotel Llc
2241 S 1950 E
St George Ut 84790-6238

City Of Salt Lake, The
451 S State St
Salt Lake City Ut 84111-3102

Karen Reed
29 S State St Apt 101
Salt Lake City Ut 84111-1509

Jared R & Jacib W Taylor
29 S State St Apt 102
Salt Lake City Ut 84111-1509

Condm Amended Belvedere
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Helen R Flandro
29 S State St Apt 112
Salt Lake City Ut 84111-1522

Beatrice Merrill
3911 Park Blvd Apt 1509
San Diego Ca 92103-3520

Becky P Lees
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Miriam F Bravo
29 S State St Apt 105
Salt Lake City Ut 84111-1523

Justin A Romero
29 S State St Apt 106
Salt Lake City Ut 84111-1523

Belvedere Association The
Po Box 171014
Salt Lake City Ut 84117-1014

Aaron P Finn
29 S State St Apt 109
Salt Lake City Ut 84111-1523

N Daniel Christian
29 S State St Apt 110
Salt Lake City Ut 84111-1523

Sharon Odekirk
1383 Laird Ave
Salt Lake City Ut 84105-1953

Lynda L Coleman
1709 Herbert Ave
Salt Lake City Ut 84108-1829

Howard S & Joy P Herbert
29 S State St Apt 116
Salt Lake City Ut 84111-1522

Michael Saffold
29 S State St Apt 118
Salt Lake City Ut 84111-1522

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Smith Stanley B Trust
9528 N 4500 W
Cedar Hills Ut 84062-9462

Karen Gray
29 S State St Apt 202
Salt Lake City Ut 84111-1510

Anthony J Gardner
29 S State St Apt 204
Salt Lake City Ut 84111-1510

Clara L Radcliffe
29 S State St Apt 205
Salt Lake City Ut 84111-1510

Lolita P Nikolova
29 S State St Apt 206
Salt Lake City Ut 84111-1510

Virginia Naylor
29 S State St Apt 207
Salt Lake City Ut 84111-1510

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Scott A Schoonover
29 S State St Apt 209
Salt Lake City Ut 84111-1524

Lowell D Pearson
3625 Augusta Dr
Columbia Mo 65203-0990

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Kent J L Robinson
29 S State St Apt 213
Salt Lake City Ut 84111-1524

Thomas Fisher
29 S State St Apt 214
Salt Lake City Ut 84111-1524

Herbert S Armstrong
Po Box 1510
Park City Ut 84060-1510

Donald L Steiner
29 S State St Apt 216
Salt Lake City Ut 84111-1525

B Allen & Beverly A Bingham
7241 Stamps Cir
Anchorage Ak 99507-6751

Beverly B Stats
1149 E 450 S
Bountiful Ut 84010-1905

Marlys E Petterson
29 S State St Apt 301
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Leslie M Rex
2495 Sunny Slopes Dr
Park City Ut 84060-7033

Ruth R Yeaman
29 S State St Apt 306
Salt Lake City Ut 84111-1502

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Dominic Thompson
Po Box 8202
Midvale Ut 84047-8202

Herbon Properties Llc
1390 Douglas St
Ogden Ut 84404-4633

Bonnie J Davis
29 S State St Apt 311
Salt Lake City Ut 84111-1592

Masters A E Trust
534 W Gentile St
Layton Ut 84041-3041

Garrett Dastrup
29 S State St Apt 313
Salt Lake City Ut 84111-1592

Michelle Davis
29 S State St Apt 314
Salt Lake City Ut 84111-1592

Mc Intyre Bldg Condm 2nd Amd
68 S Main St Ste 800
Salt Lake City Ut 84101-1504

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Bement Delta B
29 S State St Apt 316
Salt Lake City Ut 84111-1592

Cindy F Gibson
29 S State St Apt 317
Salt Lake City Ut 84111-1592

Theresa Reed
29 S State St Apt 318
Salt Lake City Ut 84111-1526

Scott J Holley
29 S State St Apt 402
Salt Lake City Ut 84111-1595

John Kindred
29 S State St Apt 403
Salt Lake City Ut 84111-1595

Deborah H Routt
3748 257th Ave Se
Issaquah Wa 98029-5726

Paulbruce Mister
14007 Foothills Court St
San Antonio Tx 78249-2524

Michael J Wise
29 S State St Apt 406
Salt Lake City Ut 84111-1595

Steven D Gasser
Po Box 521351
Salt Lake City Ut 84152-1351

Cathleen Bagley
Po Box 750009
Torrey Ut 84775-0009

Laurence C & Ann S Monson
2838 42nd Ave W
Seattle Wa 98199-2420

Paola Dell'osso
29 S State St Apt 412
Salt Lake City Ut 84111-1512

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Carol E Nelson
29 S State St Apt 416
Salt Lake City Ut 84111-1528

Eliza Hintze
29 S State St Apt 417
Salt Lake City Ut 84111-1528

Alexander P Zujovich
Po Box 597
Riverton Ut 84065-0597

Ronald C & Delia Allen
835 Lakeview
Stansbury Park Ut 84074-9613

Gary T & Suzan S Hawes
3019 Birch Cir
St George Ut 84790-8203

Ilan Peled
29 S State St
Salt Lake City Ut 84111-1535

Daniel J Mornis
29 S State St Apt 504
Salt Lake City Ut 84111-1513

Troy L Simmons
7345 Tara Ave
Las Vegas Nv 89117-2909

Scott R Frost
29 S State St Apt 506
Salt Lake City Ut 84111-1513

Diamond Ken E Family Trust
29 S State St Apt 507
Salt Lake City Ut 84111-1513

Jonathan E Wilkey
29 S State St Apt 509
Salt Lake City Ut 84111-1513

Brandon E Condie
29 S State St Apt 510
Salt Lake City Ut 84111-1513

Marlin K & Kathy Jensen
1500 N 7900 E
Huntsville Ut 84317-9634

Kerry L Kruskop
29 S State St Apt 512
Salt Lake City Ut 84111-1527

Rudolph E Araktingi
8021 Mountain Oaks Dr
Cottonwood Heights Ut 84121-5909

Richard Gonzales
29 S State St Apt 514
Salt Lake City Ut 84111-1527

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression anti-bourrage et à séchage rapide
Utilisez le gabarit 5160®

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

William F & Kathleen A Matthews
29 S State St Apt 515
Salt Lake City Ut 84111-1527

Norman S & Mary L Nielson
29 S State St Apt 517
Salt Lake City Ut 84111-1527

Hans S Camporreales
29 S State St Apt 518
Salt Lake City Ut 84111-1529

Lawrence & Carol Bassist
1611 E 450 S
Springville Ut 84663-2927

Grand Bank Trust
29610 Southfield Rd Ste 260
Southfield Mi 48076-2000

Leslye Stratton
29 S State St Apt 605
Salt Lake City Ut 84111-1598

Richard P & Pamela N Stevens
9229 Sunnyfield Dr
Las Vegas Nv 89134-6350

Melanie Orullian
29 S State St Apt 607
Salt Lake City Ut 84111-1514

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Larry W & Susan G Stott
29 S State St Apt 613
Salt Lake City Ut 84111-1514

Timothy F Ward
29 S State St Apt 616
Slc Ut 84111-1531

Jack M & Ruth R Yeaman
29 S State St Apt 617
Salt Lake City Ut 84111-1531

Douglas V Gadd
Po Box 3024
Wendover Nv 89883-3024

William J Brennan
1093 S 2000 E
Salt Lake City Ut 84108-1972

Jason D Smith
29 S State St Apt 702
Salt Lake City Ut 84111-1599

Joshua W Reighard
29 S State St Apt 703
Salt Lake City Ut 84111-1530

Shireley R Lauritzen
Po Box 70
Mount Pleasant Ut 84647-0070

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Jonas I & Danielle K Sappington
29 S State St Apt 706
Salt Lake City Ut 84111-1530

Miller Family Real Estate Llc
9350 S 150 E Ste 1000
Sandy Ut 84070-2721

Stefan Dutkowski
29 S State St Apt 709
Salt Lake City Ut 84111-1530

Martin E Townsend
29 S State St Apt 710
Salt Lake City Ut 84111-1515

Jonathon G Hall
7316 Marinda Way
Cottonwood Heights Ut 84121-4421

Howard S & Joy P Herbert
1958 Point Dr
St George Ut 84790-6789

Rory Heiner
1754 Nw 129th Pl
Portland Or 97229-4670

Michelle R Davis
29 S State St Apt 716
Salt Lake City Ut 84111-1515

Nicholas D More
29 S State St Apt 717
Salt Lake City Ut 84111-1515

Sara A Jense
29 S State St Apt 718
Salt Lake City Ut 84111-1533

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Garbett Joan W Trust
29 S State St Apt 805
Salt Lake City Ut 84111-1579

Kristene Laterza
29 S State St Apt 807
Salt Lake City Ut 84111-1516

Andre J Ausseresses
29 S State St Apt 808
Salt Lake City Ut 84111-1516

Larry D & Bonnie J Cain
524 3rd St S Pmb 161
Nampa Id 83651-3720

G Clark & Corinne A Godfrey
2352 S 200 E
Bountiful Ut 84010-5656

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Velo Holdings Llc
1851 Kensington Ave
Salt Lake City Ut 84108-2623

Holley R Freeman
29 S State St Apt 816
Salt Lake City Ut 84111-1532

P Christian Anderson
29 S State St Apt 817
Salt Lake City Ut 84111-1532

Lena A Ward
1762 Yale Ave
Salt Lake City Ut 84108-1836

Libertas Llc
29 S State St Ste 7
Salt Lake City Ut 84111-1521

Gregory W Shields
29 S State St Apt 708
Salt Lake City Ut 84111-1530

K C S Corporation
3535 Hillside Ln
Salt Lake City Ut 84109-4008

Iris M Nielson
29 S State St Apt 108
Salt Lake City Ut 84111-1523

Nancy L Mclaughlin
29 S State St Apt 117
Salt Lake City Ut 84111-1522

Richard L & Lavon W Finlinson
1632 E Elmwood St
Mesa Az 85203-5811

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Eva M Johnson
29 S State St Apt 408
Salt Lake City Ut 84111-1512

Becky C & John F Gunn
4615 Belmour Way
Holladay Ut 84117-5218

Belvedere Property Llc
671 Somerset St
Farmington Ut 84025-4230

Joseph M Bullett
1223 S 1280 E
St George Ut 84790-8553

Julie A Burton
29 S State St Apt 712
Salt Lake City Ut 84111-1515

Gaye & Jill Christofferson
29 S State St Apt 801
Salt Lake City Ut 84111-1579

Bms Llc
103 Social Hall Ave
Salt Lake City Ut 84111-1503

Paul Christenson
1851 Kensington Ave
Salt Lake City Ut 84108-2623

115 Social Hall Llc
Po Box 112347
Salt Lake City Ut 84147-2347

Gregory D Child
29 S State St Apt 508
Salt Lake City Ut 84111-1513

Frank N Call
29 S State St Apt 811
Salt Lake City Ut 84111-1516

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Lee J Caputo
2080 Sands Dr
Holladay Ut 84124-2750

Mountain Bell Slc Main
1801 California St Ste 4600
Denver Co 80202-2607

At & T Communications Of The
Po Box 7207
Bedminster Nj 07921-7207

Mountain States Telephone, The
1801 California St Ste 4600
Denver Co 80202-2607

Eleanor S & Clifford J Zimmerman
4370 Commerce Dr
Murray Ut 84107-2630

Mc Intyre Bldg Condm 2nd Amd
68 S Main St Ste 800
Salt Lake City Ut 84101-1504

Roger K Powell
68 S Main St
Salt Lake City Ut 84101-1502

Gary A Sargent
569 Grand Oaks St
Fruit Heights Ut 84037-2756

Standard Life & Casualty
68 S Main St # 5
Salt Lake City Ut 84101-1502

Young Kwon
1299 Elk Hollow Rd
North Salt Lake Ut 84054-3336

Salt Lake City Corporation
451 S State St # 225
Salt Lake City Ut 84111-3102

Zions First National Bank Na
Po Box 30709
Salt Lake City Ut 84130-0709

Kearns Building
134 S Main St # 210
Salt Lake City Ut 84101-1602

Wasatch Capital Corporation
59 W 100 S
Salt Lake City Ut 84101-1507

Property Reserve Inc
Po Box 11100
Salt Lake City Ut 84147-0100

Deseret News Publishing Compan
143 S Main St
Salt Lake City Ut 84111-1917

Deseret News Publishing Compan
30 E 100 S
Salt Lake City Ut 84111-1930

Tachiki Enterprises Llc
151 S Main St
Salt Lake City Ut 84111-1917

Human Ensemble Llc, The
165 S West Temple # 300
Salt Lake City Ut 84101-1409

Human Ensemble Llc, The
165 S West Temple # 300
Salt Lake City Ut 84101-1409

Standard Life & Casualty
68 S Main St # 5
Salt Lake City Ut 84101-1502

Roger K Powell
68 S Main St
Salt Lake City Ut 84101-1502

Gary A Sargent
569 Grand Oaks St
Fruit Heights Ut 84037-2756

Standard Life & Casualty
68 S Main St # 5
Salt Lake City Ut 84101-1502

Jomar2 Llc
68 S Main St Ste 600
Salt Lake City Ut 84101-1515

Mc Intyre Bldg Condm 2nd Amd
68 S Main St Ste 800
Salt Lake City Ut 84101-1504

Zions First National Bank Na
Po Box 30709
Salt Lake City Ut 84130-0709

Roger K Powell
68 S Main St
Salt Lake City Ut 84101-1502

Gary A Sargent
569 Grand Oaks St
Fruit Heights Ut 84037-2756

Richard L & Lavon W Finlinson
1632 E Elmwood St
Mesa Az 85203-5811

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Young Kwon
1299 Elk Hollow Rd
North Salt Lake Ut 84054-3336

Salt Lake City Corporation
451 S State St # 225
Salt Lake City Ut 84111-3102

Becky C & John F Gunn
4615 Belmour Way
Holladay Ut 84117-5218

Kearns Building
134 S Main St # 210
Salt Lake City Ut 84101-1602

Wasatch Capital Corporation
59 W 100 S
Salt Lake City Ut 84101-1507

Julie A Burton
29 S State St Apt 712
Salt Lake City Ut 84111-1515

Kearns-tribune Llc
143 S Main St Ste 400
Salt Lake City Ut 84111-1917

Zions Securities Corp
Po Box 11100
Salt Lake City Ut 84147-0100

Gaye & Jill Christofferson
29 S State St Apt 801
Salt Lake City Ut 84111-1579

James W & Susan L Ogilvie
Hc1 #brighton
Brighton Ut 84121

Lee C & Cleo R Atkin
40 N State St Apt 3a
Salt Lake City Ut 84103-2000

R & N Resources
6709 Lookout Bnd
San Jose Ca 95120-4649

Piedmont Construction Co Inc
6728 S 1520 W
West Jordan Ut 84084-2419

Kathryn W Lunceford
40 N State St Apt 4j
Salt Lake City Ut 84103-2009

Marca L Porter
1617 Temple Ln Apt 2204
South Jordan Ut 84095-2464

John R & Ann N Morris
3070 S 975 E
Bountiful Ut 84010-3204

Ruth Richardson
8415 Sands Point Dr
Houston Tx 77036-2769

Linda E Andrews
124 Canyon Rd
Salt Lake City Ut 84103-4771

James P Neeley
1621 E 1030 N
Logan Ut 84341-3005

Milton L & Diane N Weilenmann
40 N State St Apt 2j
Salt Lake City Ut 84103-2024

Evelyn N Hanks
40 N State St Apt 3c
Salt Lake City Ut 84103-2000

Reed E & Norinne R Callister
40 N State St Apt 5e
Salt Lake City Ut 84103-2018

James E & Ruth W Faust
40 N State St Apt 6f
Salt Lake City Ut 84103-2025

D Stephen & Shannon P Sorensen
4531 Via Expreanza
Santa Barbar Ca 93110

Pratt M & Geraldine B Munson
4230 Piedmont Mesa Rd
Claremont Ca 91711-2332

Robert & Jaquetia Zinn
440 Atherton Way
Morgan Hill Ca 95037-6227

Kelly Christine E Trust
40 N State St Apt 3j
Salt Lake City Ut 84103-2000

Alan C & Karen Ashton
251 W 5200 N Ste 350
Provo Ut 84604-7725

John R & Marjorie S Seedall
40 N State St Apt 4c
Salt Lake City Ut 84103-2009

Thomas R Stone
1101 Sylvan Ave Ste B24
Modesto Ca 95350-1689

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et séchage rapide
Utilisez le gabarit 5160®

Ashton Norma B Trust
40 N State St Apt 6d
Salt Lake City Ut 84103-2025

Alta Club
100 E South Temple
Salt Lake City Ut 84111-1102

City Of Salt Lake, The
451 S State St
Salt Lake City Ut 84111-3102

Kathleen W Call
Po Box 437
Afton Wy 83110-0437

Marilyn S Bateman
40 N State St Apt 8a
Salt Lake City Ut 84103-2029

Anthony J Gardner
29 S State St Apt 204
Salt Lake City Ut 84111-1510

Corp Of The Presiding Bishop O
50 E North Temple
Salt Lake City Ut 84150-0002

Virginia Naylor
29 S State St Apt 207
Salt Lake City Ut 84111-1510

Richard & Priscilla Crockett
10 E South Temple Ste 1500
Salt Lake City Ut 84133-1100

Condm Amended Belvedere
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Karen Reed
29 S State St Apt 101
Salt Lake City Ut 84111-1509

Jared R & Jacib W Taylor
29 S State St Apt 102
Salt Lake City Ut 84111-1509

Becky P Lees
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Justin A Romero
29 S State St Apt 106
Salt Lake City Ut 84111-1523

Belvedere Association The
Po Box 171014
Salt Lake City Ut 84117-1014

Aaron P Finn
29 S State St Apt 109
Salt Lake City Ut 84111-1523

N Daniel Christian
29 S State St Apt 110
Salt Lake City Ut 84111-1523

Sharon Odekirk
1383 Laird Ave
Salt Lake City Ut 84105-1953

Helen R Flandro
29 S State St Apt 112
Salt Lake City Ut 84111-1522

Beatrice Merrill
3911 Park Blvd Apt 1509
San Diego Ca 92103-3520

Yeaman Ruth R
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Lynda L Coleman
1709 Herbert Ave
Salt Lake City Ut 84108-1829

Howard S & Joy P Herbert
29 S State St Apt 116
Salt Lake City Ut 84111-1522

Michael Saffold
29 S State St Apt 118
Salt Lake City Ut 84111-1522

Smith Stanley B Trust
9528 N 4500 W
Cedar Hills Ut 84062-9462

Karen Gray
29 S State St Apt 202
Salt Lake City Ut 84111-1510

Marlys E Petterson
29 S State St Apt 301
Salt Lake City Ut 84111-1594

Clara L Radcliffe
29 S State St Apt 205
Salt Lake City Ut 84111-1510

Lolita P Nikolova
29 S State St Apt 206
Salt Lake City Ut 84111-1510

Leslie M Rex
2495 Sunny Slopes Dr
Park City Ut 84060-7033

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Scott A Schoonover
29 S State St Apt 209
Salt Lake City Ut 84111-1524

Katherine Watson-parks
29 S State St Apt 210
Salt Lake City Ut 84111-1524

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Kent J L Robinson
29 S State St Apt 213
Salt Lake City Ut 84111-1524

Thomas Fisher
29 S State St Apt 214
Salt Lake City Ut 84111-1524

Herbert S Armstrong
Po Box 1510
Park City Ut 84060-1510

Donald L Steiner
29 S State St Apt 216
Salt Lake City Ut 84111-1525

B Allen & Beverly A Bingham
7241 Stamps Cir
Anchorage Ak 99507-6751

Beverly B Stats
1149 E 450 S
Bountiful Ut 84010-1905

Theresa Reed
29 S State St Apt 318
Salt Lake City Ut 84111-1526

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Deborah H Routt
3748 257th Ave Se
Issaquah Wa 98029-5726

Ruth R Yeaman
29 S State St Apt 306
Salt Lake City Ut 84111-1502

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Dominic Thompson
Po Box 8202
Midvale Ut 84047-8202

Herbon Properties Llc
1390 Douglas St
Ogden Ut 84404-4633

Bonnie J Davis
29 S State St Apt 311
Salt Lake City Ut 84111-1592

Masters A E Trust
534 W Gentile St
Layton Ut 84041-3041

Garrett Dastrup
29 S State St Apt 313
Salt Lake City Ut 84111-1592

Michelle Davis
29 S State St Apt 314
Salt Lake City Ut 84111-1592

Lowell D Pearson
3625 Augusta Dr
Columbia Mo 65203-0990

Bement Delta B
29 S State St Apt 316
Salt Lake City Ut 84111-1592

Cindy F Gibson
29 S State St Apt 317
Salt Lake City Ut 84111-1592

Hans S Camporreales
29 S State St Apt 518
Salt Lake City Ut 84111-1529

Scott J Holley
29 S State St Apt 402
Salt Lake City Ut 84111-1595

John Kindred
29 S State St Apt 403
Salt Lake City Ut 84111-1595

Leslye Stratton
29 S State St Apt 605
Salt Lake City Ut 84111-1598

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à sechage rapide
Utilisez le gabarit 5160®

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Paulbruce Mister
14007 Foothills Court St
San Antonio Tx 78249-2524

Michael J Wise
29 S State St Apt 406
Salt Lake City Ut 84111-1595

Steven D Gasser
Po Box 521351
Salt Lake City Ut 84152-1351

Cathleen Bagley
Po Box 750009
Torrey Ut 84775-0009

Laurence C & Ann S Monson
2838 42nd Ave W
Seattle Wa 98199-2420

Paola Dell'osso
29 S State St Apt 412
Salt Lake City Ut 84111-1512

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Carol E Nelson
29 S State St Apt 416
Salt Lake City Ut 84111-1528

Eliza Hintze
29 S State St Apt 417
Salt Lake City Ut 84111-1528

Alexander P Zujovich
Po Box 597
Riverton Ut 84065-0597

Ronald C & Delia Allen
835 Lakeview
Stansbury Park Ut 84074-9613

Gary T & Suzan S Hawes
3019 Birch Cir
St George Ut 84790-8203

Ilan Peled
29 S State St
Salt Lake City Ut 84111-1535

Daniel J Mornis
29 S State St Apt 504
Salt Lake City Ut 84111-1513

Troy L Simmons
7345 Tara Ave
Las Vegas Nv 89117-2909

Scott R Frost
29 S State St Apt 506
Salt Lake City Ut 84111-1513

Diamond Ken E Family Trust
29 S State St Apt 507
Salt Lake City Ut 84111-1513

Jonathan E Wilkey
29 S State St Apt 509
Salt Lake City Ut 84111-1513

Brandon E Condie
29 S State St Apt 510
Salt Lake City Ut 84111-1513

Marlin K & Kathy Jensen
1500 N 7900 E
Huntsville Ut 84317-9634

Kerry L Kruskop
29 S State St Apt 512
Salt Lake City Ut 84111-1527

Rudolph E Araktingi
8021 Mountain Oaks Dr
Cottonwood Heights Ut 84121-5909

Richard Gonzales
29 S State St Apt 514
Salt Lake City Ut 84111-1527

William F & Kathleen A Matthews
29 S State St Apt 515
Salt Lake City Ut 84111-1527

Norman S & Mary L Nielson
29 S State St Apt 517
Salt Lake City Ut 84111-1527

Kristene Laterza
29 S State St Apt 807
Salt Lake City Ut 84111-1516

Lawrence & Carol Bassist
1611 E 450 S
Springville Ut 84663-2927

Grand Bank Trust
29610 Southfield Rd Ste 260
Southfield Mi 48076-2000

G Clark & Corinne A Godfrey
2352 S 200 E
Bountiful Ut 84010-5656

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Richard P & Pamela N Stevens
9229 Sunnyfield Dr
Las Vegas Nv 89134-6350

Melanie Orullian
29 S State St Apt 607
Salt Lake City Ut 84111-1514

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Larry W & Susan G Stott
29 S State St Apt 613
Salt Lake City Ut 84111-1514

Timothy F Ward
29 S State St Apt 616
Slc Ut 84111-1531

Jack M & Ruth R Yeaman
29 S State St Apt 617
Salt Lake City Ut 84111-1531

Douglas V Gadd
Po Box 3024
Wendover Nv 89883-3024

William J Brennan
1093 S 2000 E
Salt Lake City Ut 84108-1972

Jason D Smith
29 S State St Apt 702
Salt Lake City Ut 84111-1599

Joshua W Reighard
29 S State St Apt 703
Salt Lake City Ut 84111-1530

Shireley R Lauritzen
Po Box 70
Mount Pleasant Ut 84647-0070

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Jonas I & Danielle K Sappington
29 S State St Apt 706
Salt Lake City Ut 84111-1530

Miller Family Real Estate Llc
9350 S 150 E Ste 1000
Sandy Ut 84070-2721

Stefan Dutkowski
29 S State St Apt 709
Salt Lake City Ut 84111-1530

Martin E Townsend
29 S State St Apt 710
Salt Lake City Ut 84111-1515

Jonathon G Hall
7316 Marinda Way
Cottonwood Heights Ut 84121-4421

Howard S & Joy P Herbert
1958 Point Dr
St George Ut 84790-6789

Rory Heiner
1754 Nw 129th Pl
Portland Or 97229-4670

Michelle R Davis
29 S State St Apt 716
Salt Lake City Ut 84111-1515

Nicholas D More
29 S State St Apt 717
Salt Lake City Ut 84111-1515

Sara A Jense
29 S State St Apt 718
Salt Lake City Ut 84111-1533

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Garbett Joan W Trust
29 S State St Apt 805
Salt Lake City Ut 84111-1579

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Andre J Ausseresses
29 S State St Apt 808
Salt Lake City Ut 84111-1516

Larry D & Bonnie J Cain
524 3rd St S Pmb 161
Nampa Id 83651-3720

City Of Salt Lake, The
451 S State St
Salt Lake City Ut 84111-3102

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à sécharge rapide
Utilisez le gabarit 5160®

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Alta Club
100 E South Temple
Salt Lake City Ut 84111-1102

Velo Holdings Llc
1851 Kensington Ave
Salt Lake City Ut 84108-2623

Holley R Freeman
29 S State St Apt 816
Salt Lake City Ut 84111-1532

P Christian Anderson
29 S State St Apt 817
Salt Lake City Ut 84111-1532

Lena A Ward
1762 Yale Ave
Salt Lake City Ut 84108-1836

Libertas Llc
29 S State St Ste 7
Salt Lake City Ut 84111-1521

Gregory W Shields
29 S State St Apt 708
Salt Lake City Ut 84111-1530

K C S Corporation
3535 Hillside Ln
Salt Lake City Ut 84109-4008

Iris M Nielson
29 S State St Apt 108
Salt Lake City Ut 84111-1523

Nancy L Mclaughlin
29 S State St Apt 117
Salt Lake City Ut 84111-1522

Joseph M Bullett
1223 S 1280 E
St George Ut 84790-8553

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Eva M Johnson
29 S State St Apt 408
Salt Lake City Ut 84111-1512

Belvedere Property Llc
671 Somerset St
Farmington Ut 84025-4230

Katherine Watson-parks
29 S State St Apt 210
Salt Lake City Ut 84111-1524

Beatrice Merrill
3911 Park Blvd Apt 1509
San Diego Ca 92103-3520

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Condm Amended Belvedere
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Karen Reed
29 S State St Apt 101
Salt Lake City Ut 84111-1509

Jared R & Jacib W Taylor
29 S State St Apt 102
Salt Lake City Ut 84111-1509

Becky P Lees
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Miriam F Bravo
29 S State St Apt 105
Salt Lake City Ut 84111-1523

Justin A Romero
29 S State St Apt 106
Salt Lake City Ut 84111-1523

Belvedere Association The
Po Box 171014
Salt Lake City Ut 84117-1014

Aaron P Finn
29 S State St Apt 109
Salt Lake City Ut 84111-1523

N Daniel Christian
29 S State St Apt 110
Salt Lake City Ut 84111-1523

Sharon Odekirk
1383 Laird Ave
Salt Lake City Ut 84105-1953

Helen R Flandro
29 S State St Apt 112
Salt Lake City Ut 84111-1522

Herbert S Armstrong
Po Box 1510
Park City Ut 84060-1510

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Yeaman Ruth R
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Lynda L Coleman
1709 Herbert Ave
Salt Lake City Ut 84108-1829

Howard S & Joy P Herbert
29 S State St Apt 116
Salt Lake City Ut 84111-1522

Michael Saffold
29 S State St Apt 118
Salt Lake City Ut 84111-1522

Smith Stanley B Trust
9528 N 4500 W
Cedar Hills Ut 84062-9462

Karen Gray
29 S State St Apt 202
Salt Lake City Ut 84111-1510

Anthony J Gardner
29 S State St Apt 204
Salt Lake City Ut 84111-1510

Clara L Radcliffe
29 S State St Apt 205
Salt Lake City Ut 84111-1510

Lolita P Nikolova
29 S State St Apt 206
Salt Lake City Ut 84111-1510

Virginia Naylor
29 S State St Apt 207
Salt Lake City Ut 84111-1510

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Scott A Schoonover
29 S State St Apt 209
Salt Lake City Ut 84111-1524

Kent J L Robinson
29 S State St Apt 213
Salt Lake City Ut 84111-1524

Thomas Fisher
29 S State St Apt 214
Salt Lake City Ut 84111-1524

Michelle Davis
29 S State St Apt 314
Salt Lake City Ut 84111-1592

Donald L Steiner
29 S State St Apt 216
Salt Lake City Ut 84111-1525

B Allen & Beverly A Bingham
7241 Stamps Cir
Anchorage Ak 99507-6751

Beverly B Stats
1149 E 450 S
Bountiful Ut 84010-1905

Marlys E Petterson
29 S State St Apt 301
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Leslie M Rex
2495 Sunny Slopes Dr
Park City Ut 84060-7033

Ruth R Yeaman
29 S State St Apt 306
Salt Lake City Ut 84111-1502

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Dominic Thompson
Po Box 8202
Midvale Ut 84047-8202

Herbon Properties Llc
1390 Douglas St
Ogden Ut 84404-4633

Bonnie J Davis
29 S State St Apt 311
Salt Lake City Ut 84111-1592

Masters A E Trust
534 W Gentile St
Layton Ut 84041-3041

Garrett Dastrup
29 S State St Apt 313
Salt Lake City Ut 84111-1592

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Use Avery® TEMPLATE 5160®
Jam and Smudge Free Printing

Lowell D Pearson
3625 Augusta Dr
Columbia Mo 65203-0990

Bement Delta B
29 S State St Apt 316
Salt Lake City Ut 84111-1592

Cindy F Gibson
29 S State St Apt 317
Salt Lake City Ut 84111-1592

Theresa Reed
29 S State St Apt 318
Salt Lake City Ut 84111-1526

Scott J Holley
29 S State St Apt 402
Salt Lake City Ut 84111-1595

John Kindred
29 S State St Apt 403
Salt Lake City Ut 84111-1595

Deborah H Routt
3748 257th Ave Se
Issaquah Wa 98029-5726

Paulbruce Mister
14007 Foothills Court St
San Antonio Tx 78249-2524

Michael J Wise
29 S State St Apt 406
Salt Lake City Ut 84111-1595

Steven D Gasser
Po Box 521351
Salt Lake City Ut 84152-1351

Cathleen Bagley
Po Box 750009
Torrey Ut 84775-0009

Laurence C & Ann S Monson
2838 42nd Ave W
Seattle Wa 98199-2420

Carol E Nelson
29 S State St Apt 416
Salt Lake City Ut 84111-1528

Eliza Hintze
29 S State St Apt 417
Salt Lake City Ut 84111-1528

Alexander P Zujovich
Po Box 597
Riverton Ut 84065-0597

Ronald C & Delia Allen
835 Lakeview
Stansbury Park Ut 84074-9613

Gary T & Suzan S Hawes
3019 Birch Cir
St George Ut 84790-8203

Ilan Peled
29 S State St
Salt Lake City Ut 84111-1535

Daniel J Mornis
29 S State St Apt 504
Salt Lake City Ut 84111-1513

Troy L Simmons
7345 Tara Ave
Las Vegas Nv 89117-2909

Scott R Frost
29 S State St Apt 506
Salt Lake City Ut 84111-1513

Diamond Ken E Family Trust
29 S State St Apt 507
Salt Lake City Ut 84111-1513

Jonathan E Wilkey
29 S State St Apt 509
Salt Lake City Ut 84111-1513

Brandon E Condie
29 S State St Apt 510
Salt Lake City Ut 84111-1513

Marlin K & Kathy Jensen
1500 N 7900 E
Huntsville Ut 84317-9634

Kerry L Kruskop
29 S State St Apt 512
Salt Lake City Ut 84111-1527

Rudolph E Araktingi
8021 Mountain Oaks Dr
Cottonwood Heights Ut 84121-5909

Richard Gonzales
29 S State St Apt 514
Salt Lake City Ut 84111-1527

William F & Kathleen A Matthews
29 S State St Apt 515
Salt Lake City Ut 84111-1527

Norman S & Mary L Nielson
29 S State St Apt 517
Salt Lake City Ut 84111-1527

Impression antibourrage et à séchage rapide
Use Avery® TEMPLATE 5160®
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Hans S Camporreales
29 S State St Apt 518
Salt Lake City Ut 84111-1529

Lawrence & Carol Bassist
1611 E 450 S
Springville Ut 84663-2927

Grand Bank Trust
29610 Southfield Rd Ste 260
Southfield Mi 48076-2000

Leslye Stratton
29 S State St Apt 605
Salt Lake City Ut 84111-1598

Richard P & Pamela N Stevens
9229 Sunnyfield Dr
Las Vegas Nv 89134-6350

Melanie Orullian
29 S State St Apt 607
Salt Lake City Ut 84111-1514

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Larry W & Susan G Stott
29 S State St Apt 613
Salt Lake City Ut 84111-1514

Timothy F Ward
29 S State St Apt 616
Slc Ut 84111-1531

Jack M & Ruth R Yeaman
29 S State St Apt 617
Salt Lake City Ut 84111-1531

Douglas V Gadd
Po Box 3024
Wendover Nv 89883-3024

William J Brennan
1093 S 2000 E
Salt Lake City Ut 84108-1972

Jason D Smith
29 S State St Apt 702
Salt Lake City Ut 84111-1599

Joshua W Reighard
29 S State St Apt 703
Salt Lake City Ut 84111-1530

Shireley R Lauritzen
Po Box 70
Mount Pleasant Ut 84647-0070

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Jonas I & Danielle K Sappington
29 S State St Apt 706
Salt Lake City Ut 84111-1530

Miller Family Real Estate Llc
9350 S 150 E Ste 1000
Sandy Ut 84070-2721

Stefan Dutkowski
29 S State St Apt 709
Salt Lake City Ut 84111-1530

Martin E Townsend
29 S State St Apt 710
Salt Lake City Ut 84111-1515

Jonathon G Hall
7316 Marinda Way
Cottonwood Heights Ut 84121-4421

Howard S & Joy P Herbert
1958 Point Dr
St George Ut 84790-6789

Rory Heiner
1754 Nw 129th Pl
Portland Or 97229-4670

Michelle R Davis
29 S State St Apt 716
Salt Lake City Ut 84111-1515

Nicholas D More
29 S State St Apt 717
Salt Lake City Ut 84111-1515

Sara A Jense
29 S State St Apt 718
Salt Lake City Ut 84111-1533

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Garbett Joan W Trust
29 S State St Apt 805
Salt Lake City Ut 84111-1579

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Jam and Smudge Free Printing
Impression antibourrage et à séchage rapide
Use Avery® TEMPLATE 5160®
Utilisez le gabarit 5160®

Kristene Laterza
29 S State St Apt 807
Salt Lake City Ut 84111-1516

Andre J Ausseresses
29 S State St Apt 808
Salt Lake City Ut 84111-1516

Larry D & Bonnie J Cain
524 3rd St S Pmb 161
Nampa Id 83651-3720

G Clark & Corinne A Godfrey
2352 S 200 E
Bountiful Ut 84010-5656

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Velo Holdings Llc
1851 Kensington Ave
Salt Lake City Ut 84108-2623

Holley R Freeman
29 S State St Apt 816
Salt Lake City Ut 84111-1532

P Christian Anderson
29 S State St Apt 817
Salt Lake City Ut 84111-1532

Lena A Ward
1762 Yale Ave
Salt Lake City Ut 84108-1836

Libertas Llc
29 S State St Ste 7
Salt Lake City Ut 84111-1521

Gregory W Shields
29 S State St Apt 708
Salt Lake City Ut 84111-1530

K C S Corporation
3535 Hillside Ln
Salt Lake City Ut 84109-4008

Iris M Nielson
29 S State St Apt 108
Salt Lake City Ut 84111-1523

Nancy L Mclaughlin
29 S State St Apt 117
Salt Lake City Ut 84111-1522

Richard L & Lavon W Finlinson
1632 E Elmwood St
Mesa Az 85203-5811

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Eva M Johnson
29 S State St Apt 408
Salt Lake City Ut 84111-1512

Becky C & John F Gunn
4615 Belmour Way
Holladay Ut 84117-5218

Belvedere Property Llc
671 Somerset St
Farmington Ut 84025-4230

Joseph M Bullett
1223 S 1280 E
St George Ut 84790-8553

Julie A Burton
29 S State St Apt 712
Salt Lake City Ut 84111-1515

Zions Securities Corp
Po Box 11100
Salt Lake City Ut 84147-0100

Paola Dell'osso
29 S State St Apt 412
Salt Lake City Ut 84111-1512

Federal Reserve Bank Of San Francisco
120 S State St
Salt Lake City Ut 84111-1506

John R & Ann N Morris
3070 S 975 E
Bountiful Ut 84010-3204

Ruth Richardson
8415 Sands Point Dr
Houston Tx 77036-2769

Marilyn S Bateman
40 N State St Apt 8a
Salt Lake City Ut 84103-2029

Carlton Hotel Llc
2241 S 1950 E
St George Ut 84790-6238

Carlton Hotel Llc
2241 S 1950 E
St George Ut 84790-6238

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160® Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Oxford Manor Condm
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Greg M & Jenny L Lassig
4362 Hawarden Cir
West Valley Ut 84119-5711

Mary C Fisher
265 N 20 W
Pleasant Grove Ut 84062-2281

William & Joye Rockwood
1667 Cypress Grove Ln
Diamond Bar Ca 91765-2508

Linda T Tran
2098 Lakeline Dr
Salt Lake City Ut 84109-1486

Wayne & Bonnie Balls
2221 E Kenwood St
Mesa Az 85213-2242

Earl K Taylor
125 1st Ave Apt 6
Salt Lake City Ut 84103-2375

R & S Oxford Prop Holdings Llc
23072 Aspen Knoll Dr
Diamond Bar Ca 91765-2545

Andrew J & Mabel M Mitchell
Po Box 745
Littlefield Az 86432-0745

Susan E Bohmholdt
125 1st Ave Apt 105
Salt Lake City Ut 84103-5925

Debra Hampton
223 8th Ave
Salt Lake City Ut 84103-2521

Charles E & Mary L Schultz
221 Saligugi Cir
Loudon Tn 37774-2520

Equity Capital Group
404 E 4500 S Ste B22
Murray Ut 84107-2776

G S Finmar Inc
Po Box 10
Providence Ut 84332-0010

R & S Oxford Prop Holdings Llc
23072 Aspen Knoll Dr
Diamond Bar Ca 91765-2545

Thomas D & Szu-ying Mcfarland
128 1st Ave Apt B
Salt Lake City Ut 84103-5929

Melody L Baugh
125 1st Ave Apt 204
Salt Lake City Ut 84103-2376

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Ian G & Anita Willard
1259 Bryan Ave
Salt Lake City Ut 84105-2509

Anita May Allen
125 1st Ave Apt 207
Salt Lake City Ut 84103-2376

Deborah R Shuman
125 1st Ave Apt 208
Salt Lake City Ut 84103-2376

Vera G Gifford
125 1st Ave Apt 301
Salt Lake City Ut 84103-5926

Richard C Boucher
27640 Selfridge Ln
Carmel Ca 93923-8532

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Robert B Clay
728 W 3800 S
Bountiful Ut 84010-8427

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Marshall F Tappen
2438 E 2900 S
Salt Lake City Ut 84109-1839

David E Finlinson
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Karen Reed
29 S State St Apt 101
Salt Lake City Ut 84111-1509

Jared R & Jacib W Taylor
29 S State St Apt 102
Salt Lake City Ut 84111-1509

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
Utilisez le gabarit 5160®
Impression antibourrage et à séchage rapide

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

James P Neeley
1621 E 1030 N
Logan Ut 84341-3005

Milton L & Diane N Weilenmann
40 N State St Apt 2j
Salt Lake City Ut 84103-2024

Linda E Andrews
124 Canyon Rd
Salt Lake City Ut 84103-4771

Lee C & Cleo R Atkin
40 N State St Apt 3a
Salt Lake City Ut 84103-2000

John R & Marjorie S Seedall
40 N State St Apt 4c
Salt Lake City Ut 84103-2009

Evelyn N Hanks
40 N State St Apt 3c
Salt Lake City Ut 84103-2000

Kathleen W Call
Po Box 437
Afton Wy 83110-0437

Reed E & Norinne R Callister
40 N State St Apt 5e
Salt Lake City Ut 84103-2018

Richard & Priscilla Crockett
10 E South Temple Ste 1500
Salt Lake City Ut 84133-1100

Pratt M & Geraldine B Munson
4230 Piedmont Mesa Rd
Claremont Ca 91711-2332

Robert & Jaquetia Zinn
440 Atherton Way
Morgan Hill Ca 95037-6227

Kelly Christine E Trust
40 N State St Apt 3j
Salt Lake City Ut 84103-2000

James W & Susan L Ogilvie
Hc1 #brighton
Brighton Ut 84121

Thomas R Stone
1101 Sylvan Ave Ste B24
Modesto Ca 95350-1689

R & N Resources
6709 Lookout Bnd
San Jose Ca 95120-4649

Piedmont Construction Co Inc
6728 S 1520 W
West Jordan Ut 84084-2419

Kathryn W Lunceford
40 N State St Apt 4j
Salt Lake City Ut 84103-2009

Marca L Porter
1617 Temple Ln Apt 2204
South Jordan Ut 84095-2464

Ashton Norma B Trust
40 N State St Apt 6d
Salt Lake City Ut 84103-2025

Corp Of The Presiding Bishop O
50 E North Temple
Salt Lake City Ut 84150-0002

James E & Ruth W Faust
40 N State St Apt 6f
Salt Lake City Ut 84103-2025

Alan C & Karen Ashton
251 W 5200 N Ste 350
Provo Ut 84604-7725

Condm Amended Belvedere
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Patricia J Lawrence
131 1st Ave Apt 403
Salt Lake City Ut 84103-2311

Becky P Lees
29 S State St Apt 103
Salt Lake City Ut 84111-1509

Miriam F Bravo
29 S State St Apt 105
Salt Lake City Ut 84111-1523

Justin A Romero
29 S State St Apt 106
Salt Lake City Ut 84111-1523

Belvedere Association The
Po Box 171014
Salt Lake City Ut 84117-1014

Aaron P Finn
29 S State St Apt 109
Salt Lake City Ut 84111-1523

N Daniel Christian
29 S State St Apt 110
Salt Lake City Ut 84111-1523

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Impression antibourrage et à séchage rapide
Use Avery® TEMPLATE 5160®
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
1-800-GO-AVERY
AVERY® 5160®

Sharon Odekirk
1383 Laird Ave
Salt Lake City Ut 84105-1953

Helen R Flandro
29 S State St Apt 112
Salt Lake City Ut 84111-1522

Beatrice Merrill
3911 Park Blvd Apt 1509
San Diego Ca 92103-3520

Yeaman Ruth R
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Lynda L Coleman
1709 Herbert Ave
Salt Lake City Ut 84108-1829

Howard S & Joy P Herbert
29 S State St Apt 116
Salt Lake City Ut 84111-1522

Michael Saffold
29 S State St Apt 118
Salt Lake City Ut 84111-1522

Smith Stanley B Trust
9528 N 4500 W
Cedar Hills Ut 84062-9462

Karen Gray
29 S State St Apt 202
Salt Lake City Ut 84111-1510

Anthony J Gardner
29 S State St Apt 204
Salt Lake City Ut 84111-1510

Clara L Radcliffe
29 S State St Apt 205
Salt Lake City Ut 84111-1510

Lolita P Nikolova
29 S State St Apt 206
Salt Lake City Ut 84111-1510

Virginia Naylor
29 S State St Apt 207
Salt Lake City Ut 84111-1510

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Scott A Schoonover
29 S State St Apt 209
Salt Lake City Ut 84111-1524

Katherine Watson-parks
29 S State St Apt 210
Salt Lake City Ut 84111-1524

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Stephanie M Jensen
29 S State St Apt 212
Salt Lake City Ut 84111-1524

Kent J L Robinson
29 S State St Apt 213
Salt Lake City Ut 84111-1524

Thomas Fisher
29 S State St Apt 214
Salt Lake City Ut 84111-1524

Herbert S Armstrong
Po Box 1510
Park City Ut 84060-1510

Donald L Steiner
29 S State St Apt 216
Salt Lake City Ut 84111-1525

B Allen & Beverly A Bingham
7241 Stamps Cir
Anchorage Ak 99507-6751

Beverly B Stats
1149 E 450 S
Bountiful Ut 84010-1905

Marlys E Petterson
29 S State St Apt 301
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Martin Townsend
29 S State St Apt 302
Salt Lake City Ut 84111-1594

Leslie M Rex
2495 Sunny Slopes Dr
Park City Ut 84060-7033

Ruth R Yeaman
29 S State St Apt 306
Salt Lake City Ut 84111-1502

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

AVERY® 5160®
1-800-GO-AVERY
www.avery.com
Impression antibourrage et à séchage rapide
Use Avery® TEMPLATE 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Dominic Thompson
Po Box 8202
Midvale Ut 84047-8202

Herbon Properties Llc
1390 Douglas St
Ogden Ut 84404-4633

Bonnie J Davis
29 S State St Apt 311
Salt Lake City Ut 84111-1592

Masters A E Trust
534 W Gentile St
Layton Ut 84041-3041

Garrett Dastrup
29 S State St Apt 313
Salt Lake City Ut 84111-1592

Michelle Davis
29 S State St Apt 314
Salt Lake City Ut 84111-1592

Lowell D Pearson
3625 Augusta Dr
Columbia Mo 65203-0990

Bement Delta B
29 S State St Apt 316
Salt Lake City Ut 84111-1592

Cindy F Gibson
29 S State St Apt 317
Salt Lake City Ut 84111-1592

Theresa Reed
29 S State St Apt 318
Salt Lake City Ut 84111-1526

Scott J Holley
29 S State St Apt 402
Salt Lake City Ut 84111-1595

John Kindred
29 S State St Apt 403
Salt Lake City Ut 84111-1595

Deborah H Routt
3748 257th Ave Se
Issaquah Wa 98029-5726

Paulbruce Mister
14007 Foothills Court St
San Antonio Tx 78249-2524

Michael J Wise
29 S State St Apt 406
Salt Lake City Ut 84111-1595

Steven D Gasser
Po Box 521351
Salt Lake City Ut 84152-1351

Cathleen Bagley
Po Box 750009
Torrey Ut 84775-0009

Laurence C & Ann S Monson
2838 42nd Ave W
Seattle Wa 98199-2420

Paola Dell'osso
29 S State St Apt 412
Salt Lake City Ut 84111-1512

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Jeffrey Hall
7316 Marinda Way
Salt Lake City Ut 84121-4421

Carol E Nelson
29 S State St Apt 416
Salt Lake City Ut 84111-1528

Eliza Hintze
29 S State St Apt 417
Salt Lake City Ut 84111-1528

Alexander P Zujovich
Po Box 597
Riverton Ut 84065-0597

Ronald C & Delia Allen
835 Lakeview
Stansbury Park Ut 84074-9613

Gary T & Suzan S Hawes
3019 Birch Cir
St George Ut 84790-8203

Ilan Peled
29 S State St
Salt Lake City Ut 84111-1535

Daniel J Mornis
29 S State St Apt 504
Salt Lake City Ut 84111-1513

Troy L Simmons
7345 Tara Ave
Las Vegas Nv 89117-2909

Scott R Frost
29 S State St Apt 506
Salt Lake City Ut 84111-1513

Impression antibourrage et à séchage rapide
Use Avery® TEMPLATE 5160®
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

D Stephen & Shannon P Sorensen
4531 Via Expreanza
Santa Barbar Ca 93110

Howard S & Joy P Herbert
1958 Point Dr
St George Ut 84790-6789

Rory Heiner
1754 Nw 129th Pl
Portland Or 97229-4670

Miller Family Real Estate Llc
9350 S 150 E Ste 1000
Sandy Ut 84070-2721

Stefan Dutkowski
29 S State St Apt 709
Salt Lake City Ut 84111-1530

Martin E Townsend
29 S State St Apt 710
Salt Lake City Ut 84111-1515

Diamond Ken E Family Trust
29 S State St Apt 507
Salt Lake City Ut 84111-1513

Jonathan E Wilkey
29 S State St Apt 509
Salt Lake City Ut 84111-1513

Brandon E Condie
29 S State St Apt 510
Salt Lake City Ut 84111-1513

Marlin K & Kathy Jensen
1500 N 7900 E
Huntsville Ut 84317-9634

Kerry L Kruskop
29 S State St Apt 512
Salt Lake City Ut 84111-1527

Rudolph E Araktingi
8021 Mountain Oaks Dr
Cottonwood Heights Ut 84121-5909

Richard Gonzales
29 S State St Apt 514
Salt Lake City Ut 84111-1527

William F & Kathleen A Matthews
29 S State St Apt 515
Salt Lake City Ut 84111-1527

Norman S & Mary L Nielson
29 S State St Apt 517
Salt Lake City Ut 84111-1527

Hans S Camporreales
29 S State St Apt 518
Salt Lake City Ut 84111-1529

Lawrence & Carol Bassist
1611 E 450 S
Springville Ut 84663-2927

Grand Bank Trust
29610 Southfield Rd Ste 260
Southfield Mi 48076-2000

Leslye Stratton
29 S State St Apt 605
Salt Lake City Ut 84111-1598

Richard P & Pamela N Stevens
9229 Sunnyfield Dr
Las Vegas Nv 89134-6350

Melanie Orullian
29 S State St Apt 607
Salt Lake City Ut 84111-1514

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Truman G Madsen
360 Sumac Ln
Provo Ut 84604-1831

Larry W & Susan G Stott
29 S State St Apt 613
Salt Lake City Ut 84111-1514

Timothy F Ward
29 S State St Apt 616
Slc Ut 84111-1531

Jack M & Ruth R Yeaman
29 S State St Apt 617
Salt Lake City Ut 84111-1531

Douglas V Gadd
Po Box 3024
Wendover Nv 89883-3024

William J Brennan
1093 S 2000 E
Salt Lake City Ut 84108-1972

Jason D Smith
29 S State St Apt 702
Salt Lake City Ut 84111-1599

Joshua W Reighard
29 S State St Apt 703
Salt Lake City Ut 84111-1530

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Shireley R Lauritzen
Po Box 70
Mount Pleasant Ut 84647-0070

Robert A Martin
67 L St
Salt Lake City Ut 84103-3469

Jonas I & Danielle K Sappington
29 S State St Apt 706
Salt Lake City Ut 84111-1530

Michelle R Davis
29 S State St Apt 716
Salt Lake City Ut 84111-1515

Nicholas D More
29 S State St Apt 717
Salt Lake City Ut 84111-1515

Sara A Jense
29 S State St Apt 718
Salt Lake City Ut 84111-1533

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Dan H & Amber Stephens
29 S State St Apt 803
Salt Lake City Ut 84111-1579

Garbett Joan W Trust
29 S State St Apt 805
Salt Lake City Ut 84111-1579

Kristene Laterza
29 S State St Apt 807
Salt Lake City Ut 84111-1516

Andre J Ausseresses
29 S State St Apt 808
Salt Lake City Ut 84111-1516

Larry D & Bonnie J Cain
524 3rd St S Pmb 161
Nampa Id 83651-3720

G Clark & Corinne A Godfrey
2352 S 200 E
Bountiful Ut 84010-5656

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Larry F Fraga
29 S State St Apt 813
Salt Lake City Ut 84111-1516

Velo Holdings Llc
1851 Kensington Ave
Salt Lake City Ut 84108-2623

Holley R Freeman
29 S State St Apt 816
Salt Lake City Ut 84111-1532

P Christian Anderson
29 S State St Apt 817
Salt Lake City Ut 84111-1532

Lena A Ward
1762 Yale Ave
Salt Lake City Ut 84108-1836

Libertas Llc
29 S State St Ste 7
Salt Lake City Ut 84111-1521

Gregory W Shields
29 S State St Apt 708
Salt Lake City Ut 84111-1530

K C S Corporation
3535 Hillside Ln
Salt Lake City Ut 84109-4008

Iris M Nielson
29 S State St Apt 108
Salt Lake City Ut 84111-1523

Nancy L Mclaughlin
29 S State St Apt 117
Salt Lake City Ut 84111-1522

Richard L & Lavon W Finlinson
1632 E Elmwood St
Mesa Az 85203-5811

Jack M & Ruth R Yeaman
29 S State St Apt 307
Salt Lake City Ut 84111-1511

Eva M Johnson
29 S State St Apt 408
Salt Lake City Ut 84111-1512

Becky C & John F Gunn
4615 Belmour Way
Holladay Ut 84117-5218

Belvedere Property Llc
671 Somerset St
Farmington Ut 84025-4230

Joseph M Bullett
1223 S 1280 E
St George Ut 84790-8553

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®

Julie A Burton
29 S State St Apt 712
Salt Lake City Ut 84111-1515

Gaye & Jill Christofferson
29 S State St Apt 801
Salt Lake City Ut 84111-1579

Bms Llc
103 Social Hall Ave
Salt Lake City Ut 84111-1503

Paul Christenson
1851 Kensington Ave
Salt Lake City Ut 84108-2623

115 Social Hall Llc
Po Box 112347
Salt Lake City Ut 84147-2347

Jonathon G Hall
7316 Marinda Way
Cottonwood Heights Ut 84121-4421

Oxford Manor Condm
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Greg M & Jenny L Lassig
4362 Hawarden Cir
West Valley Ut 84119-5711

Mary C Fisher
265 N 20 W
Pleasant Grove Ut 84062-2281

William & Joye Rockwood
1667 Cypress Grove Ln
Diamond Bar Ca 91765-2508

Linda T Tran
2098 Lakeline Dr
Salt Lake City Ut 84109-1486

Wayne & Bonnie Balls
2221 E Kenwood St
Mesa Az 85213-2242

Earl K Taylor
125 1st Ave Apt 6
Salt Lake City Ut 84103-2375

R & S Oxford Prop Holdings Llc
23072 Aspen Knoll Dr
Diamond Bar Ca 91765-2545

Andrew J & Mabel M Mitchell
Po Box 745
Littlefield Az 86432-0745

Susan E Bohmholdt
125 1st Ave Apt 105
Salt Lake City Ut 84103-5925

Debra Hampton
223 8th Ave
Salt Lake City Ut 84103-2521

Charles E & Mary L Schultz
221 Saligugi Cir
Loudon Tn 37774-2520

Equity Capital Group
404 E 4500 S Ste B22
Murray Ut 84107-2776

G S Finmar Inc
Po Box 10
Providence Ut 84332-0010

R & S Oxford Prop Holdings Llc
23072 Aspen Knoll Dr
Diamond Bar Ca 91765-2545

Thomas D & Szu-ying Mcfarland
128 1st Ave Apt B
Salt Lake City Ut 84103-5929

Melody L Baugh
125 1st Ave Apt 204
Salt Lake City Ut 84103-2376

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Ian G & Anita Willard
1259 Bryan Ave
Salt Lake City Ut 84105-2509

Anita May Allen
125 1st Ave Apt 207
Salt Lake City Ut 84103-2376

Deborah R Shuman
125 1st Ave Apt 208
Salt Lake City Ut 84103-2376

Vera G Gifford
125 1st Ave Apt 301
Salt Lake City Ut 84103-5926

Richard C Boucher
27640 Selfridge Ln
Carmel Ca 93923-8532

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Impression antibourrage et à séchage rapide
Use AVERY® TEMPLATE 5160®
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Robert B Clay
728 W 3800 S
Bountiful Ut 84010-8427

Finlinson David & T Fam
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Marshall F Tappen
2438 E 2900 S
Salt Lake City Ut 84109-1839

David E Finlinson
125 1st Ave Apt 305
Salt Lake City Ut 84103-5926

Randall S Thacker
1806 El Camino Cir
Taylorsville Ut 84119-5510

City Crest Condm
131 1st Ave Apt 102
Salt Lake City Ut 84103-2598

Paul E & Jeremiah J Cox
131 1st Ave Apt 101
Salt Lake City Ut 84103-2598

Cole J Adams
131 1st Ave Apt 301
Salt Lake City Ut 84103-2310

Lilian P Bagley
131 1st Ave Apt 302
Salt Lake City Ut 84103-2310

Joan A Hahl
131 1st Ave Apt 303
Salt Lake City Ut 84103-2310

Fredrick S & Linda T Liljegren
25 W 1800 S
Orem Ut 84058-7484

Kathleen A Phelps
1059 1st Ave
Salt Lake City Ut 84103-4101

Laura J Calveard
131 1st Ave Apt 306
Salt Lake City Ut 84103-2310

Karen J Christopherson
131 1st Ave Apt 402
Salt Lake City Ut 84103-2311

Patricia J Lawrence
131 1st Ave Apt 403
Salt Lake City Ut 84103-2311

James W & Susan K Baird
131 1st Ave Apt 404
Salt Lake City Ut 84103-2311

Wayne C & Ruth L Snarr
3400 W 33rd N
Idaho Falls Id 83402-5326

Dorothy C Knighton
131 1st Ave Apt 406
Salt Lake City Ut 84103-2311

Christian P & Jill Hyer
131 1st Ave Apt 501
Salt Lake City Ut 84103-5922

Sharon Gollaher
131 1st Ave Apt 502
Salt Lake City Ut 84103-2312

John & Evelyn M Geigle
131 1st Ave Apt 503
Salt Lake City Ut 84103-2312

Maxine C Marcusen
131 1st Ave Apt 505
Salt Lake City Ut 84103-2312

Tony J & Sharon S Thompson
150 S 300 E Apt 303
Salt Lake City Ut 84111-2082

Howard & Erma Frandsen
131 1st Ave Apt 601
Salt Lake City Ut 84103-5923

Richard H Nourse
131 1st Ave Apt 602
Salt Lake City Ut 84103-5923

Patrick K Lawrence
131 1st Ave Apt 603
Salt Lake City Ut 84103-2313

R Thomas & Darlene B Butler
Po Box E
Ontario Or 97914-0106

Pamela C Bazyk
142 Day St
Granby Ct 06035-1725

David M & Terry Berrett
131 1st Ave Apt 606
Salt Lake City Ut 84103-2313

David O & Wendy L Ulrich
3108 W Dobson Pl
Ann Arbor Mi 48105-2580

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Impression antibourrage et à séchage rapide
Use AVERY® TEMPLATE 5160®
Utilisez le gabarit 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Carlton Hotel Llc
2241 S 1950 E
St George Ut 84790-6238

Joan A Hahl
131 1st Ave Apt 303
Salt Lake City Ut 84103-2310

American Contract Funding
174 E South Temple
Salt Lake City Ut 84111-1102

R David Moore
131 1st Ave Apt 702
Salt Lake City Ut 84103-5924

David O & Wendy L Ulrich
3108 W Dobson Pl
Ann Arbor Mi 48105-2580

Robert D Ralphs
131 1st Ave Apt 704
Salt Lake City Ut 84103-2314

D Lee Tobler
153 W 1360 N
Pleasant Grove Ut 84062-3831

Gary R Couillard
131 1st Ave Apt 706
Salt Lake City Ut 84103-2314

Gary R Couillard
131 1st Ave Apt 706
Salt Lake City Ut 84103-2314

Gary R Couillard
131 1st Ave Apt 706
Salt Lake City Ut 84103-2314

Pamela C Bazyk
142 Day St
Granby Ct 06035-1725

Robert D & Lee W Ralphs
131 1st Ave Apt 704
Salt Lake City Ut 84103-2314

Robert D & Lee W Ralphs
131 1st Ave Apt 704
Salt Lake City Ut 84103-2314

D Lee Tobler
153 W 1360 N
Pleasant Grove Ut 84062-3831

D Lee Tobler
153 W 1360 N
Pleasant Grove Ut 84062-3831

Howard Frandsen
131 1st Ave Apt 706
Salt Lake City Ut 84103-2314

Pamela C Bazyk
142 Day St
Granby Ct 06035-1725

Richard H Nourse
131 1st Ave Apt 602
Salt Lake City Ut 84103-5923

Wayne C & Ruth L Snarr
3400 W 33rd N
Idaho Falls Id 83402-5326

R Thomas & Darlene B Butler
Po Box E
Ontario Or 97914-0106

Patrick K Lawrence
Po Box 62
Salt Lake City Ut 84110-0062

Howard & Erma Frandsen
131 1st Ave Apt 601
Salt Lake City Ut 84103-5923

Howard & Erma Frandsen
131 1st Ave Apt 601
Salt Lake City Ut 84103-5923

Jubal A E Hale
1815 East St
Golden Co 80401-2453

James W & Susan K Baird
131 1st Ave Apt 404
Salt Lake City Ut 84103-2311

Tony J & Sharon S Thompson
150 S 300 E Apt 303
Salt Lake City Ut 84111-2082

Maxine C Marcusen
131 1st Ave Apt 505
Salt Lake City Ut 84103-2312

John & Evelyn M Geigle
131 1st Ave Apt 503
Salt Lake City Ut 84103-2312

Stephenson Loran & J Fam
131 1st Ave
Salt Lake City Ut 84103-2392

Jeremiah J Cox
131 1st Ave Apt 101
Salt Lake City Ut 84103-2598

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Impression antibourrage et à séchage rapide
Use Avery® TEMPLATE 5160®
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Bridger Development Co
1411 4th Ave Ste 1325
Seattle Wa 98101-2216

John W Greene
1164 Sw 11th Ave
Ontario Or 97914-3343

Lillian P Bagley
131 1st Ave Apt 302
Salt Lake City Ut 84103-2310

Jeremiah J Cox
131 1st Ave Apt 101
Salt Lake City Ut 84103-2598

Meredith Apartments Llc
700 N Brand Blvd Ste 560
Glendale Ca 91203-3229

Citycrest Condmn Owners Assn
131 1st Ave Apt 102
Salt Lake City Ut 84103-2598

Renfro C Lawson
700 N Brand Blvd Ste 560
Glendale Ca 91203-3229

David O & Wendy L Ulrich
3108 W Dobson Pl
Ann Arbor Mi 48105-2580

David O & Wendy L Ulrich
3108 W Dobson Pl
Ann Arbor Mi 48105-2580

Aaron S & Rebecca E Lindsey
131 1st Ave Apt 305
Salt Lake City Ut 84103-2310

Dorothy C Knighton
131 1st Ave Apt 406
Salt Lake City Ut 84103-2311

Laura J Calveard
131 1st Ave Apt 306
Salt Lake City Ut 84103-2310

Dorothy C Knighton
131 1st Ave Apt 406
Salt Lake City Ut 84103-2311

Fredrick S & Linda T Liljegren
25 W 1800 S
Orem Ut 84058-7484

Mark Gibbons
Property Reserve, In
15 South Temple Rm 800
SLC, UT 84150-4650

Johnson Orr
2035 E Sycamore Ln
Holladay UT 84117

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

EXHIBIT 5

PLANNING COMMISSION

EXHIBIT 5A

PLANNING COMMISSION HEARING NOTICE AND POSTMARK

EXHIBIT 5ai

PLANNING COMMISSION HEARING NOTICE AND POSTMARK OCTOBER 25, 2006

NOTE: The field trip is scheduled to leave at 4:00 p.m.

AMENDED
AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, October 25, 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, October 11, 2006.

2. REPORT OF THE CHAIR AND VICE CHAIR

3. REPORT OF THE DIRECTOR

4. PUBLIC NOTICE AGENDA Salt Lake City Property Conveyance Matters (Staff – Doug Wheelwright at 535-6171 or doug.wheelwright@slcgov.com or Karryn Greenleaf at 483-6769 or karryn.greenleaf@slcgov.com)

   a. 1500 South SLC LLC and Salt Lake City Public Utilities Department—The LLC is requesting the elimination or relocation of four existing easements of record which are controlled by SLC Public Utilities, as noted in the attachment. This is a large industrial site with existing buildings and site improvements located at between 1500 South and 1700 South on Swaner Road in the Industrial M-1 Zoning District. Public Utilities staff intends to approve the requested easement adjustment/eliminations as requested.

   b. Four Square Properties and Salt Lake City Public Utilities Department—Four Square is requesting a property trade with SLC Public Utilities to make adjustments between the two properties located at approximately 487 East Vine Street in Murray City, Utah. SLC Public Utilities owned property is used by lease agreement as part of the Mick Riley Golf Course. Public Utilities staff intends to approve the requested property trade as proposed.

5. PUBLIC HEARINGS

   a. Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, a twenty acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:

      1. **Petition 410-06-38** –A planned development/conditional use request to allow a planned development for more than one principle building per lot and a conditional use to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)

      2. **Petition 400-06-37** – Master Plan Amendment to the Salt Lake City (1995) Downtown Master Plan and the (1990) Urban Design Element relating to view corridors and vistas along Main Street. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)

      3. **400-06-38 – A request for a partial street closure to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)**

   b. **Petition 410-775 and 490-06-42** – A request by Our Lady of Guadalupe Church, located at approximately 715-725 West 300 North, requesting conditional use approval to demolish the Church Rectory and replace it with landscaped open space. The project also includes a subdivision request to allow consolidation of three parcels into a single parcel larger than the maximum lot size allowed in the R-1/5,000 Zoning District. (Staff – Joel Paterson at 535-6141 or joel.paterson@slcgov.com)

   c. **Petition 410-06-33** – A request by David Hurst for conditional use approval to change the status of Head's Up tavern, located at approximately 1330 South State Street, from a "Class C" beer establishment to a private club. There is no construction or other redevelopment associated with this petition. The subject property is in the Commerical Corridor (CC) Zoning District (Staff – Nick Britton, 535-7932 or nick.britton@slcgov.com)

6. UNFINISHED BUSINESS

7/17/6

NOTICE OF HEARING

Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City UT 84111

US POSTAGE
Mailed From 84111
10/10/2006
$00.390
016H16501573
Hasler

Petition #410-06-33 and 490-06-42

MEETING GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearing swill 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 three (3) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:
   Salt Lake City Planning Commission
   451 South State Street, Room 406
   Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

The next Planning Commission meeting will be held on November 8, 2006. For additional information, please visit http://www.slcgov.com/ced/planning.

2nd

EXHIBIT 5aii

PLANNING COMMISSION HEARING NOTICE AND POSTMARK NOVEMBER 8, 2006

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, November 8, 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, October 25, 2006.
2. REPORT OF THE CHAIR AND VICE CHAIR
3. REPORT OF THE DIRECTOR
4. PUBLIC NOTICE AGENDA

   a. 1500 South SLC LLC and Salt Lake City Public Utilities Department—The LLC is requesting the elimination or relocation of four existing easements of record which are controlled by SLC Public Utilities, as noted in the attachment. This is a large industrial site with existing buildings and site improvements located at between 1500 South and 1700 South on Swaner Road in the Industrial M-1 Zoning District. Public Utilities staff intends to approve the easement adjustment/eliminations as requested.

   b. Four Square Properties and Salt Lake City Public Utilities Department—Four Square is requesting a property trade with SLC Public Utilities to make adjustments between the two properties located at approximately 487 East Vine Street in Murray City, Utah. SLC Public Utilities owned property is used by lease agreement as part of the Mick Riley Golf Course. Public Utilities staff intends to approve the requested property trade as proposed.

   c. Sandy City and Salt Lake City Public Utilities—Sandy City is requesting that Public Utilities grant standard utility permits to allow various utility, bridging, and the installation of a new public street crossing of the Jordan and Salt Lake City Canal at approximately 11200 South Auto Mall Drive. Public Utilities staff intends to approve the request.

   d. Utah Transit Authority and Salt Lake City Property Management—UTA is requesting various encroachments into the City owned right of way for 600 West Street at approximately 300 South 600 West and 617 West 600 South in Salt Lake City. These encroachments consists of certain existing improvements at the Intermodal Transit Hub facility, involving building canopies and other surface improvements, constructed as part of the Intermodal Hub facility and the temporary Amtrak station. The granting of these encroachments is a necessary addendum to the transfer agreement for the Intermodal Hub facilities to UTA for long term operations, which was previously approved by the City Council. Salt Lake City Property Conveyance Matters (Staff Doug Wheelwright at 535-6171; doug.wheelwright@slcgov.com or Karryn Greenleaf at 483-6769; karryn.greenleaf@slcgov.com or Matt Williams at 535-6447; matt.williams@slcgov.com).

5. PUBLIC HEARINGS
   a. **Petition No. 400-06-20** -- a request by Vectra Management Group, represented by Cooper Roberts Simonsen Architects, to place the Walker Bank Building, located at approximately 175 South Main Street on the Salt Lake City Register of Cultural Resources. This property is zone D-1 (Staff -- Janice Lew at 535-7625 or janice.lew@slcgov.com).

6. ISSUES ONLY HEARING The Planning Commission will not make final decisions on the following petitions at this meeting:
   a. Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:
      1. **Petition 410-06-38** –A planned development/conditional use request for:
         a. Planned Development approval for more than one principal building per lot;
         b. Conditional Use approval to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District;
         c. Conditional Use approval to waive the requirement that retail goods/service establishments, offices and/or restaurants be provided on the first floor adjacent to the front property line on Social Hall Avenue; and
         d. Conditional Use approval to waive the minimum glass requirement on Social Hall Avenue (Staff– Joel Paterson at 535-6141or joel.paterson@slcgov.com).
      2. **Petition 400-06-37** – Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge. (Staff –Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
      3. **Petition 400-06-38** – A request for the following partial street closures on:
         - Main Street to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge;
         - Social Hall Avenue to allow the sale of subsurface rights to allow an extension of the underground Social Hall Avenue pedestrian corridor; and
         - West Temple and 100 South to allow expansion of the existing median parking ramps providing access to existing subsurface parking structures. Staff – Joel Paterson at 535-6141 or joel.paters[illegible]@slcgov.com).

   c. UNFINISHED BUSINESS

SALT LAKE CITY, UT 84111

TAMI HANSEN
PLANNING DIVISION
451 SO. STATE ST.

PUBLIC HEARING NOTICE

US POSTAGE
Mailed From 84111
10/24/2006
$00.39⁰
Hasler

Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City UT 84111

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearing swill 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, the Chair may limit the time each person may have to address the Commission, per item. A spokesperson who has already been asked by a group to summarize their concerns may be given additional time. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:
   Salt Lake City Planning Commission
   451 South State Street, Room 406
   Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies will all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

The next Planning Commission meeting will be held on November 29, 2006. For additional information, please visit www.slcgov.com/ced/planning

EXHIBIT 5aiii

PLANNING COMMISSION HEARING NOTICE AND POSTMARK NOVEMBER 29, 2006

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, November 29, 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, November 8, 2006.
2. REPORT OF THE CHAIR AND VICE CHAIR
3. REPORT OF THE DIRECTOR
4. PUBLIC NOTICE AGENDA

- Sandy City and Salt Lake City Public Utilities—Sandy City is requesting that Public Utilities approve a proposed property trade with an adjacent property owner to allow for the realignment of the proposed public street extension of South Auto Mall Drive and a previously approved bridge crossing of a portion of the Jordan and Salt Lake City Canal. The utility permits and bridge crossing portions of this project were approved by the Planning Commission at the November 8, 2006 meeting. The realignment issue was identified subsequently. Public Utilities staff intends to approve the land trade as requested.
- REAL Salt Lake Stadium and Salt Lake City Public Utilities—REAL Salt Lake is requesting approval of a long term lease from Public Utilities to install and maintain a storm drainage easement in conjunction with the new soccer stadium proposed in Sandy City. The location of the Public Utilities owned property used for the Jordan and Salt Lake City Canal, which will be impacted by the proposed utility easement lease, is approximately 9400 South 174 West in Sandy, Utah. Public Utilities staff intends to approve the utility easement lease as requested.
- Dale E. Anderson and Salt Lake City Public Utilities—Mr. Anderson is requesting that he be issued a standard revocable permit to continue to maintain existing landscaping and a sprinkler system located on Public Utilities owned property at the rear of his residential property at 657 East 18th Avenue. The City owned property is part of an existing culinary drinking water reservoir site and is zoned Open Space OS. Public Utilities staff intends to approve the revocable permit as requested.
- Dave Loyens and Salt Lake City Public Utilities—Mr. Loyens is requesting approval from Public Utilities to construct two roadway bridges over and a possible relocation of a portion of the Jordan and Salt Lake City Canal located at approximately 1300 West and 14600 South in Bluffdale City. Approval would consist of long term leases for the bridge structures and possible land or easement trades for the relocation of the canal. Public Utilities staff intends to approve the leases and possible property or easement trades as requested.
- Mike Polich and SLC Public Utilities—Mr. Polich is requesting approval of a long term lease from Public Utilities to landscape and maintain the existing open space area adjacent to a proposed mixed use development at approximately 1234 S. 1100 E. (Harvard Yard). The property is zoned R-1/5,000 and will be left open for public use and access to the trail way.

5. PUBLIC HEARINGS

a. **Petition 490-03-32 — Bean Subdivision (Koneta Court)** — Request by Mr. James Bean, requesting preliminary subdivision plat approval for a 2-lot residential subdivision located at approximately 518 and 524 South Koneta Court in an SR-3 Special Development Pattern Residential Zoning District. (Staff — Ray McCandless 535-7282 or ray.mccandless@slcgov.com)

b. **Petition 410-06-36** — Harvard Yard Planned Development (Conditional Use) —Request by Mike Polich, applicant, to redevelop the property located at 1234 South 1100 East. The proposal is for a mixed-use development on the subject site consisting of a commercial retail space and six residential units. The subject parcel is zoned CN (Neighborhood Commercial District). The applicant is requesting the Planning Commission approve a modification to the side yard setback and building height (Staff—Lex Traughber 535-6184 or lex.traughber@slcgov.com).

a. **Petition 400-02-22** — Revision to the proposed Ordinance for said petition which relates to amending the Zoning Ordinance relating to the definition of "restaurant", and the associated parking requirements for retail goods establishment, retail service establishments, and restaurants, as well as a re-evaluation and expansion of alternative parking solutions and an expansion of "off-site" and "shared" parking possibilities. The City Council held a briefing on September 7, 2006, and remanded the petition back to Planning Staff for the purpose of adding language to the proposed ordinance amending parking standards for properties located in the UI (Urban Institutional) and D-1 (Central Business District) Zones (Staff— Lex Traughber 535-6184 or lex.traughber@slcgov.com).

b. Property Reserve Inc. and the Taubman Company requesting approval for certain design elements for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The requests to be considered by the Planning Commission include:

1. **Petition 400-06-37**— Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge; and,to consider whether a compelling public interest exists to allow the construction of a skybridge connecting Blocks 75 and 76 (Staff— Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
2. **Petition 400-06-38**— A request for the following partial street closures on:
   a. Main Street between South Temple and 100 South to allow the sale of air-rights over a portion of Main Street for the construction of a skybridge;
   b. Social Hall Avenue east of State Street to allow the sale of subsurface rights under a portion of Social Hall Avenue for an extension of an underground pedestrian corridor;
   c. South Temple between Main Street and State Street to allow the sale of subsurface rights for the construction of a median parking ramp;
   d. 100 South between Main Street and State Street to allow the sale of subsurface rights for the enlargement of an existing median parking ramp; and
   e. West Temple between South Temple and 100 South to allow the sale of subsurface rights for the enlargement of an existing median parking ramp. (Staff — Joel Paterson at 535-6141 or joel.paterson@slcgov.com).

c. **Petition 410-777** — A request by RTTA, LLC for planned development approval for new construction within the Community Shopping (CS) Zoning District at approximately 137 N. Redwood Road. The applicant proposes to construct a retail service establishment / financial institution, a permitted use. The Planning Commission took action to deny this case on June 14, 2006. The Salt Lake City Land Use Appeals Board has remanded the case back to the Planning Commission to reconsider its motion regarding the conditions of denial. Specifically requested is to reconsider and identify that either anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated with the imposition of reasonable conditions or approve the request with or without conditions of approval. (Staff — Everett Joyce 535-7930 or everett.joyce@slcgov.com).

6. UNFINISHED BUSINESS

7. OPEN FOR COMMENTS ON CITY CREEK

JOEL PATERSON

PUBLIC HEARING NOTICE

For your Records

Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City UT 84111 TH

Hasler

$00.390
11/14/2006
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
3. hearing.
4. In order to be considerate of everyone attending the meeting, the Chair may limit the time each person may have to address the Commission, per item. A spokesperson who has already been asked by a group to summarize their concerns may be given additional time. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

   Salt Lake City Planning Commission
   451 South State Street, Room 406
   Salt Lake City UT 84111

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

PLN
451
SAL
84111
.OOM 406

EXHIBIT 5B

PLANNING COMMISSION STAFF REPORTS

EXHIBIT 5bi

PLANNING COMMISSION STAFF REPORT OCTOBER 25, 2006

Petition 400-06-38: City Creek Center Partial Street Closures

Communication to the Planning Commission

Salt Lake City Planning Division

To: Salt Lake City Planning Commission

From: Doug Dansie, Principal Planner

Date: October 16, 2006

Re: October 25 Planning Commission Agenda
Petitions 410-06-38, 400-06-37, 400-06-38: City Creek Center

Salt Lake City has received **petitions 410-06-38, 400-06-37, 400-06-**38 from Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, an approximately twenty five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The petitions have been placed upon the October 25, 2006 Planning Commission agenda to provide a preliminary review of the project and to discuss the basic issues that will need City approval before construction. **The Planning Commission is not being asked to take action on October 25, 2006.** The items will be on future agendas for more discussion and a final decision.

The specific request includes:

1. **Petition 410-06-38** -A planned development/conditional use request to allow a planned development for more than one principle building per lot and a conditional use to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District.

2. **Petition 400-06-37** - Master Plan Amendment to the Salt Lake City (1995) Downtown Master Plan and the (1990) Urban Design Element relating to view corridors and vistas along Main Street.

3. **Petition 400-06-38** - A request for a partial street closure to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge.

Items for discussion include:

1. **Petition 410-06-38** – The site is proposed to have multiple buildings that are interconnected and of various heights.
   - Are multiple buildings appropriate for the site?
   - Does this qualify as multiple buildings since many are interconnected?
   - The proposed project has 4 buildings that exceed the mid-block height. Are the heights appropriate? The City has allowed moving height off the corner when historic buildings are involved. The City has allowed additional height when the building has a positive impact on the skyline.

2. **Petition 400-06-37** – The proposed master plan amendments would modify or eliminate existing policies regarding view corridors and overhead obstruction along major streets. Both the Downtown Master Plan and the Urban Design Element identify major streets which have prominent scenic views that are endemic to the City or represent a significant asset to the community. Main Street is listed as a prominent view corridor in both master plans. These view

corridors specifically apply to the concept of a sky bridge and its impact on the visual aspect of the City.

Issues include:

- Are existing policies still applicable?
- Does Main Street still qualify as a major view corridor?
- What affect would compromising this corridor have on other corridor decisions?
- Are there alternatives that would maintain the visual corridor?

3. **Petition 400-06-38 -** The construction of a skybridge requires a Planning Commission recommendation to the City Council regarding the sale and/or long-term encumbrance of public property.

   Issues include:

   - Is the skybridge necessary for retail success?
   - Are there methods of eliminating retail "dead ends" without a bridge?
   - Does the bridge impact the catenary wires of the light rails system?
   - Does the catenary system allow a second level to second level crossing, or must the bridge be raised to clear the wires?
   - How much clear space is required around the catenary?
   - Do UTA's legal agreements with the City affect the bridge?
   - Do technical issues regarding the interface with light rail make the bridge more or less visible?
   - The property owner of the proposed project presently owns underground portions of Main Street; therefore are there other alternatives to a skybridge such as pedestrian tunnel that would not necessarily require further City sale of property or air rights?
   - Would an underground corridor lined with retail be a valid alternative?
   - There is presently an underground connection beneath State Street connecting Social hall to the existing ZCMI Center, which will become the City Creek Center. Is this an appropriate role model for cross street connection? (The present below grade connection is approximately three times wider than it appears to the pedestrian because there is room for two traffic lanes behind the walls under the street).

Other issues that have been identified:

- Extension of an underground tunnel on Social Hall to connect the proposed City Creek Center with the new Harmon's Grocery Store.
- A replacement parking structure on Social Hall Avenue without the required minimum glass or retail at the ground level.

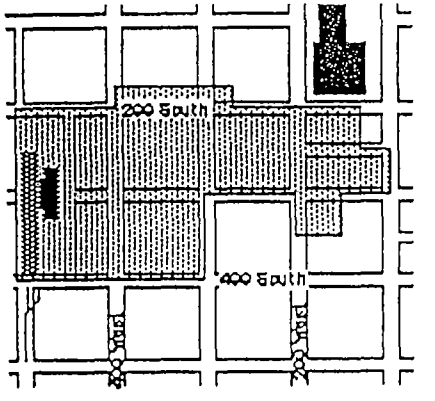
At the October 25, 2006 meeting, the Planning Commission is requested to take comment, review options, raise issues, provide direction to staff and hold the public hearing open until a future date. No immediate action is requested or expected.

Attachments: Excerpts from the Downtown Master Plan, Excerpts from the Urban Design Element

1995 Downtown Master Plan

* Mixed-use zoning should be applied to the area adjacent to Pioneer Park. Previous plans have called for the enhancement of existing residential and the introduction of new residential populations into this underutilized area. This zoning does not need to require residential as the host use, but it should retain a residential component.

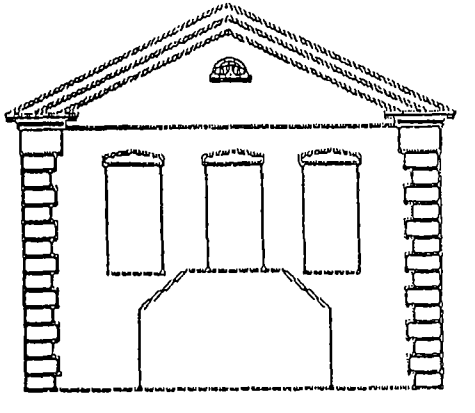
* Warehouse Historic District: The historical survey for the area surrounding the Rio Grande Depot and Pierpont areas has been done and indicates a potential for an important Historic District. Such designation would enhance the existing character of the area, providing architectural protection and insuring compatibility of new development. Importantly, historical designation provides a "theme" for the area, inviting reinvestment capital and providing an "Avant-Garde" area for the arts to thrive.



WAREHOUSE
HISTORIC DISTRICT

*Temple Square/City-County Building/Cathedral of the Madeleine/ State Capitol View Corridors: These buildings represent the most architecturally and historically significant buildings in the City. They provide an immediately recognizable image to residents and tourists. A view corridor would "red flag" new construction that interferes with significant views and subject it to design review. This will insure the continued view amenity of these important buildings.

*View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South and 300 South and are discouraged on other streets except in extenuating circumstances.


Historic Social Hall

*Gateways: Changes in zoning should be made to enhance the entry into Downtown on major streets. These changes include landscaped setbacks, land use controls and prohibition of billboards.

VIEW CORRIDORS AND VISTAS

A view is a visual image having aesthetic beauty worth preserving. A"view corridor" frames a view of a building or natural feature from either a short or a long distance. View corridors are most often associated with streets or pedestrian walkways. The buildings adjacent to the street often frame a view of a prominent feature of the city. A vista, on the other hand, suggests a wider perspective or panoramic view. It may encompass an entire city, a sunset over the Great Salt Lake, or the Wasatch Mountain backdrop.

While views are an important part of a city's urban form, their value is often overlooked. They can easily be destroyed before the loss is realized leaving an environment of monotonous development and further damaging the city's identity.

Salt Lake City has many view corridors which influence both the urban form of the city and the development character of its districts and communities. The most prominent include the following (see Vista Protection Map). (Figure 8)

- State Street corridor of the State Capitol Building and surrounding foothills
- Exchange Place terminating at the Post Office Building
- Main Street to The Daughters of Utah Pioneers Museum
- 200 South east to the University of Utah Park Building
- 300 South Street terminating at the D&RGW Railroad depot
- South Temple, from Union Pacific Depot to Federal Heights Foothills
- First Avenue terminating at the LDS Temple Square
- Ensign Peak
- Oquirrh Vista
- Wasatch foothills

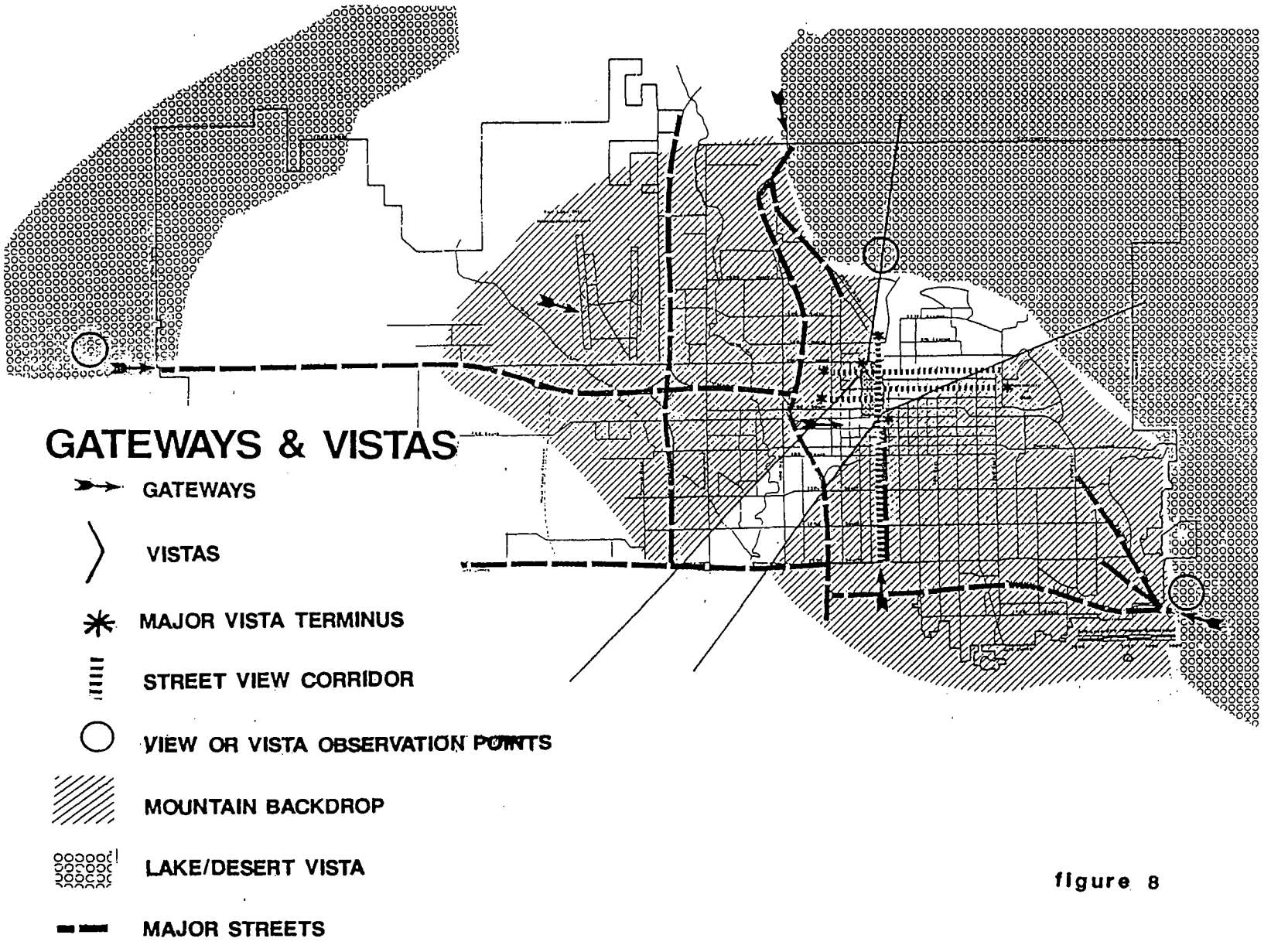

GATEWAYS & VISTAS
GATEWAYS
VISTAS
MAJOR VISTA TERMINUS
STREET VIEW CORRIDOR
VIEW OR VISTA OBSERVATION POINTS
MOUNTAIN BACKDROP
LAKE/DESERT VISTA
MAJOR STREETS

figure 8

In addition, the Vista Protection Map identifies prominent buildings and landforms whose views should be preserved. These include:

- North Temple at State Street-a community gateway statement into the Capitol Hill and Avenues communities
- Social Hall Avenue-creating a visual terminus to the street.
- Regent Street-enhancing the southern entrance to Z.C.M.I and creating a termination point at the south end of the street
- First South at West Temple Street-enhancing Salt Palace entrance
- Pierpont Avenue

POLICY CONCEPTS

o Preserve prominent view corridors and city vistas. Prominent land forms, buildings, and monuments should remain clearly visible as city landmarks. Special attention should be given to the design of buildings adjacent to prominent street and vista corridors.

o Use buildings along street vistas to properly frame view corridors. This is particularly important along the prominent view corridors.

o Conserve vistas to and from city parks, open space areas and landmarks.

Strategies (also see Gateways)

- Establish view easements to protect existing and potential vistas of prominent buildings, natural features and parks. Building height, scale, and mass should be used as tools to properly frame major vistas.

- Require building facades, street landscaping, and utility equipment along prominent streets and vista corridors to frame or enhance the vista.

- Acquire lands now for future vista or view parks in the city's foothill areas.

The use of skybrideges should be carefully planned. Skybridges on streets identified as "major view corridors" should be prohibited.

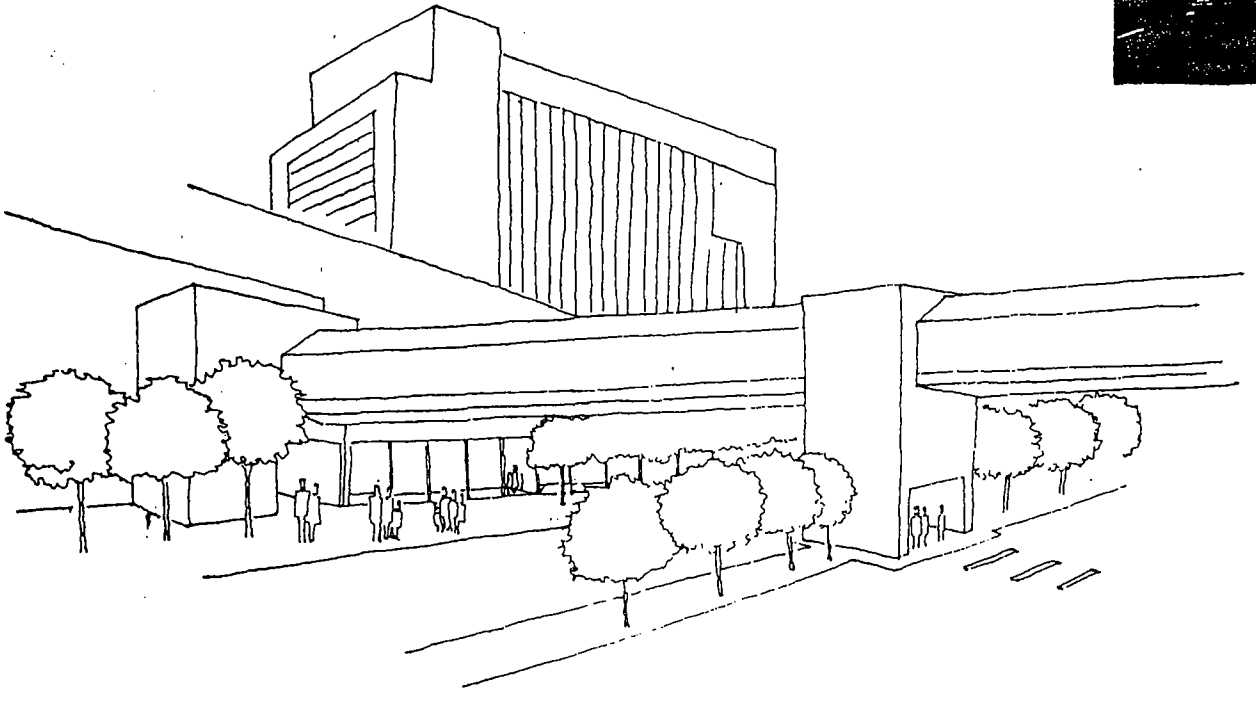


EXHIBIT 5bii

PLANNING COMMISSION STAFF REPORT NOVEMBER 8, 2006

Petition 400-06-38: City Creek Center Partial Street Closures

Communication to the Planning Commission

Department of Community Development
Office of the Director

To: Salt Lake City Planning Commission

From: Joel Paterson, Planning Programs Supervisor

Date: November 2, 2006

Re: November 8, 2006 Planning Commission Agenda
City Creek Center: Petitions 410-06-38, 400-06-37, 400-06-38

On November 8, 2006, the Planning Commission will continue its Issues Only Hearing of the City Creek Center petitions. During the Issues Only Hearing the following issues will be discussed:

- **Traffic Circulation:** The Planning Commission has invited the Salt Lake City Transportation Advisory Board and Transportation Division Staff to attend this meeting. PRI and Taubman will present detailed information regarding traffic circulation, ingress and egress to and from City Creek Center, median parking ramps, and parking.
- **Pedestrian Circulation System:** PRI and Taubman will describe the overall pedestrian circulation system and describe how the proposed system will enhance pedestrian activity on Main Street and support current retail.
- **Sky Bridge and other Alternatives:** PRI and Taubman will present detailed information regarding the proposed Master Plan amendments and the proposed sky bridge over Main Street. All alternatives that have been considered to provide a pedestrian link between Blocks 75 and 76 will be discussed along with the reasons why each of the alternatives explored, other than the sky bridge, have been rejected. The Applicant has submitted draft language for the proposed Master Plan Amendment (Attachment 1). The Planning Staff has prepared an alternate proposal for the Master Plan Amendment which includes criteria for the Planning Commission and the City Council to consider when reviewing requests for sky bridges (Attachment 2).
- **Social Hall Avenue:** PRI and Taubman will describe the proposed extension of the Social Hall Avenue underground pedestrian walkway and its connection to the proposed Social Hall parking structure and the proposed Harmons's grocery store. The applicants will also present

detailed information regarding the request to modify the D-1 urban design standards requiring forty percent (40%) glass and retail, office, or restaurant uses on the ground level adjacent to the street.

Attachment 3 includes public comments regarding the City Creek Center development proposal that have been submitted to the Planning Division.

As this is an Issues Only Hearing, no decisions or recommendations will be made by the Planning Commission during the meeting on November 8, 2006.

Attachments:

1 Proposed Master Plan Amendment language submitted by PRI

2. Alternate Master Plan Amendment language prepared by the Planning Division.

3. Public Comments

ATTACHMENT 1

PROPOSED MASTER PLAN AMENDMENT LANGUAGE SUBMITTED BY PRI

Snell & Wilmer
L.L.P.
LAW OFFICES

15 West South Temple
Suite 1200
Gateway Tower West
Salt Lake City, UT 84101
801.257.1900
801.257.1800 (Fax)
www.swlaw.com

Alan L. Sullivan
801.257.1955
asullivan@swlaw.com

October 31, 2006

A. Louis Zunguze
Director Community Development
Salt Lake City Corporation
City and County Building, Room 418
Salt Lake City, Utah 84111

HAND-DELIVERED

Re: Property Reserve, Inc. Application for Master Plan Amendment

Dear Mr. Zunguze:

As you know, this office represents Property Reserve, Inc. ("PRI") in relation to zoning issues on the City Creek Center project in downtown Salt Lake City. This letter is sent in support of PRI's Master Plan Amendment Application, dated October 9, 2006, bearing No. 400-06-37.

PRI respectfully requests adoption of the following text amendment to page 30 of the Downtown Plan (1995):

"View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. ~~Skywalks~~**Except in extenuating circumstances as determined by the City Council, skywalks** or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South and 300 South and are discouraged on other streets ~~except in extenuating circumstances~~**. Circumstances that may justify an exception should be based on such compelling public policies as the need for economic development, pedestrian safety and convenience, or excellence in urban design**."

PRI seeks the adoption of a comparable amendment to the relevant portions of the Salt Lake City Urban Design Element (1990).

PRI asks the Planning Commission for a recommendation approving the proposed text amendment, as set forth in this letter, and for a recommendation that PRI's proposal for a pedestrian connector over Main Street qualifies as an "extenuating circumstance" within the meaning of the proposed amendment, subject to design review by the Planning Commission.

Snell & Wilmer is a member of LEX MUNDI, The Leading Association of Independent Law Firms.

I would appreciate your forwarding this letter to the chair and members of the Planning Commission in advance of our next hearing on this project, which is scheduled for November 8, 2006. Thanks for your assistance.

Very truly yours,

Snell & Wilmer

Alan L. Sullivan

ALS:ksb
cc: Mr. Mark B. Gibbons *(via email)*
Mr. Bruce Heckman *(via email)*
Mr. Joel Patterson *(via hand-delivery)*

ATTACHMENT 2

ALTERNATE MASTER PLAN AMENDMENT LANGUAGE PREPARED BY THE PLANNING DIVISION.

Master Plan Amendments
Downtown Master Plan and the Urban Design Element
Planning Division Proposal

"View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South, and 300 South, and are discouraged on other streets. **The City Council may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that either:**

1.

a. All other alternatives for creating a successful link between major development on both sides of a street have been evaluated and conclusively found not to be feasible or effective; and

b. The design of a skywalk is such that it would not negatively impair or impact a view corridor; and

c. A skywalk would not detract from pedestrian and commercial activity at the street level; or

2. The view corridor has been significantly changed or impacted by prior development such that the designation of "view corridor" has become obsolete.

ATTACHMENT 3

PUBLIC COMMENTS

Public comments received by the Planning Commission have been placed in Exhibit 7 of the Transmittal Packet

EXHIBIT 5biii

PLANNING COMMISSION STAFF REPORT NOVEMBER 29, 2006

DATE: November 22, 2006

TO: Salt Lake City Planning Commission

FROM: Joel Paterson, Planning Programs Supervisor

RE: Staff Report for the November 29, 2006 Planning Commission Meeting

---

PETITIONS:

400-06-37 – Requesting to amend the Downtown Master Plan and the Urban Design Element

400-06-38 – Requesting partial street closures on Main Street, South Temple, West Temple, Social Hall Avenue and 100 South

APPLICANT:

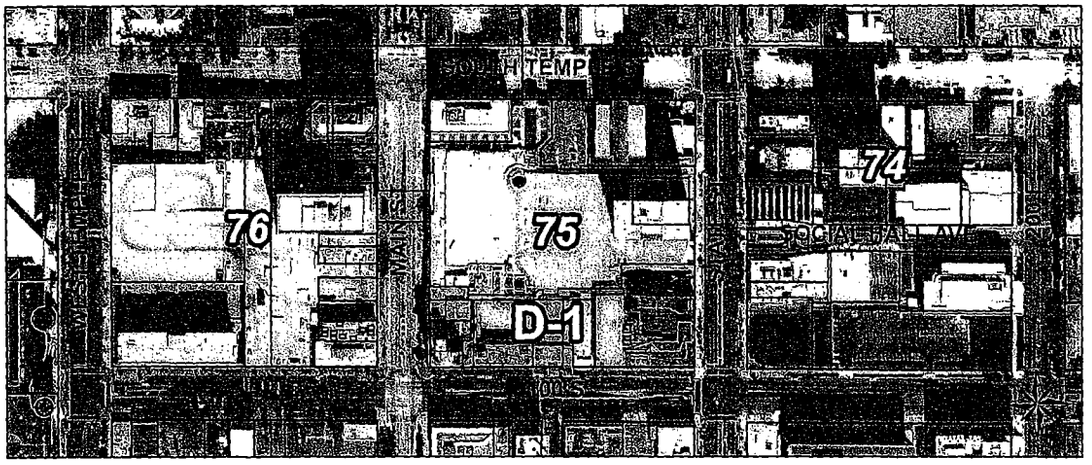
Property Reserve, Inc. (PRI)
Taubman Company

STATUS OF APPLICANT:

PRI is the property owner and Tuabman Company is a development partner

PROJECT LOCATION:

Blocks 74, 75 and 76 located generally between South Temple and 100 South, from West Temple to 200 East



COUNCIL DISTRICT:	District 4, Council Member Nancy Saxton	
COMMUNITY COUNCIL:	Downtown Community Council	
SURROUNDING ZONING DISTRICTS:	**North**	UI Urban Institutional D-1 Central Business District
	East	D-1 Central Business District
	South	D-1 Central Business District
	West	D-4 Downtown Secondary Central Business District
SURROUNDING LAND USES:	**North**	Institutional, Residential, Office, Retail
	East	Institutional, Office
	South	Office, Retail, Government
	West	Salt Palace, Symphony Hall

REQUESTED ACTION/PROJECT DESCRIPTION:

Petition 400-06-37: This petition requests to amend the Downtown Master Plan and the Urban Design Element to allow the City to consider a proposal to construct a skybridge over Main Street, approximately mid-block between South Temple and 100 South, to link the proposed City Creek Center developments on Block 75 and 76. Attachment "A" includes draft language submitted by the applicant and an alternative proposal prepared by the Planning Division. This petition is discussed in greater detail in the *Analysis and Findings* section of the Staff Report beginning of page 7.

Master plan amendment petitions require the Planning Commission to make a recommendation to the City Council which is the final approval authority.

Petition 400-06-38: This petition requests several partial street closures on:

- **Main Street** to allow the applicant to purchase air-rights for the construction of the proposed skybridge;
- **South Temple** to allow the applicant to purchase subsurface property rights to construct a new median parking ramp between State Street and Main Street;
- **West Temple** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between South Temple and 100 South;
- **100 South** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between State Street and 100 South; and

- **Social Hall Avenue** to allow the applicant to purchase additional subsurface property rights to extend the existing underground pedestrian walkway to connect to underground parking.

This petition is discussed in greater detail in the Analysis and Findings section of the Staff Report beginning on page 7. Attachment "B" includes a generalized map showing the location of each proposed partial street closure.

Street closure petitions require the Planning Commission to make a finding that the subject property is surplus and to forward a recommendation to the City Council which is the final approval authority. The sale and disposition of real property is an administrative function and the Mayor is the final approval authority.

In the past, Salt Lake City has considered and granted approval for structures within street rights-of-way, such as, skybridges, underground parking structures, utility vaults, pedestrian walkways, etc., without requiring the approval of partial street closure petitions. Generally, when major underground facilities have been constructed beneath City-owned rights-of-way, the subsurface property rights have been sold for fair-market value. Staff is not aware of an example where Salt Lake City required the purchase of air-rights for above grade encroachments, such as a skybridge, into City-owned rights-of-way.

Skybridges have been allowed by Salt Lake City in the following locations:

- The Gateway – 100 South between 500 West and Rio Grande;
- The Salt Palace Convention Center 200 West between South Temple and 100 South;
- Well Fargo Center – Weechquootee Place (15 East) between 200 South and Gallivan Plaza; and
- Trolley Square – 600 South between 600 East and 700 East.

Parking ramps have been approved and constructed within public rights-of-way in West Temple, 100 South, 200 South and parking structures have been constructed under Main Street and South Temple. In these cases, the City sold subsurface property rights but did not require approval of partial street closure petitions.

Because of the magnitude of the City Creek Center project and its potential impact within the CBD, the Salt Lake City Administration determined it would be in the public interest to process the requests for encroachments within City-owned rights-of-way to be processed as partial street closures to provide the greatest amount of public input. By choosing this path, the public will have several opportunities to provide input through the public process which included an open house on November 1, 2006, two issues only hearings (October 25, and November 8, 2006) and a public hearing before the Planning Commission (November 29, 2006). The City Council will also hold a public hearing before making a final determination on the petitions.

APPLICABLE LAND USE REGULATIONS:

Salt Lake City Code:

Chapter 2.58 regulates the disposition of surplus City-owned real property.

Utah Code:

Section 10-8-8 regulates a request for action to vacate, narrow, or change the name of street or alley; and

Section 10-9a-404 regulates the amendment of master plans.

MASTER PLANS:

The following master plans are relevant to the review of both petitions being reviewed in this staff report:

- The Downtown Master Plan (1995)
- The Urban Design Element (1990)
- The Salt Lake City Transportation Master Plan

Specific provisions of each of these master plans will be discussed later in the staff report in the *Analysis and Findings* section beginning on page 7.

COMMENTS:

The Transportation Division has been meeting with representatives of the City Creek Center development for several months. A final review will be completed when the Petitioners submit the final traffic impact report. The following comments are summarized from the review submitted by the Transportation Division:

- The proposed modifications to the overall ingress and egress system for the City Creek Center development appear to be satisfactory and will not significantly impact the level of service on the roadway network. The overall traffic volume generated by the new development is not anticipated to increase significantly above current levels.
- There appears to be no significant impact to existing on-street parking/loading areas as a result of the construction of the South Temple median parking ramp, and the expansion of the median parking ramps on 100 South and West Temple. In some locations, there may be a net loss of on-street parking and loading areas. On South Temple approximately four on-street parking/loading spaces will be lost.
- The proposed partial street closure on South Temple will require the loss of one of two westbound travel lanes and one of the three eastbound travel lanes.
- The expansion of the 100 South median parking ramp appears to have no impact on parking or travel lanes.

- The skybridge would reduce the number of pedestrians crossing Main Street, aid in the reduction of pedestrian and vehicle conflicts and increase pedestrian safety. However, the existing crossings on Main Street can handle the expected pedestrian flow.
- The design process for the proposed skybridge must include input from UTA to ensure that the skybridge will not interfere with the operation and maintenance of the TRAX system.

Utah Transit Authority

The Utah Transit Authority (UTA) submitted a letter which is included as Attachment "D". The letter indicates that the overhead contact system (OCS) on Main Street between South Temple and 100 South is approximately eighteen feet (18') above the top of the rails and requires a minimum of ten feet (10') of horizontal clearance from any OCS wire and a minimum of five feet (5') of vertical clearance above the OCS wires. This standard would require the height of the lowest element on a skybridge above the TRAX OCS wires to be at least twenty-three feet (23') above the rails. The Petitioners must coordinate with UTA during the design and construction process to ensure compliance with UTA design, operation and safety regulations. The following information was summarized from the UTA letter:

- The Petitioners inquired about the possibility of shifting the existing mid-block crosswalk on Main Street to the south to align with the major east/west pedestrian galleria. UTA indicates that because of the length of trains and other issues shortening the length of the TRAX platform is not an option.
- UTA notes that the Public Way Use Agreement between the City and UTA granted certain rights and privileges to UTA for the construction, maintenance and operation of the TRAX system. This agreement should be consulted for all terms, conditions, limitations and restrictions which may affect the future design of a skybridge above the TRAX alignment on Main Street.
- UTA also states that the TRAX system has a zero tolerance for ground settlement or movement. Any changes in track alignment or position cause a severe problem with the wheel/rail interface and could lead to derailments or excessive wear, noise and vibration. UTA notes that liability issues will need to be addressed and insurance provided for any tunneling activities occurring under the existing TRAX line.

PUBLIC PROCESS:

Open House

The Planning Division hosted an Open House on November 1, 2006, at the Main Branch of the Salt Lake City Public Library. Thirty-two people signed the attendance roll; three written comments were submitted at the Open House. The applicant, PRI had a model of the proposed development located in the Urban Room of the library with a continuously running DVD describing proposed City Creek Center. During

the open house, a team of representatives for PRI made a presentation regarding the proposed development and the Planning Staff summarized the required approval processes for the project. A question and answer session followed the presentations. The following list summarizes the comments and questions offered at the Open House:

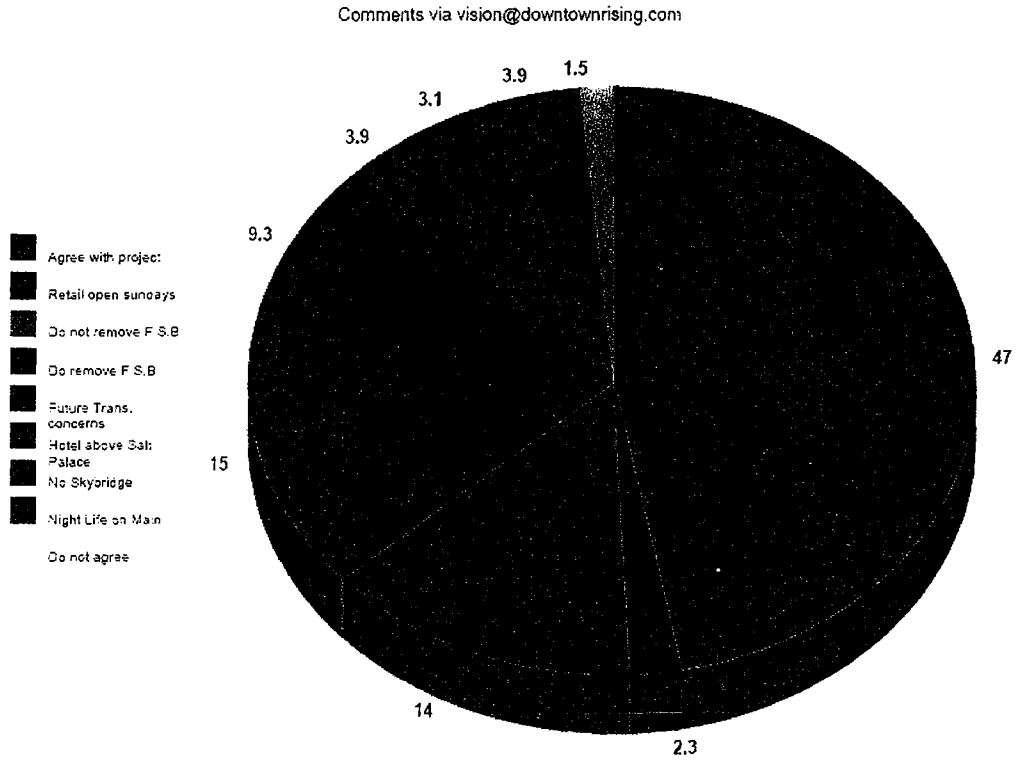
- Additional building height at mid-block locations should only be allowed if the concept of "transfer of development rights" is used to preserve historic structures.
- How many housing units will be included in the City Creek Center? What will be the percentage of rental units vs. condominium units?
- It is important to fill vacant store fronts on Main Street between 100 South and 200 South.
- What plans are in place for the east side of State Street? Any plans for the old Hansen Planetarium building?
- Will City Creek Center give preference to local retailers?
- Need additional density on the north and south sides of the central east/west pedestrian way through the City Creek Center.
- There is a disparity in City policy that encourages additional height and density along the Transit Corridor along 400 South (adjacent to residential zoning districts) and the CBD which allows two story shopping retail centers. Greater density is desirable in the CBD.
- What are PRI's plans for salvaging materials from buildings planned to be demolished?
- Why is the skybridge essential to the success of the City Creek Center?
- Will the skybridge pull pedestrians off the street level along Main Street?
- Will City Creek Center need to be redesigned if the skybridge is not approved?
- Will the project promote additional night life in Downtown?
- How will retail closures on Sunday impact the rest of Downtown?
- The skybridge, if approved, needs to be transparent to minimize the impact on the view corridor.

Planning Commission Issues Only Hearings:

The Planning Commission held issues only hearings regarding the proposed City Creek Center development on October 25, and November 8, 2006. The items discussed at these issues only hearings included the proposed master plan amendments, construction of a Skybridge and the proposed partial street closures. The minutes of the October 25 issues only hearing are attached as Attachment "F". The draft minutes of the November 8, 2006 issues only hearing have been omitted from this staff report because they are included in the Planning Commission packet and will be considered for approval at the November 29, 2006 meeting.

Public Comments:

Attachment "E" includes all of the public comments received regarding the City Creek Center. The Planning Division established a comment line on the City web page. The Planning Division received comments regarding the proposed City Creek Center development from the Downtown Rising planning process being conducted by the Salt Lake City Chamber of Commerce/Downtown Alliance. Although too voluminous to include with this staff report (Staff will have the comments at the public hearing), the comments submitted to the Downtown Rising planning process web page are summarized in the general categories on the graphic below:



Percentages factored according to 129 responses

The graphic indicates that forty-seven percent (47%) of the responses favor of the City Creek Center development. The public opinion expressed in this survey of comments is evenly split concerning the fate of the First Security Building on the northeast corner of corner of Main Street and 100 South. Fourteen percent (14%) of the responses favor preserving the First Security Building while fifteen percent (15%) recommend that the building be removed. Approximately three percent (3%) of the responses listed an opposition to the proposed skybridge.

ANALYSIS AND FINDINGS:

PETITION 400-06-37: PROPOSED MASTER PLAN AMENDMENTS TO THE DOWNTOWN MASTER PLAN AND THE URBAN DESIGN ELEMENT

Relevant Master Plan Documents: The **Downtown Plan**, adopted in 1995, has a stated purpose of articulating the vision of Downtown by formulating public policies, identifying needed public facilities and involving the necessary public commitment to achieve the vision, goals and objectives. The Downtown Master Plan includes the following goals that are relevant to the development of the City Creek Center:

Plan to develop a critical mass of political commitment, implementation strategies, pubic capital investment, private investment and people to establish Downtown as the growth center of the region (page 6).

Establish Downtown as a well-planned, desirable and diverse activity center serving the needs of a sizable 24-hour population (page 8).

Preserve and reuse our existing physical environment while providing for orderly transition of certain land uses and creating a new expectation of uncompromising quality for future Downtown developments (page 10).

Promote the physical connection and compatibility of the built environment with the natural environment and maximize the opportunities created by Downtown's unique proximity to nature (page 11).

The **Urban Design Element** was adopted in 1990, with the stated purpose of articulating the City's urban design policies. Relevant policy concepts identified in the Urban Design Element include:

Emphasize Salt Lake City's unique urban form (page 8).

Maintain the City's Central Business District as the visually dominate center of the City form (page 8).

Emphasize the important role of all development in establishing the City's urban form (page 11).

Identify, preserve, and develop open space and natural features to provide a diversity of uses and locations and level of development (page 16).

Preserve prominent view corridors and city vistas. Prominent land forms, buildings, and monuments should remain clearly visible as city landmarks. Special attention should be given to the design of buildings adjacent to prominent view corridors (page 22).

Maintain a pedestrian-oriented environment at the ground floor of all buildings (page 49).

Preserve the street wall along Main Street from South Temple to 500 South, and along 100 South, 200 South, 300 South and 400 South streets from West Temple to State Street (page 66).

Require all new developments (public and private) to contribute to the City's open space needs (page 80).

Decline to vacate streets, alleys and other public right-of-way unless it is demonstrated that the vacation will result in a public benefit (page 80).

Encourage private development of open space features (page 87).

Reinforce desired land use patterns by providing links among individual developments and the surrounding areas and improving pedestrian circulation (page 87).

Emphasize street-level open space first, inner block pedestrian networks second, and below and above-grade networks third. Skyways should not take activity away from the street or detract from principal view (page87).

The **Transportation Master Plan (1996)** includes the following guiding principles which provide the basis upon which present and future transportation issues will be evaluated and decisions made:

- *Salt Lake City's transportation system will support and encourage the viability and quality of life of its residential and business neighborhoods.*
- *Salt Lake City will encourage a multi-modal transportation system.*
- *Dependence on the automobile as our primary mode of transportation will be reduced by emphasizing other modes. The transportation system will be designed to move people, not just automobiles.*
- *Salt Lake City will take a leading role in addressing regional land use issues affecting Salt Lake City and their link to transportation impacts along the Wasatch Front.*
- *Salt Lake City will consider the impact of various transportation modes on the environment and the community.*
- *Salt Lake City will develop funding mechanisms which are equitable and adequate to meet the capital and operational needs of the transportation system.*
- *Salt Lake City will educate citizens about transportation issues and impacts, and encourage public involvement in the decision-making processes* (page 1).

The Transportation Master Plan's Functional Street Classification map indicates that Main Street is a City-owned arterial and State Street is a State-owned arterial. South Temple (west of State Street), 100 South and West Temple streets are collector streets. The Rail Transit Corridors Map identifies Main Street and South Temple as light rail corridors.

Skybridge Issues:

Both the Downtown Master Plan (1995) and the Urban Design Element (1990) identify major streets which have prominent scenic views that are endemic to the City or represent a significant asset to the community. Both master plans list Main Street as a prominent view corridor and recommend prohibiting the construction of skybridges that might significantly impair view corridors identified to protect views of the mountains and major landmarks.

The **Downtown Master Plan** includes the following language:

> *View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South and 300 South and are discouraged on other streets except in extenuating circumstances* (page 30).

The **Urban Design Element** includes the following specific language relative to view corridors and skybridges:

> *Salt Lake City has many view corridors which influence both the urban form of the city and the development character of its districts and communities. The most prominent include the following* (the bolded items indicate view corridors relating to this petition)*:*
>
> - *State Street corridor of the State Capitol Building and surrounding foothills*
> - *Exchange Place terminating at the Post Office Building*
> - ***Main Street to the Daughters of Utah Pioneers Museum***
> - *200 South east to the University of Utah Park Building*
> - *300 South Street terminating at the D & RG Railroad depot*
> - *South Temple, from Union Pacific Depot to Federal Heights foothills*
> - *First Avenue terminating at the LDS Temple Square*
> - ***Ensign Peak***
> - *Oquirrh Vista*
> - *Wasatch Foothills* (page 20)
>
> *The use of Skybridges should be carefully planned. Skybridges on streets identified as "major view corridors" should be prohibited* (page 23).

Both master plans include language that recommends prohibiting skybridges over streets identified as major view corridors. The Downtown Plan specifically identifies Main Street, State Street, South Temple, 200 South and 300 South as streets where skybridges should be prohibited. The Urban Design Element identifies Main Street to the Daughters of Utah Pioneers Museum (300 North Main Street) and Ensign Peak as prominent view corridors and recommends skybridges should be prohibited on streets identified as major view corridors.

The Planning Commission on November 8, 2006, considered two alternate proposals submitted by the Petitioner and the Planning Division to amend the master plan language which would allow the City Council to consider proposals for skybridges based on certain criteria. Based on the input received from the Planning Commission, the Petitioner and the public, the language being forwarded for consideration reads as follows:

"View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South, and 300 South, and are discouraged on other streets ~~*except in extenuating circumstances*~~. ***The City Council may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that:***

1. ***All other alternatives for creating a successful link between major developments on both sides of a street have been evaluated and conclusively found not to be feasible or effective; and***

2. ***The design of a skywalk is such that it would not substantially impair or impact a view corridor; and***

3. ***A skywalk would not detract from pedestrian and commercial activity at the street level.***

The Planning Division supports the proposed master plan amendments to the Downtown Plan and the Urban Design Plan. This proposal maintains the language prohibiting skybridges on certain streets and introduces criteria for the City Council to determine if there are compelling public interests which might justify an exception to the policy. Adopting the proposed master plan amendment allows a public process to be used when reviewing requests for skybridges.

The Planning Commission is being requested to make a recommendation to the City Council regarding the proposed master plan amendments. If the Planning Commission forwards a positive recommendation to the City Council to amend the Downtown Plan and the Urban Design Element, the Commission will be asked to review the proposal for the City Creek Center skybridge and make findings to determine if there is a compelling public interest in allowing an exception to the skybridge policy. These findings will be forwarded to the City Council. If the City Council ultimately approves the proposed master plan amendments and grants an exception to the skybridge policy based on the proposed criteria, the Planning Commission would review detailed designs of the skybridge at a later date.

Request for a Skybridge: On November 8, 2006, the Petitioners, PRI and Tuabman Company, made a presentation to the Planning Commission that provided greater detail regarding the overall design principals used to create the City Creek Center plan, traffic

and pedestrian circulation, parking, proposed partial street closures, proposed amendments to the Downtown Plan and the Urban Design Element and the need for the proposed skybridge.

The Petitioners submitted a written narrative of the presentation made to the Planning Commission that highlights the key objectives of the project, rationale for the skybridge and alternatives to the skybridge that were considered. This document is presented in Attachment "G". In this document, the Petitioners describe the alternatives to the skybridge that were investigated and reasons why each alternative was rejected. The concepts put forth in support of a skybridge are:

- **For the project to energize the Main Street corridor and to achieve economic success, City Creek Center must be a unified shopping, office and residential development.**

  Staff comment: The Planning Division agrees that the City Creek Center has the potential to energize the Main Street corridor by the virtue of is location and the critical mass of retail, office and housing that will be developed on Blocks 74, 75 and 76. It is essential that the design focus pedestrian activity on Main Street and provide convenient and easy access to the surrounding blocks. It can be argued that although the proposed design of the City Creek Center opens the former Crossroads and ZCMI mall sites by creating pedestrian walkways through the center of Blocks 75 and 76. the majority of the retail space will still be oriented to the center of the blocks and not on the existing public streets. The prominent east west galleria provides pedestrian access essentially from State Street to West Temple by linking the major activity generators like Macy's and Nordstrom. This major retail corridor will tend to encourage a significant amount of pedestrian activity perpendicular to Main Street and it may be difficult to encourage pedestrians to use the north/south walkways and Main Street in significant numbers sufficient to benefit the other retail areas south of the City Creek Center.

- **Pedestrians need a seamless opportunity to walk conveniently from one part of the project to another at all levels, including the second floor retail shops on Blocks 75 and 76.**

  Staff comment: The Planning Division agrees that convenient pedestrian access is critical to the present design of the City Creek Center as an integrated mall. The Petitioner presented arguments on November 8, 2006, about the importance of providing a continuous connection along the entire retail galleria of a mall that has magnet stores at either end. This circulation system anticipates the approval of a skybridge. Such a design maximizes the number of stores one will pass if walking a complete circuit of the mall and eliminate the need to backtrack along the same shopping corridor. Based on this guiding design principle and the linear design of the City Creek Center, the skybridge does appear to be an important element of the project. Staff is concerned that the strong east/west linear orientation of the project must provide a vibrant streetscape with sufficiently

strong retail and restaurant uses that will draw pedestrians out of the City Creek Center and entice them explore Main Street.

- **The public must be able to interact directly with surrounding streets.**

  Staff comment: As stated above, it is imperative for the Petitioner to utilize best practice design techniques and provide strong retail and restaurant uses along the north/south pedestrian walkway and along the public street frontages surrounding the development to encourage pedestrians to emerge from the internal areas of the development and interact with the public spaces and other retail opportunities surrounding City Creek Center.

Alternatives to the Skybridge: The Petitioner considered several alternatives to the skybridge and found that a skybridge provides the greatest benefit for the City Creek Center and the vitality of Downtown. The alternatives listed in the submittal include:

- **Single-level project:** It was determined that this option does not provide the critical mass necessary for a successful regional destination such as the City Creek Center. The amount of retail space available in this design would not provide the customer load needed to justify the investment in the landscaped open spaces and the residential units that are integral to the current development proposal.

  Staff comment: A single level development does not provide the desired density or intensity of use envisioned by existing Salt Lake City master plan and zoning policies for a major retail project in the heart of the Central Business District.

- **Close Main Street:** The Petitioners considered a plan that would close Main Street to automobile traffic. This option was eliminated because of the many problems associated with this approach. They found that even without automobile traffic on Main Street, that:
  - ⇒ The street could not be narrowed without unacceptable impact to historic structures and existing office towers.
  - ⇒ The TRAX line and the location of the existing station would still impair pedestrian movement between Blocks 75 and 76.
  - ⇒ Second-floor shops would still lack a direct connection between the blocks which negatively impacts the ability to unify the retail development.
  - ⇒ Eliminating automobiles from this portion of Main Street would diminish the vitality of Downtown and negatively impact the rest of Main Street.
  - ⇒ Disruption of the existing street network would result in greater congestion downtown.

  Staff comment: Retail pedestrian malls have struggled in cities across the United States and many have been redesigned to once again allow vehicles. Staff agrees that this is option does not represent a preferred direction for the segment of Main Street between South Temple and 100 South.

- **Underground Connector:** The issues raised by the Petitioner regarding this proposal are:
  - ⇒ No retail uses are planned to be located below the ground level and the connector would not align with the proposed retail development.
  - ⇒ Underground retail is not viable.
  - ⇒ A below grade passageway would eliminate space needed for underground facilities such as parking.
  - ⇒ Underground retail would divert pedestrians off of Main Street and would eliminate a direct visual connection to the street.

  Staff comment: An underground connector could be designed to provide a connection between Blocks 75 and 76 but its utility would be suspect. Staff agrees that pedestrians must have a visual and physical link with Main Street. Some cities, such as Toronto, have designed underground pedestrian walkways which link retail and office destinations. The underground pedestrian walkway extending from Social Hall Avenue between Blocks 74 and 75 is physically wide enough to accommodate small retail spaces. However, Staff agrees that in the climate that Salt Lake City enjoys, an underground walkway lined with retail uses would not be very successful. Furthermore, tunneling under the TRAX line would be very costly because of the zero tolerance the light rail system has for track settlement (see UTA letter in Attachment "D").

  Although the document submitted by the Petitioner justifying the need for a skybridge (Attachment "G") provides some documentation of alternatives to the skybridge concept, it is not exhaustive. For instance, no specific analysis is provided to demonstrate that a two level retail development cannot work without a skybridge. The Petitioner does not present any alternative development scenarios other than that for a unified mall. Would it be possible to develop the subject blocks with independent projects? The proposed criteria require that the Petitioner conclusively demonstrates that alternatives for creating a successful link betweenhave been evaluated and conclusively found not to be feasible or effective

View Corridor Issues: The Urban Design Element and the Downtown Master Plan stress the importance of preserving the view corridor from Main Street to the Daughters of the Utah Pioneers Museum located at 300 North Main Street and to protect views of Ensign Peak which is located further to the north. A skybridge over Main Street, as proposed, will have some visual impact on the view corridor. The extent of the impact certainly depends on the design of the skybridge and the vantage point from which a pedestrian is experiencing the view corridor.

During their presentation on November 8, the Petitioners showed a series of photographs to illustrate how the view corridor might be impacted by the construction of a skybridge. These photographs are presented in Attachment "H". The photographs include a conceptual expression of a skybridge that is predominantly transparent. The first two photographs are taken from vantage points on Main Street north of 100 South. The third photograph is taken from a mid-block location between 100 South and 200 South on

Main Street. The Petitioners noted during their presentation that the skybridge helps to frame the view of the Museum which appears below the skybridge in the photos taken north of 100 South. In these photographs, Ensign Peak is obscured by the view through the skybridge. In the third photograph, the Museum is obscured by the skybridge and Ensign Peak is clearly visible above the skybridge.

Based on the information submitted from UTA regarding the minimum clearance standards above the TRAX line, it appears that the skybridge superimposed on the photographs is too low. Based on UTA requirements that there be a minimum five feet (5') of vertical clearance above the OCS wires, the bottom of the skybridge would need to be a minimum of twenty-three feet (23') above the elevation of the TRAX rails.

It should be noted that the Downtown Plan and the Urban Design Element policies regarding preservation of view corridors were important to the City's consideration when the LDS Church petitioned to close Main Street between North and South Temple streets to allow the construction of the Main Street Plaza. The decision to close Main Street was conditioned on the recordation of a view corridor easement which prohibited the construction of any structures that would impact the Main Street view corridor.

Main Street Cross Walk Location: The Planning Commission requested that the Petitioner discuss the design of the east/west galleria that traverses Blocks 75 and 76 in relationship with the location of the existing mid-block crosswalk on Main Street. Attachment "I" is a document submitted by the Petitioner that explains why the galleria arcs to the south and does not line up with the mid-block crosswalk on Main Street. Essentially, the preferred location of the department stores and the need to design viable retail shops along the galleria dictated the location of the galleria. The Petitioner considered the possibility of shifting or redesigning the TRAX platform in an attempt to align the galleria with the mid-block crosswalk. This is not an option because of the length of the light rail trains. It appears that with the current development model that the east/west galleria cannot be designed to line up with the mid-block crosswalk on Main Street. The current design requires that a pedestrian walking between Block 75 to Block 76 at the street level would have exit the galleria on the east side of Main Street and travel north along Main Street to the mid-block crossing on the north side of the City Center TRAX station. Once on the west side of Main Street the pedestrian would then travel south to the entrance to the Block 76 galleria. This is a circuitous route which pedestrians may avoid particularly if a convenient skybridge is available. Staff is concerned that this design will limit the street level pedestrian movement between the two blocks and encourages pedestrians to use the skybridge.

Recommendations regarding Petition 400-06-37:

Petition 400-06-37 proposes amendments to the Downtown Master Plan and the Urban Design Plan which would include three criteria for the City Council to consider when reviewing requests for a skybridge. Based on the analysis and findings in this staff report, the Planning Division recommends that the Planning Commission forward a positive recommendation to the City Council to approve the master plan amendments as presented.

In light of the recommendation noted above, the Planning Commission must consider the three criteria established to determine if the Petitioner has substantially demonstrated that there is a compelling public interest to allow an exception to the Master Plan policies prohibiting skybridges over Main Street. The Planning Division has attempted to identify important issues for the Planning Commission to consider in its deliberations to determine if the skybridge is essential for the development of the City Creek Center. The Planning Staff does not have the expertise to definitively determine the answer to this important question. If the Planning Commission is of the opinion that the Petitioner has put forth a compelling argument and that enough information is available to make an informed decision, the Planning Staff recommends that the Commission forward a recommendation to the City Council that incorporates the findings based on the three criteria discussed above as part of the master plan amendment discussion. The criteria are:

The City Council may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that:

1. **All other alternatives for creating a successful link between major developments on both sides of a street have been evaluated and conclusively found not to be feasible or effective.**

2. **The design of a skywalk is such that it would not substantially impair or impact a view corridor.**

3. **A skywalk would not detract from pedestrian and commercial activity at the street level.**

RECOMMENDATION:

Staff recommends that if a recommendation is forwarded to the City Council recommending approval of the master plan amendments and recommending that the City Council grant an exception to allow the construction of a skybridge, that the recommendation be conditioned on final design approval of the skybridge by the Planning Commission.

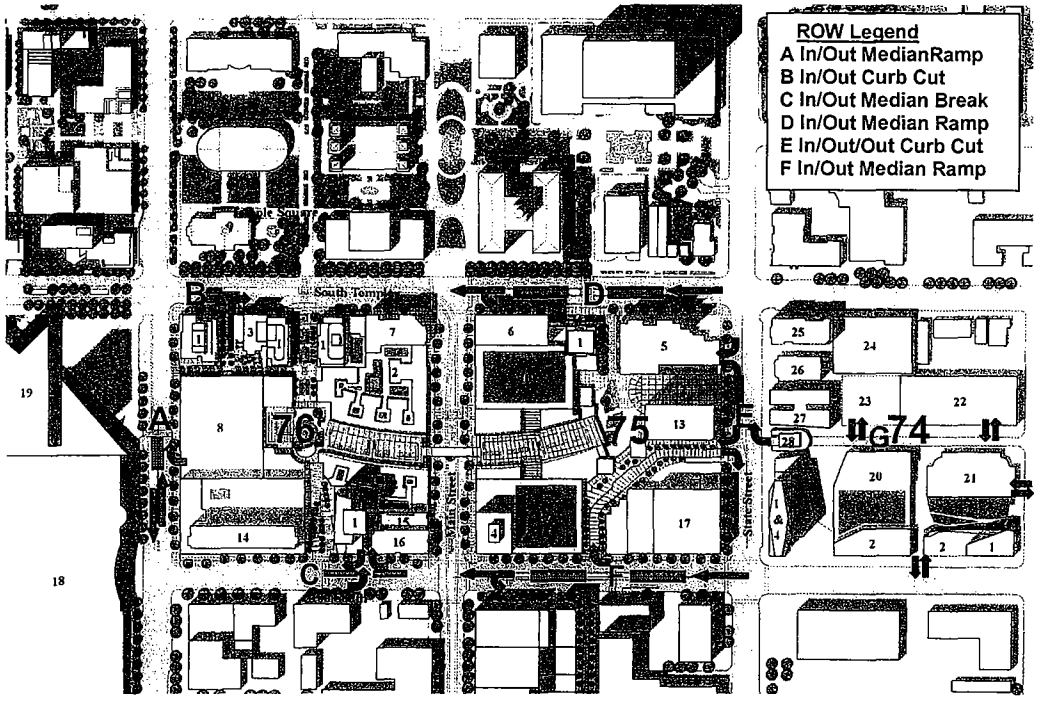
If the Planning Commission needs additional information or further analysis to determine whether the Petitioner has substantially demonstrated that the proposed skybridge meets the three criteria, then Staff recommends that the Commission clearly state the nature of the information needed to make a determination.

PETITION 400-06-38: PROPOSED PARTIAL STREET CLOSURES

This petition requests five partial street closures. Three of the partial street closures are required to allow the Petitioner to purchase subsurface property rights to expand existing median parking ramps and construct a new median parking ramp. One partial street closure is required to allow the Petitioner to purchase subsurface property rights to extend the Social Hall Avenue underground pedestrian walkway. The Fifth partial street closure is required to allow the Petitioner to purchase air-rights above Main Street to allow the construction of the skybridge, if ultimately approved by the City Council. A summary of the proposed partial street closures is provided below. Please refer to the generalized map indicating the location of each proposal.

Summary of Proposals:

- **West Temple:** The existing median parking ramp in West Temple has a southbound exit from the underground parking structure on Block 76. This partial street closure is proposed to allow the addition of a new northbound entrance ramp. The addition of the new ramp will require that the existing three north bound lanes on West Temple be narrowed to two (2) lanes but will widen back to the existing lane configuration approaching the South Temple intersection. The entrances to the existing parking structure and the Temple View Inn will be eliminated. A single right-only exit from the parking structure will be constructed. See "A" on the following map.



- **100 South:** The partial street closure on 100 South between State Street and Main Street is proposed to allow subsurface improvements to the existing median parking ramp to accommodate a higher rate of vehicle traffic. This ramp includes a westbound entrance and a westbound exit. Westbound 100 South has two travel lanes with the westbound ramp exit creating a third, inside lane. Eastbound 100 South has two (2) travel lanes. The westbound exit ramp allows a U-turn to head eastbound toward State Street. See "F" on the map above.

- **South Temple:** The partial street closure on South Temple between Main Street and State Street is proposed to allow the construction of a new median parking ramp with a westbound entrance and a westbound exit. This ramp will provide access to parking structures under the Joseph Smith Memorial Building and Block 75. To accommodate the new ramp, the South Temple westbound lanes on the east side of State Street will be modified to provide two (2) right-turn lanes, a single thru lane and a left-turn lane. Westbound South Temple will be reduced to one (1) lane through the Block 76 section between State Street and Main Street. Westbound vehicles at Main Street will only be allowed to continue straight through the intersection. The new exit ramp will be designed to allow westbound vehicles at Main Street to continue straight through the intersection; turn left (south) on Main Street or make a U-turn to head eastbound on South Temple toward State Street. Eastbound South Temple will have two (2) travel lanes with a left-turn, two (2) thru lanes and a right turn lane configuration at the State Street intersection. See "D" on the map above.

- **Social Hall Avenue:** The partial street closure on Social Hall Avenue is proposed to accommodate an extension of the existing underground walkway to the east to provide a connection to the parking structures proposed to be constructed on the north and south sides of Social Hall Avenue. This request will not affect the surface improvements or vehicle access on Social Hall Avenue. Attachment "B" includes a plan that shows the location and extent of the proposed extension of the walkway.

- **Main Street**: The partial street closure for this segment of the Main Street right-of-way is necessary to allow the of sale the air-rights to the applicant to accommodate the construction of a skybridge. This proposal does not change the street level right-of-way improvements. The curb lines, traffic lanes and the TRAX lines will remain as currently existing.

Attachment "I" includes a memorandum from Fehr & Peers, transportation consultants, that summarizes the traffic operation concepts proposed as part of the development of the City Creek Center. Included in the memorandum are descriptions of the proposed partial street closures on South Temple, West Temple, Main Street and 100 South. The memorandum describes the existing conditions and proposed modifications that result from the proposed modification/construction of median parking ramps and the proposed skybridge. Attachment "I" also includes a plan for the extension of the underground Social Hall Avenue pedestrian walkway.

The Planning Commission must review the proposed partial street closure requests subject to the following Salt Lake City Council Policy Guidelines for Street Closures and Findings.

1. **It is the policy of the City Council to close public streets and sell the underlying property. The Council does not close streets when the action would deny all access to other property.**

   Discussion: The proposed partial street closures will not deny all access to other property in the case of the proposals on South Temple, West Temple and 100 South, and are designed to improve ingress and egress to parking structures serving the City Creek Center. The partial street closure on Social Hall Avenue does not affect the street level improvement and maintains vehicle access to properties fronting on the street. The proposed partial closure on Main Street involves air-rights only and will have little effect on the street level improvements. The Petitioner maintains that the Main Street proposal is required to provide sufficient pedestrian access between Blocks 75 and 76.

   Finding: The proposed partial street closures will not deny access to adjacent properties.

2. **The general policy when closing a street is to obtain fair market value for the land, whether the abutting property is residential, commercial or industrial.**

   Discussion: The Petitioner, PRI, intends to purchase the property in question for each partial street closure. PRI will negotiate with the City to determine the fair market value of the property.

   Finding: The subject property will be sold for fair market value.

3. **There should be sufficient public policy reasons that justify the sale and/or closure of a public street and it should be sufficiently demonstrated by the applicant that the sale and/or closure of the street will accomplish the stated public policy reasons.**

   Discussion: The proposed partial street closures on South Temple, West Temple and 100 South are proposed to improve access to the City Creek Center and reduce conflicts with pedestrians and vehicles. The partial street closure on Social Hall Avenue is intended to improve pedestrian access between Blocks 74 and 75. It appears that there are sufficient public policy reasons to justify the partial street closures on South Temple, West Temple, 100 South and Social Hall Avenue. If the Planning Commission finds that exceptions to the Downtown Plan and the Urban Design Element are justified by evaluation of the three listed criteria, it follows that the Planning Commission can make a finding that there is sufficient public policy reason to justify the partial street closure and recommend that the City sell air-rights over Main Street for the Skybridge.

Finding: There are sufficient public policy reasons to justify the partial street closures on South Temple, West Temple, 100 South and Social Hall Avenue. If the Planning Commission finds that there is a compelling public interest to allow an exception for a skybridge, it would follow that there are sufficient public policy reasons to justify the sale of the air-rights over Main Street.

4. **The City Council should determine whether the stated public policy reasons outweigh alternatives to the closure of the street.**

   Discussion: The public policy reasons supporting the partial street closures on South Temple, West Temple, 100 South and Social Hall Avenue are discussed under City Council Policy Guideline 3 above. The alternative to these partial street closures would maintain the status quo but would eliminate the benefits created by the proposed closures; such as improved access to parking structures with a reduction in traffic and pedestrian conflicts. The public policy reasons for the proposed partial street closures on South Temple, West Temple, 100 South and Social Hall Avenue outweigh the alternatives. If the Planning Commission finds that an exception to the Downtown Plan and the Urban Design Element is justified by evaluation of the three listed criteria, it follows that the Planning Commission can make a finding that there are sufficient public policy reasons that outweigh alternatives to the proposed partial street closure and recommend that the City sell air-rights over Main Street for the Skybridge.

   Finding: The public policy reasons for the proposed partial street closures on South Temple, West Temple, 100 South and Social Hall Avenue outweigh the alternatives and comply with this standard. If the Planning Commission finds that there is a compelling public interest to allow an exception for a skybridge, it would follow that the stated public policy reasons outweigh the alternatives to the partial closure of Main Street.

RECOMMENDATION:

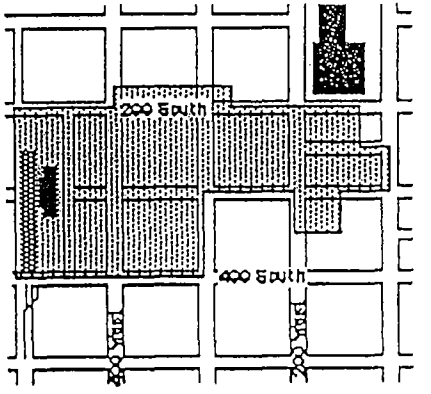
Based on the analysis and findings presented in this report, Staff recommends that the Planning Commission declare the subject portions of the subject streets as surplus and forward a favorable recommendation to the City Council to approve the partial street closures on South Temple, West Temple, 100 South and Social Hall Avenue to allow the property to be sold for fair-market value to the Petitioners.

If the Planning Commission finds that there is a compelling public interest to allow an exception to the Downtown Plan and the Urban Design Element to allow for the construction of a skybridge over a portion of Main Street, the Planning Division recommends that the Planning Commission declare the subject portion of the air-rights over Main Street as surplus property and forward a favorable recommendation to the City Council to approve the partial street closure on Main Street to allow the sale of the air-rights at fair-market value to the Petitioners.

ATTACHMENT A
PROPOSED MASTER PLAN AMENDMENTS

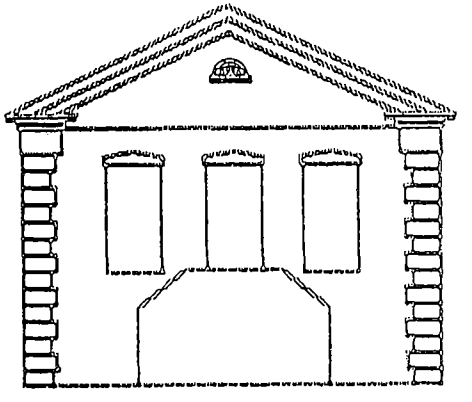
* Mixed-use zoning should be applied to the area adjacent to Pioneer Park. Previous plans have called for the enhancement of existing residential and the introduction of new residential populations into this underutilized area. This zoning does not need to require residential as the host use, but it should retain a residential component.

* Warehouse Historic District: The historical survey for the area surrounding the Rio Grande Depot and Pierpont areas has been done and indicates a potential for an important Historic District. Such designation would enhance the existing character of the area, providing architectural protection and insuring compatibility of new development. Importantly, historical designation provides a "theme" for the area, inviting reinvestment capital and providing an "Avant-Garde" area for the arts to thrive.



*Temple Square/City-County Building/Cathedral of the Madeleine/ State Capitol View Corridors: These buildings represent the most architecturally and historically significant buildings in the City. They provide an immediately recognizable image to residents and tourists. A view corridor would "red flag" new construction that interferes with significant views and subject it to design review. This will insure the continued view amenity of these important buildings.

*View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South and 300 South and are discouraged on other streets except in extenuating circumstances.



Historic Social Hall

*Gateways: Changes in zoning should be made to enhance the entry into Downtown on major streets. These changes include landscaped setbacks, land use controls and prohibition of billboards.

VIEW CORRIDORS AND VISTAS

A view is a visual image having aesthetic beauty worth preserving. A"view corridor" frames a view of a building or natural feature from either a short or a long distance. View corridors are most often associated with streets or pedestrian walkways. The buildings adjacent to the street often frame a view of a prominent feature of the city. A vista, on the other hand, suggests a wider perspective or panoramic view. It may encompass an entire city, a sunset over the Great Salt Lake, or the Wasatch Mountain backdrop.

While views are an important part of a city's urban form, their value is often overlooked. They can easily be destroyed before the loss is realized leaving an environment of monotonous development and further damaging the city's identity.

Salt Lake City has many view corridors which influence both the urban form of the city and the development character of its districts and communities. The most prominent include the following (see Vista Protection Map). (Figure 8)

- State Street corridor of the State Capitol Building and surrounding foothills
- Exchange Place terminating at the Post Office Building
- Main Street to The Daughters of Utah Pioneers Museum
- 200 South east to the University of Utah Park Building
- 300 South Street terminating at the D&RGW Railroad depot
- South Temple, from Union Pacific Depot to Federal Heights Foothills
- First Avenue terminating at the LDS Temple Square
- Ensign Peak
- Oquirrh Vista
- Wasatch foothills

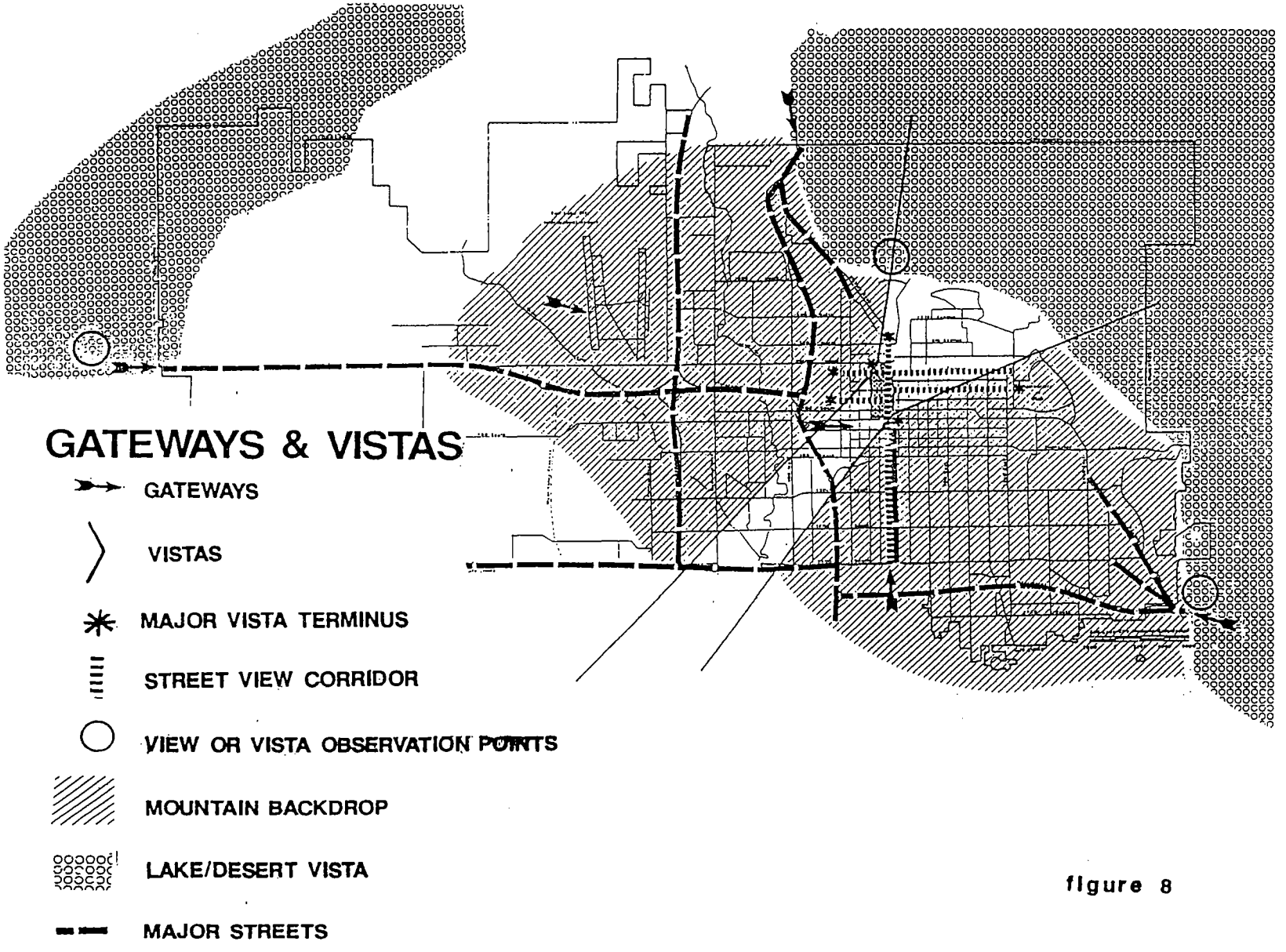

GATEWAYS & VISTAS
GATEWAYS
VISTAS
MAJOR VISTA TERMINUS
STREET VIEW CORRIDOR
VIEW OR VISTA OBSERVATION POINTS
MOUNTAIN BACKDROP
LAKE/DESERT VISTA
MAJOR STREETS

figure 8

In addition, the Vista Protection Map identifies prominent buildings and landforms whose views should be preserved. These include:

- North Temple at State Street-a community gateway statement into the Capitol Hill and Avenues communities
- Social Hall Avenue-creating a visual terminus to the street.
- Regent Street-enhancing the southern entrance to Z.C.M.I and creating a termination point at the south end of the street
- First South at West Temple Street-enhancing Salt Palace entrance
- Pierpont Avenue

POLICY CONCEPTS

o Preserve prominent view corridors and city vistas. Prominent land forms, buildings, and monuments should remain clearly visible as city landmarks. Special attention should be given to the design of buildings adjacent to prominent street and vista corridors.

o Use buildings along street vistas to properly frame view corridors. This is particularly important along the prominent view corridors.

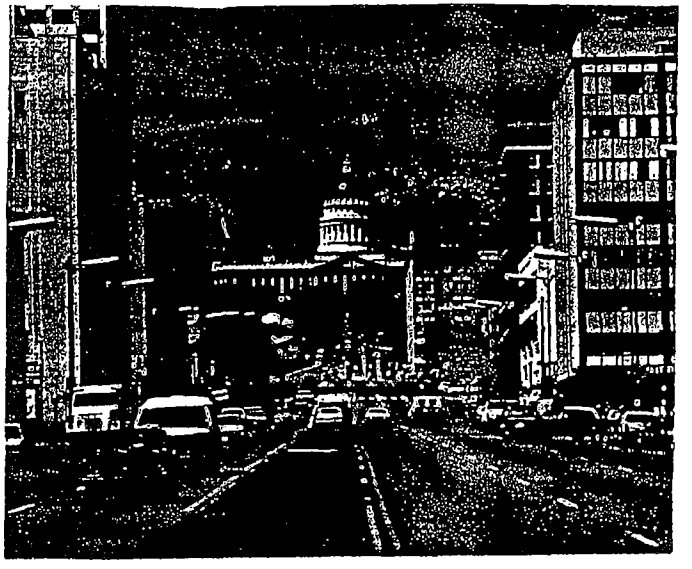
o Conserve vistas to and from city parks, open space areas and landmarks.

Strategies (also see Gateways)

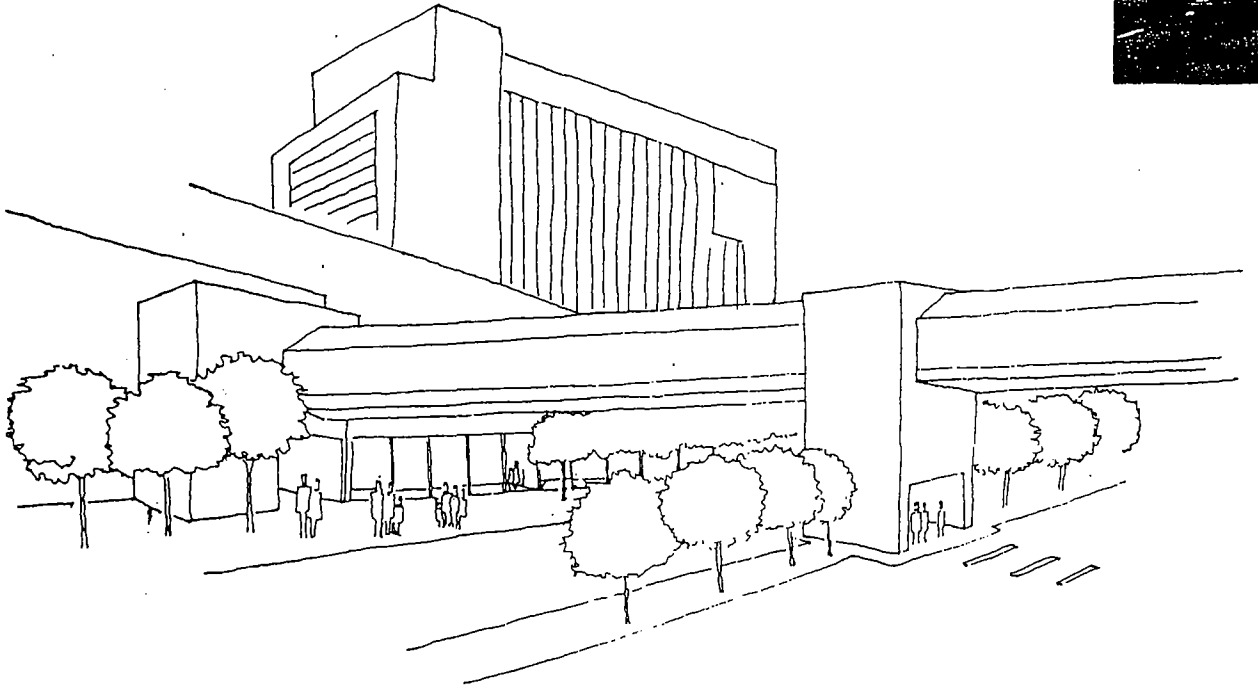
- Establish view easements to protect existing and potential vistas of prominent buildings, natural features and parks. Building height, scale, and mass should be used as tools to properly frame major vistas.

- Require building facades, street landscaping, and utility equipment along prominent streets and vista corridors to frame or enhance the vista.

- Acquire lands now for future vista or view parks in the city's foothill areas.



The use of skybrideges should be carefully planned.
Skybridges on streets identified as "major view corridors"
should be prohibited.



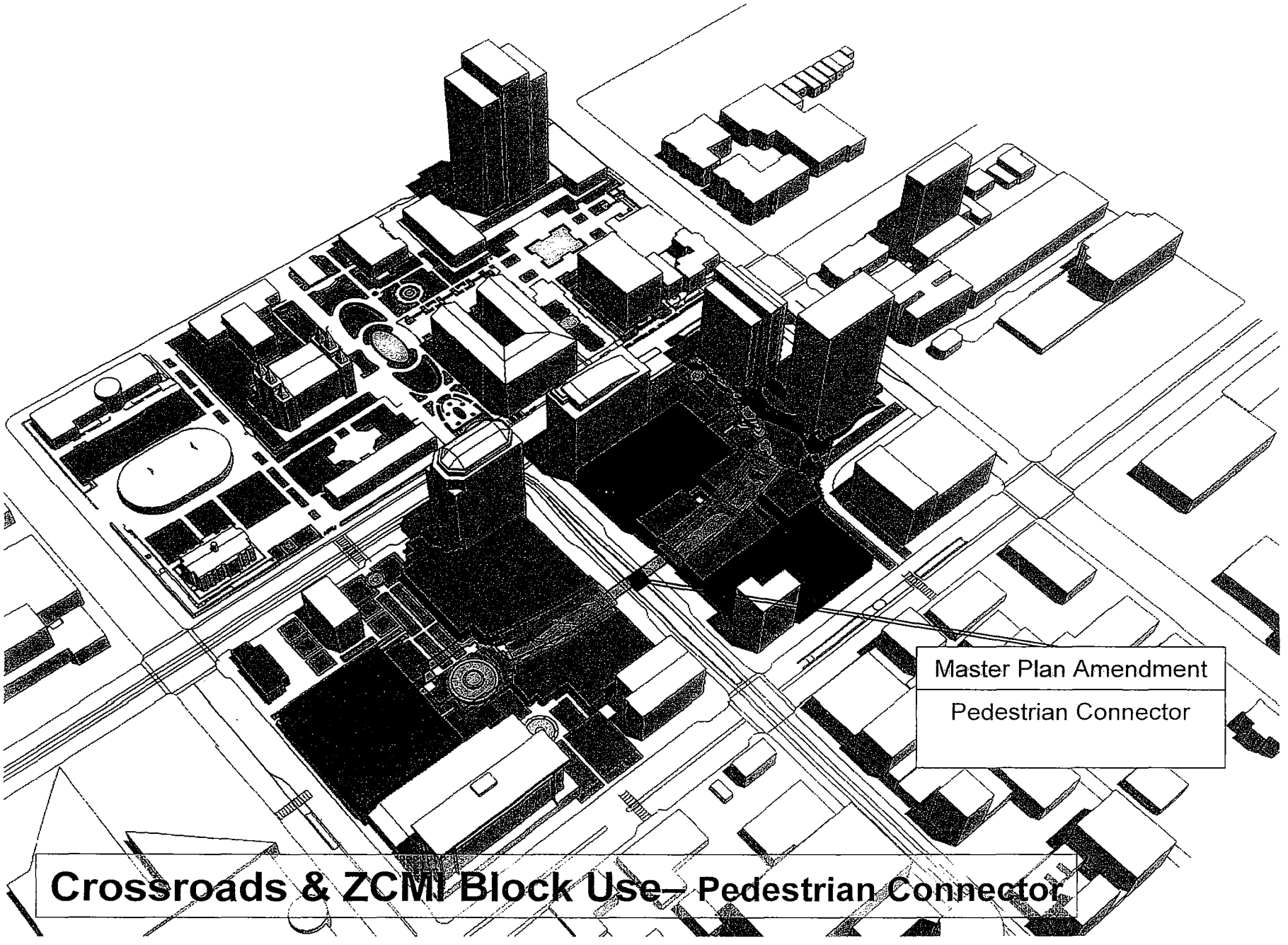
DOWNTOWN MASTER PLAN AND THE URBAN DESIGN ELEMENT
PROPOSED MASTER PLAN AMENDMENTS
BASED ON DISCUSSION AT THE NOVEMBER 8, 2006 PLANNING COMMISSION MEETING.

"View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South, and 300 South, and are discouraged on other streets. **The City Council may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that:**

1. **All other alternatives for creating a successful link between major development on both sides of a street have been evaluated and conclusively found not to be feasible or effective; and**

2. **The design of a skywalk is such that it would not substantially impair or impact a view corridor; and**

3. **A skywalk would not detract from pedestrian and commercial activity at the street level.**



Crossroads & ZCMI Block Use– Pedestrian Connector

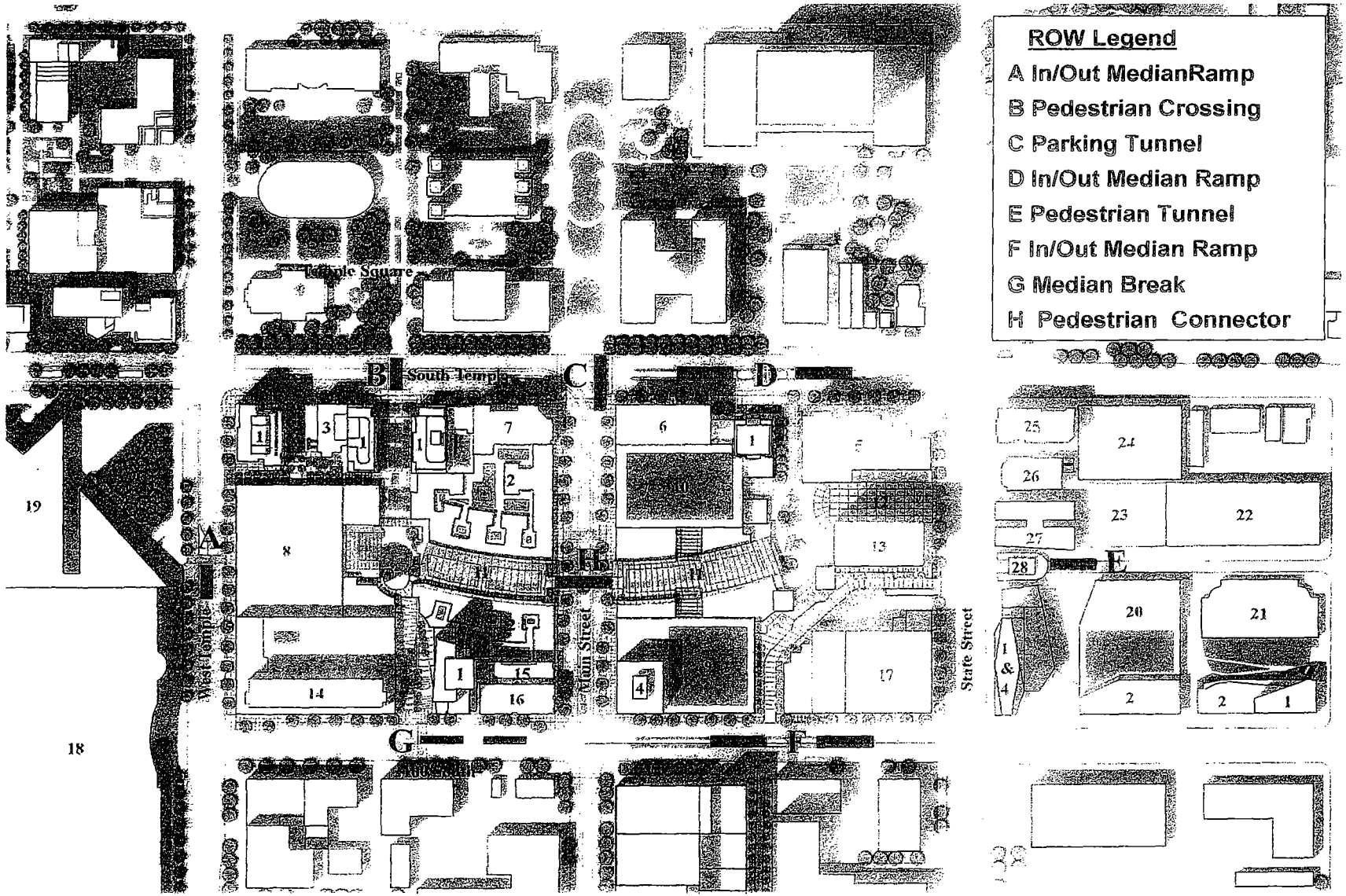
ATTACHMENT B
PROPOSED PARTIAL STREET CLOSURES

Attachment A

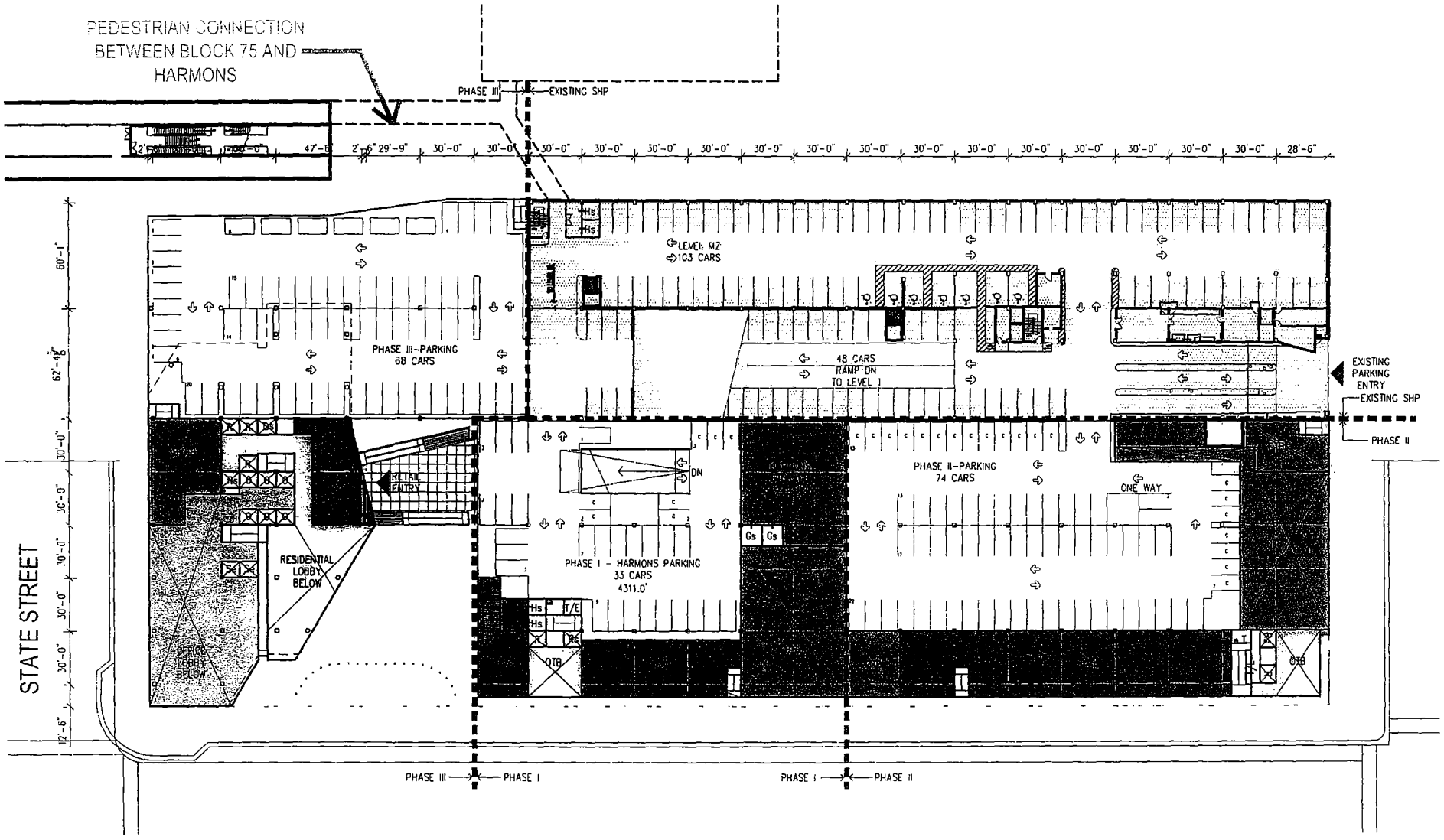
Partial Street Closure Application

Specific items for approval:

1. enlarge existing median ramp on West Temple for entry to and exit from below grade parking structure
2. obtain subsurface rights to build a median ramp on South Temple for entry to and exit from below grade parking structure
3. obtain subsurface rights to extend an existing underground pedestrian walkway on Social Hall Avenue for entry to and exit from grade parking structure
4. enlarge existing median ramp at B75 on 100 South for entry to and exit from below grade parking structure
5. obtain air rights for pedestrian connector over a portion of Main Street



Right of Way Conditions



SALT LAKE CITY BLOCK 74

SCHEME B2 - MEZZANINE LEVEL ASK-522

PROPERTY RESERVE INC. SOM

ATTACHMENT C
TRANSPORTATION DIVISION COMMENTS

TRANSPORTATION Comments

Paterson, Joel

From: Young, Kevin
Sent: Monday, November 20, 2006 10:50 AM
To: Paterson, Joel
Subject: RE: Comments on City Creek Center
Categories: Program/Policy

Joel,

Transportation Division staff has been meeting for about two months with representatives of PRI and other members of their consulting team to discuss the transportation elements of the City Creek Center project. A final traffic impact report for the project has not been submitted for our review, but I can provide comments on what has been discussed to date. PRI's traffic consultant, Fehr & Peers, has indicated they plan to submit a draft impact report to us on November 20.

For the City Creek Center project they are proposing changes to the accesses from what has been in place with the two existing malls. Under the current proposal, some existing access points will be eliminated and new or expanded in-street accesses established. PRI is proposing to add a northbound ingress ramp to the existing southbound egress ramp on West Temple. Right-of-way in the street will be needed by PRI to add this access as proposed. This expansion will require the elimination of one of the three northbound travel lanes on West Temple, but will not impact the two existing southbound travel lanes other than some minor striping changes. No impact to existing on-street parking/loading areas is anticipated.

On South Temple between West Temple and Main, PRI is proposing to utilize the existing access to the Utah Woolen Mills parking as an ingress to the new underground parking, but not as an egress from the new underground parking. Egress from this access will only be from the existing Utah Woolen Mills parking stalls.

On South Temple between State and Main, PRI is proposing to construct new mid-street ingress and egress ramps to serve the new underground parking as well as the Joseph Smith Building underground parking. Right-of-way in the street will be needed by PRI to construct these new ramps as proposed. One of the two existing westbound travel lanes will be eliminated and one of the three existing eastbound travel lanes will be eliminated. There will be a loss of about four on-street parking/loading spaces on the south side of South Temple at Main Street.

Along State Street between South Temple and 100 South the access plans are not as defined as along the other blocks. PRI has been proposing to have an egress access from the new underground parking as well as an egress from a one-way street which comes from 100 South. We have asked PRI to look at options to provide an ingress off of State Street, but have not yet been provided with any more information. Ultimately, UDOT will need to make the final decision and approval about any changes along State Street because it is a state-owned roadway.

PRI is proposing to reconstruct the existing ingress and egress ramps on 100 South between State Street and Main. At this time I am not sure if additional street right-of-way is needed for the reconstruction of these ramps, but it appears that there will be no impact to existing on-street parking/loading areas or to the existing travel lanes. An ingress for a one-way street that connects to State Street and also connects to an ingress to the new underground parking is being proposed.

On 100 South between Main and West Temple, PRI is proposing to open up the existing median and provide an eastbound to northbound left turn into a parking access. No right-of-way is required to make this change, but a modification to the existing median and a shift in travel lanes will be needed. No significant impact to existing on-street parking/loading areas is anticipated.

As I indicated above, the traffic impact report for this project is still in draft form and has not been submitted for our "official" review, but from what we have been presented in our meetings regarding traffic circulation and levels of service at intersections, it appears that what PRI is proposing is workable. The development they are proposing does have some changes in office, retail, and residential use from what currently exists, but doesn't produce as

much of an increase in traffic volume over what the malls generated as might have been anticipated. The addition and/or modification of in-street access ramps as well as the reduction in-travel lanes as described above should still accommodate the traffic at reasonable levels of service. The reduction in the number of access driveways across sidewalks and enhancing or adding in-street accesses will help reduce pedestrian and vehicle conflicts.

From a transportation stand point, the proposed sky bridge would reduce the number of people crossing Main Street, aid in the reduction of pedestrian and vehicle conflicts, and increase pedestrian safety. But without the sky bridge, the existing crossings on Main Street can handle the expected pedestrian flow. Existing traffic signals at the intersections as well as one at mid-block provide controlled locations for pedestrians to cross Main Street. The height of the proposed sky bridge is an issue that must be addresses because of the existing TRAX wires that run down Main Street. We have not heard from UTA as to what the minimum height of the sky bridge will need to be in order to provide the required clearance over the wires. PRI and/or Taubman will need to make sure the design of the sky bridge meets the height required by UTA.

Kevin

ATTACHMENT D
LETTER FROM UTAH TRANSIT AUTHORITY

UTAH TRANSIT AUTHORITY

DATE: November 20, 2006 FILE CODE: 0-1-5

TO: Timothy P. Harpst, P.E., PTOE
Transportation Director
Salt Lake City Transportation Division
349 South 200 East, Suite 450 Salt Lake City, Utah 84111
email: tim.harpst@slcgov.com

CC: Joel Paterson, AICP, Planning Programs Supervisor
Salt Lake City Planning Division
email: joel.paterson@slcgov.com

Mick Crandall, UTA Planning
Ralph Jackson, UTA Major Program Development
Jim Webb, UTA Civil Engineering
Todd Provost, UTA Systems Engineering
Ron Benson, UTA Rail Services
Jeff Lamora, UTA Rail Services
Jordan White, Asst Corporate Counsel
Document Control

FROM: E. Gregory Thorpe, P.E.
Manager, Light Rail Engineering and Construction

SUBJECT: Salt Lake City Planning Commission Request
City Creek Mall Project relationship with TRAX line on Main Street

---

The following information is being provided at your request for input to a package being assembled to outline the approvals necessary for the Church's City Creek Mall project in relation to the impacts that the proposed project may have on UTA's TRAX line on Main Street. Your questions and our responses that you requested information on through Mick Crandall are as follows:

1. How much vertical clearance would be necessary between the proposed 2nd or 3rd level walkway between South Temple and 1st South on Main Street.

UTA Response: Our design criteria requires a vertical clearance above our overhead contact system (OCS) wire to the bottom of nearest girder or element of the overhead walkway to be a minimum of 5 feet or more. In this area on Main Street we have a single OCS trolley wire system which is generally 18 feet above the top of rail. Therefore the clearance in this stretch of downtown should be a minimum of 23 feet above top of rail; however the exact dimensions will need to be verified by field measurements. We also require a minimum horizontal clearance of 10 feet from any OCS wire. Coordination, approvals and safety precautions will need to be planned for during the design and exercised during construction for any work near to or

overhead of UTA's existing TRAX line. This coordination and approval will require detailed specifications, drawings, and details to be worked out with both our engineering and rail services groups. Any field investigations, design surveys or construction within or around the trackway envelope will be required to include, but not be limited to, having safety trained watchmen (in contact with UTA's Train Control Center) present anytime designers, surveyors, or workers are in close proximity of the track. This will include any work within or overhead of the trackway; or that could result in the possibility of debris blowing or falling into the trackway, possible interruption of trains or work as trains pass, and limitations of the allowed work time window to reduce safety concerns. The work time window could be limited to when the TRAX trains are not running and when the power to the system can be shut off. Costs for UTA's assistance with these activities will need to be coordinated with UTA and reimbursed as appropriate by the applicant seeking approval. Also, liability issues will need to be addressed and insurance provided for any work activities around our existing TRAX line.

2. Any concerns about moving the mid-block crosswalk in the same area.

UTA Response: We have concerns with shifting the crosswalk as it affects our train signaling system, train movements, and lengths of trains consists that can run now or in the future. Any movement will require coordination with our engineering and operations departments and payment of any costs for adjustment by the Mall developers or others. Shortening of the platform length is not an option as our current 4 car train consists barely fit on the existing platform. We suggest that UTA, the City, and Mall developers meet on site specifically about this issue to understand potential proposals.

3. Any air rights over Main Street that UTA thinks may exist.

UTA Response: The Public Way Use Agreement entered into between the City and UTA granted certain rights and privileges to UTA upon City streets and other property that UTA required and occupied for the construction, maintenance and operation of the TRAX system. UTA was authorized to use, on a non-exclusive basis, such portion of the City Property, including surface, subsurface and air space property, as necessary to accommodate the construction, operation and maintenance of the system. This agreement should be consulted for all terms, condition, limitations and restrictions therein.

4. The consequences to the rail line of any settlement or ground movement.

UTA Response: The TRAX system has a zero tolerance for ground settlement or movement. Any changes in track alignment or position cause a severe problem with our wheel/rail interface and could lead to derailments or excessive wear, noise and vibration. The trackway is embedded in concrete so correcting for any settlement or ground movement is very difficult and expensive. Also, liability issues will need to be addressed and insurance provided for any tunneling activities under our existing TRAX line.

UTA-Capital Development 3600 South 700 West Salt Lake City, Utah 84119
Phone (801) 262-5626 Fax (801) 287-4647

ATTACHMENT E
PUBLIC COMMENT

Public comments received by the Planning Commission have been placed in Exhibit 7 of the Transmittal Packet

ATTACHMENT F
PLANNING COMMISSION MINUTES
OCTOBER 25, 2006

and procedures, and give the Community Council forty-five days to respond before the item is placed on a P.C. agenda. She noted that in this case, they went to the Community Council meeting, but the Community Council Chair did not hear the meeting item. Ms. Coffey noted that the Community Council has not made any comments regarding this petition.

Mr. Ikefuna noted that the Planning Division must balance the right of the Community Council to hear this issue with the right of the applicant to appear before the Planning Commission in a timely manner.

ISSUES ONLY HEARING
(This item was heard at 6:21 p.m.)

Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, a twenty acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:

1. **Petition 410-06-38** –A planned development/conditional use request to allow a planned development for more than one principle building per lot and a conditional use to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District.

   Specifically Planned development conditional use is required for:
   - **a.** Approval for more than one principle building per lot.
   - **b.** Approval to exceed height regulations of 100 feet from mid-block buildings in the central business district (D-1).
   - **c.** To waive the requirement that retail goods, service establishment, and offices/restaurants be provided on the first floor, adjacent to the front property line on Social Hall Avenue.
   - **d.** To waive the minimum glass requirement on Social Hall Avenue.

2. **Petition 400-06-37** – Master Plan Amendment to the Salt Lake City (1995) Downtown Master Plan and the (1990) Urban Design Element relating to view corridors and vistas along Main Street.

3. **Petition 400-06-38** – A request for a partial street closure to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge.

   - **a.** Closure of Social Hall Avenue to allow the sale of sub-surface rights to construct an extension of the Social Hall underground pedestrian corridor.
   - **b.** Partial closure of West Temple and 100 South to allow expansion of the existing median parking ramps, and to provide access to existing sub-surface parking structures.

Chairperson McDonough asked that commentary specifically include the following above three petitions.

Chairperson McDonough recognized that staff member Doug Dansie was absent at the meeting; and Staff member, Joel Paterson would be filling in as Staff representative. She reminded the public this is an ongoing hearing, and certainly not the last hearing on this issue; which will be open in future meetings to take additional public testimony.

Commissioner Muir made note that his architectural firm is involved in the project by doing some tenant improvements, but not in the actual construction aspect. He noted his perspective is not compromised because of this.

Mr. Ikefkuna reiterated that this is one of many issues only hearings that the Planning Commission will be conducting until they have received all of the necessary comments pertaining to this project. There will be a link created on the Planning Division website, available to interested citizens who cannot attend the Planning Commission meetings, as a means to provide comments to the Planning Commission. He also noted that before there is a final decision made, all comments will be taken into consideration as a final report is prepared for the final Planning Commission action.

Mr. Paterson noted as a reminder that no decisions will be made by the Planning Commission at this time. Mr. Paterson gave a brief overview of the public process that is required for some of the requests that are being made for the redevelopment of the Main Street malls, known as the City Creek Center. Several requests have been received by the Planning Commission, including Conditional Use applications for:

a. Additional building height on four sites within the project, which exceed the maximum 100 ft. height limit, in the mid-block area in the D-1 district.
b. Four residential towers; proposed to be built on South Temple. Two are located between West Temple and Main Street, one located on South Temple between Main Street and State Street, and one on 100 South between Main Street and West Temple.
c. Multiple buildings on a single parcel.
d. Modifications/waivers of urban design standards that are incorporated in the D-1 zone:

    1. Waive the requirement of a minimum of 40% glass on street level, along Social Hall Avenue and potentially other areas.
    2. Waive the requirement that the fronts of buildings at street level have retail office space, or restaurant use. (In regards to the parking structure on Social Hall Avenue that will be demolished and rebuilt).
    3. Amend the Downtown Master Plan, and Urban Design Element, relating to view corridors in the Downtown area, as well as skybridge use.

Mr. Paterson reminded the Planning Commission that they are the final decision makers on these requests, however, regarding the Master Plan Amendment and the partial street closures; the Planning Commission will make a recommendation to the City Council who has the final approval authority on these issues.

The transfer of property is an administrative function that rests with the Mayor.

e. Proposed extension towards the east, for the underground pedestrian walkway underneath State Street into Social Hall Avenue to make a connection with the new parking structure.
f. New median parking ramps in the center of the streets and expansion of existing ones:

    1. New: South Temple between State Street and Main Streets.
    2. Existing: West Temple that would be expanded, and 100 South between State Street and Main Streets.

g. Subdivision issues will need to be addressed. Condominium approval will be required, but can be processed administratively.
h. Relocation request to the Historic Landmark Commission, to remove the historic façade off the ZCMI building, store it, and relocate it in approximately the same area after construction.
i. Encroachment permit requests for underground vaults.

Mr. Paterson introduced the developers: Property Reserve, Inc. and The Taubman Corporation.

Allan Sullivan (Attorney representing Property Reserve Inc.); Mark Gibbons (President of Property Reserve Inc.), Bruce Heckman (Vice President of development for Taubman Centers), and Ron Lock (Vice President of Planning and Design). Mr. Sullivan asked for a first priority to be given consideration for a skybridge, and final approval for the Social Hall parking structure.

Mr. Gibbons gave an overview of Blocks 74, 75, and 76 (referring to graphics given to Commissioners and Staff in the Staff report packet). Block 74 is also referred to as the Social Hall block; Block 75, the ZCMI Center block; and Block 76 the Crossroads block.

Changes to the above Blocks are as follows:

1. Block 75 and 76
    a. Reduced office space by, 300,000 square feet.
    b. Reduce retail space by, 300,000 square feet.
    c. Add residential component, which would include 480 units not presently in existence.
    d. Increase parking stall count by 700 stalls, however, current parking will remain at 4,000 stalls during construction.

2. Phase 1 of Block 74 (Social Hall Avenue) would include:

    a. 55,000 square foot grocery store (Harmon's).
    b. 50-100 residential units.
    c. 300 parking stalls, to accommodate specific development in that area.

Demolition proposed on Block 76 would begin in November 2006 and would be completed by mid-year 2007. Demolition on Block 75 would be scheduled to start in the spring of 2007, and would be completed by early 2008.

Graphics found in the Staff packet show the demolition progress as follows:

a. Crossroads Mall Block (76):

    1. The Inn at Temple Square.
    2. Crossroads Mall Parking Structure.
    3. Crossroads Mall
    4. Key Bank Tower

b. ZCMI Center Block (75):

    1. Around the base of the former Beneficial Financial Group Tower, to be renamed the new Key Bank Tower.
    2. Buildings surrounding the former, First Security Bank Building on the corner. (Not proposing at this time to demolish the First Security Bank building; that decision will be reserved for a future date when a re-use plan has been prepared for that corner).
    3. ZCMI Center Mall.
    4. Current food court on the ZCMI center block.

c. Excavation and Parking Program will include:

    1. Four levels of below grade parking, which will be built on both blocks to an approximate depth of 50 ft.
    2. Six access points on the perimeter of each block, with the exception of Main Street.
    3. Retain and enlarge two existing street ramps; 100 South and West Temple and add a third mid-street ramp on South Temple.

Mr. Heckman noted that once the parking had been completed the construction would move back to grade and landscaped. Open corridors would be constructed and would include a representation of the historic City Creek through the project. Mr. Heckman pointed out that a major contribution to being able

to install the open spaces on ground level would be to put one-hundred percent of the parking below grade. He noted that currently seventy-five percent of parking is above grade.

d. Retail Program includes:

1. Three department stores, totaling 424,000 square feet of shop space.
2. Additional shop space, which would include areas at the base of office and residential towers, totaling 476,000 square feet.

Mr. Heckman noted that approval would be required for the construction of the skybridge, as well as the removal of the ZCMI Center façade.

e. Office Program includes:

1. Demolishing the Key Bank Tower, but retaining the remaining four towers that constitute 1.4 million square feet of office space; additional office space on Social Hall Avenue which is not included in that figure.

f. Residential Program:

1. Includes 405 units in five new towers (unit count may vary based upon the size that is finally decided upon by the builders).
2. 75 units being proposed in town homes above the retail space.

Mr. Heckman noted that approval would be required for increased height, mid-block, on four out of five towers that would be constructed.

a. 315 foot tall, a twenty-six story high tower on the Corner of South Temple and West Temple; which would be compliant with the existing D-1 zoning ordinances.
b. 124 foot tall, ten story high tower, between State Street and Main Street on South Temple
c. 120 Foot, eight story, twin towers between Main Street and West Temple. Residential units above the retail, only on the Crossroads Mall side of the block.

g. Social Hall Avenue (Block 74) Phase one:

1. Full-service Harmon's Grocery Store; 55,000 square feet.
2. 50-100 residences will be constructed by Cowboy Partners.
3. 300 parking stalls will be built below the grocery store/below grade.
4. Replace above grade parking structures on the north side of Social Hall Avenue. Developers are also seeking the Planning Commission's approval, to waive the requirement to have retail or office storefronts along the ground floor of that parking structure.

    a. The structure sits mid-block on the north side of Social Hall Avenue, east of the Belvedere Condominiums; and would be extremely important to Harmon's grocery store.

5. Developers are also seeking approval to build the tunnel connecter from this parking structure, which will connect from the existing tunnel under State Street, to the Social

Hall monument, providing access to employees of Eagle Gate tower and the Former Beneficial Financial Group tower.

6. Harmon's building will be built one floor above street level on 100 South, but at grade on Social Hall Avenue.

    a. A small amount of retail space will be proposed below the store to allow customers of Harmon's grocery store to access the building from 100 South.
    b. Above Harmon's would be a 175 ft. residential unit tower.

Mr. Heckman noted that the Developers would be leaving open three key sites for future development. First, a residential site for a proposed tower on 100 South between West Temple and Main Street; Second, a mixed-use tower located on the corner of State Street and 100 South, and finally, a residential tower on the corner of 200 East and 100 South.

The first is proposed to exceed the 100 foot, maximum height for mid-block use, and could be as much as 400 feet tall. The second is proposed as a mixed-use tower, including office and residential spaces; the developers are petitioning for an increase above the 375 foot height maximum for corner buildings. The final site would be an additional residential tower which would comply with the D-1 zoning.

Mr. Heckman indicated the importance of the developer's contributions towards the vibrancy of Main Street including:

1. Two new department stores that would be designed to access directly from Main Street between South Temple and 100 South.
2. Restaurants and retail space would be added to the area, and have storefronts and access to and from Main Street.

Mr. Heckman noted that the developer's philosophy of additional property would be a major benefit to the vibrancy of Main Street in adding round-the-clock activity into that area.

1. The project will break two very large blocks into eight blocks, by the pedestrian corridors that would be placed throughout the area. This would create a vibrant pedestrian neighborhood.
2. New connections to the City would be created from all four directions of these blocks.

Mr. Heckman noted that throughout the planning phase there has been careful consideration not to have a "backside" to the proposed project, but to have open, inviting spaces on all sides with the reintroduction of pedestrian green pathways through the blocks at the historic locations of Richards Street, Regent Street, Social Hall Avenue, and Main Street.

Mr. Heckman noted that the Developers have been asked by City Staff about their parking requirements and compliance with parking ratios; accommodating both through the construction period, as well as with the completion of the overall project. During the reconstruction period 4,500 existing parking stalls, a ratio of 3.1 stall/ 1000 square feet, will be available; exceeding the minimum standards the City requires. In the Long-term; 3,500 stalls, a ratio of 2 ½ /1,000 square feet, will exceed the minimum City standard. For retail use there will be 2,700 stalls, a ratio of 3/1,000 sqare feet, available; and finally, for residential use 720 stalls, a ratio of 1.5 stalls per unit. After complying with those ratios, there will still be 2,380 stalls extra; a total of 9,300 parking stalls.

Developers proposed schedule is to:

1. Continue to take public comment through October and November 2006.

2. Start Demolition during the month of November 2006.
3. Finish architectural drawings in the fall of 2007.
4. Complete project mid-year 2011.

Mr. Sullivan summarized the priority of the issues the applicants are facing:

1. To obtain the mid-block height approvals concerning the residential towers along South Temple and 100 South.
2. Approvals for the Social Hall parking structure.
3. The pedestrian connector over Main Street.
4. Median parking ramps.
5. Preserve the ZCMI center façade.

Mr. Sullivan noted that the approvals sought could be broken down into several different areas:

1. Filed Conditional Use planned development applications.
2. Filed Master Plan Amendment application for pedestrian connector over Main Street.
3. Filed a partial street closure application, which will enable PRI to obtain air rights for that pedestrian connector over Main Street, and to obtain sub-surface rights for the underground walkways eastern extension, as well as to create the median driveways.
4. Future filings will include: administrative applications for encroachment permits for the Main Street connector, and miscellaneous encroachments.
5. File Historic Landmark application to permit the removal and replacement of the ZCMI façade.

Mr. Sullivan commented that one of the main decisional priorities is the approval of the pedestrian connector, which will wholly determine the shape, size, and participation of all other entities in the project. He noted that consideration early in the process would be vital to the continuation of planning.

Mr. Heckman presented a PowerPoint proposal in favor of the pedestrian connector over Main Street. The main points of this presentation were to identify the benefits of a pedestrian connector (skybridge) including the following points:

1. Benefit of city retail interconnectedness, by providing proximity and synergy throughout the downtown area.
2. Provide and anchor, as well as a link to the rest of Downtown SLC.
3. Link to and through the project: including walkable distances, and accessible pedestrian walks throughout Downtown
4. The City Creek plan has to contain a relative mass of retail stores to make it successful.
5. Total amount of retail would be cut down from what currently exists today.
6. Would allow function of a regional draw to the area.

Mr. Ron Locke gave a presentation on inspirations for the design process. Local, regional, and international inspiration all are being considered for this project. Developers will be trying to maintain view, compliment the surrounding area, and find a good personality for the design.

Mr. Sullivan noted that one of the ideas that had been suggested by the Planning Staff would be an explanation of the priority of the decisions that the Planning Commission would be making. There are two particular decisions that would require higher priority earlier in the process; First, conceptual approval of the pedestrian connector. The second group of issues they prioritize as equally important are the parking structure on Social Hall Avenue, and pedestrian walkway underneath State Street.

Chairperson McDonough closed the applicant's presentation, once it was completed.11/1/2006 3:29 PM

Chairperson McDonough asks the Commissioners if there were any questions or comments for the developers; specifically pertaining to the approval process of the priority items.

Commissioner De Lay wanted to know what the difference in height is from 100 South to South Temple. It was noted that it's a total of about 40 feet difference.

Ms. Coffey noted that the North view corridor looking up Main Street is of the Daughters of the Utah Pioneers museum.

Commissioner Chambless inquired how many pedestrian connectors had the developer constructed in the past.

Mr. Heckman and Mr. Lock noted about four or five amongst numerous large projects. There are many design issues that are being analyzed relating to the 132 foot span over Main Street; they are also addressing issues with vertigo, and investigating other technologies and types of construction for this type of connector.

Commissioner Muir noted that one of the challenges involved with the bridge concept is impediments that will be created within the project. He consulted the developers on the need to press some of the more serious issues first. He inquired about the importance of the stated pressing priorities, and inquired if the Planning Commission could also start working on less controversial and challenging issues. He also wanted to look at the project more topically; including transportation issues, building massing, height related issues, retail issues, and pedestrians at the street levels.

Mr. Heckman noted again that the skybridge is an essential element to the project. If the skybridge is not there the type of retail projects they are presenting within the plan cannot succeed. He noted that this is a threshold issue.

Mr. Lock noted that the pathway store relies on the anchor stores to be connected. Small shops cater to impulse purchases and the departments stores are a destination. People are drawn to the whole, but there must be a link between the two blocks to make it function.

Chairperson McDonough opened the Public Hearing and requested that public cards to be completed with personal information, and handed to the Commissioners in order to be able to speak in the meeting. She also reminded the public there is a two minute time limit, and to address the issues that appear on the agenda.

Cindy Cromer (Former member of the Planning Commission) noted the proposed plan is an undoing of the adopted master plans and is an undoing of close to thirty-years of planning for our community. She believes these will be the most important petitions that will be heard within the next several years. Relieved the petition was moved to an issue only hearing, she addressed the issues of a skybridge, walkable communities, and the benefits of having the tallest buildings on the corners. She believes the skybridge is a means to entrap and hoard the consumer, which also keeps them from getting to any smaller business that might be trying to compete along Main Street.

Robert L. Bliss raised concern about the project being so huge, that it would set a new pattern for the city. He inquired of the applicant to know if they had before done any project of this scale.

Mr. Heckman noted that this project is approximately 729,000 square feet, and that these developers are used to building projects of approximately a Million square feet.

Mr. Bliss was concerned about the future of the City, and wanted to make sure that the entire concept had been discussed. He was extremely disappointed about the amount of funds going into the urban design, as well as other aspects of this project, and thought that it did not follow the core pattern of Salt Lake City.

Ms. Coffey noted that there is a public open house concerning this project at the main library, on the 4th floor, Wednesday, Nov.1, 2006 from 5:30-7:00 p.m.

Shane Carlson (Representing the Avenues housing committee) was pleased to hear that the First Security Bank building will not be demolished at this time. He suggested that the main view corridor down Main Street that he was concerned about was Ensign Peak. He wanted to make sure that the preservation of the link between the city's natural mountain environment and surrounding natural areas were preserved. He also was concerned this might set a precedent for future view corridor blockages. He wanted the developers and Commissioners to consider different possibilities. He noted a possibility would be to close Main Street to traffic and just have it accessible by foot.

Commissioner De Lay noted that might cause problems for Trax.

Mr. Carlson clarified that Trax would still run down Main Street.

Jim Christopher (Architect) supported present Downtown and Urban plans. He mentioned that Main Street is a significant view corridor and a sky bridge would be an elitist and damaging decision. He urged the Planning Commission to uphold existing Urban Design policies and plans.

Ira Hinckley (Home owner in the Avenues) expressed general support for the City Creek plan. He suggested the skybridge should be delicate and transparent. He is concerned also about parking, and the difficulty of left turns downtown.

Steve Winters expressed interest in a telegraph monument in front of the current ZCMI mall location. He would like to keep this historic site preserved, and also would like to see the First Security Bank building kept as a preserved historic site.

Chairperson McDonough asked if anyone else wished to speak.

Cindy Cromer wanted to know about transfer of development rights. She wanted to have Chairperson McDonough ask Commissioners about the air rights over Main Street.

Mr. Ikefuna noted that there is a petition discussing the air rights, but it could be discussed at a future meeting.

Chairperson McDonough requested that the applicant be seated back at the table.

Mr. Heckman noted there are other national pedestrian corridors that have supported a very vibrant street line. He noted that the applicant appreciated the view points of the public and that the urban design of this project would create additional view corridors that presently are not in existence, by taking whole blocks and creating additional corridors and areas that hold more of a sense of context within the design of the project. He noted that they had been exploring alternatives for three years and the applicant is prepared to share their line of thinking of how they reached this option, at the appropriate time.

Mr. Ikefuna inquired if dead streets, from lack of pedestrian activity, would be produced along Main Street if the skybridge were to be built.

Mr. Heckman noted that the whole point of the project is to enliven the streets via restaurants, department stores, and smaller retailers.

Commissioner Algarin inquired about more concrete plans and visuals and inquired about elements of designs that would be the core drive of business to the area of Main Street.

Mr. Heckman noted that the skybridge would be transparent, would have elevators at both sides of the bridge, and the project as a whole would create a seamless pedestrian network that would allow flow in multiply ways in and out of the project.

Mr. Lott noted that the whole idea of the project is to become a top five tourist attraction—a regional pull into the center of the city.

Commissioner De Lay noted that the Planning Commission is used to seeing more visuals and specific designs; and she inquired about more available visuals to view.

Vice Chair Wirthlin inquired about additional access to the levels from Main Street that would be made available besides an elevator.

Mr. Heckman noted that stairs in the area would be intimidating because the second story is 18 feet higher than the street level.

Commissioner McHugh inquired about Main Street under the skybridge area.

Mr. Heckman commented that the area would be very open, inviting, and transparent.

Commissioner De Lay noted that she felt the Planning Commission was in a very closed box, and would like to see more options as far as what was reviewed through the planning phase of this project.

Mr. Heckman noted that this plan could be thought of as a very complex Rubik cube and that you can't change part of it without having it ripple throughout the rest of the plan design. He noted he would be willing to explore with the Planning Commission and public to see what would work best for the community, but from the options they have looked at, this was the best layout they have found.

Chairperson McDonough noted that the Planning Commission was not aware of the need to make a prompt decision on the issues presented tonight. She commented that submitting more details for the Commission to review would be most helpful and she would like to see more of the mechanics of the project, rather then the proposed intent.

Mr. Heckman noted that what the applicants are looking for is a two-step process. They would like a conceptual approval, with the applicants returning and verifying they are meeting the standards the Planning Commission is setting.

Commissioner Woodhead inquired about the Planning Commission's authority in text amendment approval, and whether a skybridge would be a conditional or permitted use.

Ms. Coffey noted that the issue is whether the master plan should be amended including the closure and sell of the air rights over Main Street.

Commissioner Woodhead expressed concern that if the text amendment was approved, then later there would be no control over the design.

Mr. Sullivan noted there would be suggested language for the amendment presented to staff in the future. One possible text amendment could be to prevent skybridges on any main corridors, "except in extenuating circumstances", which would allow some discretion.

Commissioner Muir stated that the applicant must understand how important it is for the Planning Commission to receive more concrete information, by receiving further design information. He suggested that this project does not go before a subcommittee, but rather is heard by the Planning Commission to ensure all Commissioners review it and the public be present at the meeting s to hear the discussions.

Chairperson McDonough noted that the Commission needed to discuss the issue of parking.

Commissioner Forbis inquired about the congestion in the Downtown area, and commented that he would not be inclined to waive the parking and access regulations for the applicant's, because it might cause additional traffic problems.

Mr. Gibbons noted that the waiver would not be used to increase parking stalls, but rather to accommodate the future customers of Harmon's grocery store. The issue is having ground level parking

immediately adjacent to the store. It has been an issue to bring a grocery tenant into a full service facility in the downtown area, because of regulations requiring the view of the parking obstructed which could cause perceptions of being an unsafe area.

Commissioner Forbis noted that because of the placement of Harmon's in the downtown area, the customers would most likely be within walking distance or use mass transit; He also inquired about the project's ability to alleviate the traffic congestion in the downtown area, when the proposed plan is increasing the number of parking stalls by 2,380. He wondered how proximity and synergy will factor in.

Mr. Gibbons noted that the actual number of stalls that are being increased is 70, due to additional residential units that require dedicated 24/7 stalls, which are not able to be used by office workers during the day time. He also suggested that representatives from Harmon's speak directly to the Planning Commission in regards to the concern with parking issues in the proposed store.

Commissioner De Lay commented on a past retailer (Keith O'Brien's) that did not have access to this type of parking and consequently failed.

Commissioner Algarin noted that the Planning Commission should consider the balance of parking vs. Downtown synergy.

Mr. Wheelwright noted that there might still be an impression amongst those present that the First Security Bank building is still part of the project. He asked the Developers to explain that the building had been taken out of the first phase of demolition for this project.

Mr. Gibbons noted that all parties involved had agreed to reevaluate each part of the project. At this point no plans have been proposed for the future development of that specific corner, but at some future date plans for that corner will be submitted to the Planning Commission.

Commissioner Chambless noted that the Green Trails and Parks committee of the Downtown Rising project would like to meet personally with the contractor/developer to exchange informal ideas and proposals for the First Security Bank building in particular.

Chairperson McDonough inquired about any additional question.

Commissioner De Lay noted to Staff that she personally did not want to be one of ten people that decided three blocks with so little public input. She noted that she would like to see more community outreach done for the open house on November 1, 2006 to obtain more public input. She also noted that the longevity and design of the city is paramount to the community.

Mr. Ikefuna noted that Staff would be doing all that was necessary to solicit public input. He noted that the website would be modified to include a link that citizens, who cannot attend public meetings and open houses, could access and thereby provide the Planning Commission their comments.

Commissioner Chambless noted that there have been more citizens that have shown up to contend the closing of a local saloon, or contend with the proposition to partially close streets by the Salt Palace then there are here tonight.

Commissioner Scott noted that she would like to see taken into account parameters for green building.

Mr. Gibbons noted that as many elements of sustainable design that could be incorporated into this project would be.

Commissioner Scott inquired about this type of information being provided to the Planning Commission.

Mr. Gibbons affirmed the request.

Commissioner Scott inquired about the ramping project and noted that she was concerned about ramps obstructing the Downtown streets, impeding traffic flow and destroying the outlay of the streetscapes.

Mr. Heckman noted that the applicants were not fully prepared to make a complete presentation on this issue, but that the balancing of traffic issues was being taken in consideration.

Mr. Gibbons noted that the density and intensity of development in a downtown area, must take into consideration the mix of pedestrians and traffic, which is a very important issue in design criteria and has been looked at.

Commissioner Scott noted that this issue is exactly why a skybridge would be beneficial with the new development layout.

Mr. Heckman noted that the ramps would permit citizens to enter the parking spaces from all directions. He noted that the six ramps within the 8 block area would help with flow and not overload any particular area. He noted that the applicants have studied this particular area and decided that this would be the best decision.

Commissioner Scott noted that part of the vibrancy of a city is the merging of pedestrian traffic and vehicular traffic.

Mr. Heckman agreed that this balance is a vital part of the city environment.

Chairperson McDonough inquired if Staff had any more questions.

Mr. Ikefuna noted that PRI had submitted a demolition application to the Permits Office. He noted that the applicant has submitted a re-use plan in the form of several applications including: a master plan amendment, conditional use and planned development, among other things. The Planning Division is currently reviewing the application for the re-use plan.

Chairperson McDonough noted that the approval of the demolition is contingent upon the acceptance of the re-use plan once it is completely revealed to the appropriate Committees.

Louis Zunguze noted in summary, to the applicant and the Planning Commission, that this hearing is part of a process to keep this project moving forward. He also informed the Planning Commission that from a demolition standpoint, Staff is currently reviewing demolition plans, and the approval process is administrative. He noted, however, the permit to proceed with the demolition process requires that there be an approved re-use plan. He further noted that since the actual approval of the entire re-use plan would take some time; he inquired if the applicant would be allowed to proceed with the demolition process with a condition that the re-use plans would be required to reflect all of the Planning Commission's approvals in order to obtain a building permit.

Mr. Zunguze also noted that this approach was used when the Planning Commission was reviewing the Salt Palace expansion project. It is a process often used to ensure timely completion of complexes, and phased projects. He inquired whether the Planning Commission was comfortable with Staff moving forward with issuing demolition permits; and if all the administrative requirements had been met including, a condition that a building permit would only be issued if the re-use plans fully complied with Planning Commission conditions.

The Planning Commission indicated that they were comfortable with that approach. He noted that Chairperson McDonough should give the developers a sense of how the Planning Commission wishes to proceed. He inquired about what information, regarding the Master Plan amendment, would the Commission need from the developers for future meetings."

Chairperson McDonough noted that the developers should bring more details to future meetings on:

1. Flow of circulation
2. Mechanics of how things work
3. How the street is going to be activated.
4. Proposed language for the text amendment
5. As many visuals as possible, as much detailed information as they could produce.
6. An overview of alternatives that have been reviewed in the past three years.

Commissioner De Lay noted that she would also like visuals regarding the parking on Social Hall Avenue (Block 74) in regards to how Harmon's will incorporate into the parking scheme.

Chairperson McDonough noted that in terms of procedure for subsequent hearings, there would be value in inviting the Transportation Advisory Board, and Transportation Staff give a more detailed presentation on the project.

Commissioner Muir commented on concerns about building character. He noted that there is already a lot of character in the development area and urged the developers to be careful not to loose that. The Master Plan calls for the corners to be significant buildings, which puts considerable pressure on those corner lots. He noted not to eradicate all of the character and then have to totally recreate it. He requested they look to what Salt Lake City already has, not import something from outside, don't use cheap materials in place of expensive ones, or be afraid to let new buildings look new. He noted that the juxtaposition of historic building with the new is more meaningful then the replication of them.

Commissioner McDonough adjourned the meeting.

UNFINISHED BUSINESS

There was no unfinished business.

The meeting adjourned at 8:44 p.m.

_____
Cecily Zuck, Senior Secretary

_____
Tami Hansen, Planning Commission Secretary

ATTACHMENT G
CITY CREEK CENTER
PEDESTRIAN CONNECTOR JUSTIFICATION

Presentation to the Salt Lake City Planning Commission

City Creek Center Pedestrian Connector

Property Reserve, Inc. (hereinafter "PRI") respectfully submits this brief analysis supporting the need for a pedestrian connector over Main Street as part of the proposed City Creek Center. This summary presents the highlights of our analysis; at the Planning Commission's hearing on November 8, 2006, Taubman Company and PRI will make a detailed visual presentation to explain the need for the pedestrian connector, its impact on the proposed project, its relationship to surrounding streets, and the alternatives we considered before concluding that an overhead connector is essential. Our analysis begins with a brief description of what we intend to achieve at City Creek Center – the key objectives that have guided the design of the project and that compel the conclusion that the pedestrian connector is essential.

Key Objectives

In designing the proposed City Creek Center, we sought to achieve six key objectives:

Revitalization of Main Street: Our first objective is to revitalize the downtown area in general and, in particular, the Main Street corridor, capitalizing on the existing employment base in the area, the transit system, and the five million visitors per year to Temple Square. We intend to create a project that will reestablish Main Street and the central business district as the premier shopping, office, and residential location in the State. To achieve this goal, the project must unify Blocks 76, 75 and 74.

A world class mixed-use project: We intend to create a regional retail, office and housing complex whose quality and draw will be unmatched in the Intermountain Region. The

combination of Class A office space and top quality residential units will enhance the shopping experience for visitors and will further invigorate our downtown.

Mid-block pedestrian walkways: We specifically want to open up Blocks 76, 75 and 74 to pedestrian traffic so that office workers, residents, shoppers and tourists will want to walk throughout downtown. Our walkways will connect the City Creek Center to surrounding properties south of 100 South, west of 100 West and east of State Street. We believe that these mid-block walkways are essential to the overall development of downtown. The "connectedness" of the walkways to each other, from one block to another, and from one street to another will be an essential component of the project.

Department stores: To succeed as a regional retail destination, this project must accommodate two or three department stores as anchors. The presence of these department stores – with sufficient retail traffic from each of their entrances – is an essential component of a successful retail development. The department stores demand strong second-level pedestrian traffic in order to guide pedestrians to their upper floors.

Additional retail shops: The project must include a sufficient number of additional retail shops to draw shoppers and create an interesting retail experience. As a complement to the department store anchors, at least 300,000 square feet of additional retail use will be needed to create the "critical mass" necessary for a regional draw. To succeed, these smaller shops, like the department stores, must be easily accessible to pedestrians; pedestrian traffic throughout the project must be continuous for all levels.

Open Space: Open space and landscaping will make the blocks a destination for shoppers, office workers, residents, and visitors. If the project lacks attractive open space,

people won't want to live here, visitors won't want to shop here, and businesses will ultimately choose to locate in more pedestrian-friendly environments. From nearly every part of the project, our open spaces will allow visitors a view of surrounding mountains. Open space is a crucial element of the overall quality of the project and of downtown.

To achieve these objectives, PRI and its consultants reviewed dozens of plans over the last 36 months. We have utilized the input of architects, urban planners and landscape architects. We now come to the Planning Commission with what we believe to be a plan that will achieve all of the foregoing objectives. An essential component of the plan is the pedestrian connector discussed below.

Rationale for the Pedestrian Connector

For the project to achieve economic viability and energize the Main Street corridor, it must provide a unified shopping, office and residential experience on Blocks 76, 75, and 74. It must provide pedestrians with the seamless opportunity to walk conveniently from one part of the project to another at all levels, including from the second floor shops on Block 76 to the second floor shops on Block 75, and vice versa. The project must allow the public to interact directly with surrounding streets. Otherwise, the project's second levels will lack strong pedestrian traffic; the two blocks of the project will not cohere; second-level shoppers and pedestrians will encounter dead ends; and the overall quality of the project will suffer. The project's developer and its retail anchors believe that a pedestrian connector over Main Street is an essential feature of the project, just as it is essential to connect the project to a vibrant Main Street. We also believe it is important to design the connector in a way that will protect the view from Main Street to the north.

Alternatives We Considered

Single-level project: One of the alternatives we considered was to lay the project out with all retail on a single level. This would, of course, eliminate the need to connect the second level of the project on one block with the second level on the other block. It quickly became apparent, however, that Blocks 75 and 76 could not provide enough site area to accommodate the necessary program. We rejected this alternative because a single level would not provide the requisite square footage to attract the number of shoppers necessary for the quality of shopping experience we want to provide. In addition, with a single level, it would be impossible to provide the landscaped open spaces that are integral to the current plan. Further, on a single level, it would be impossible to build the residential units that we believe are essential to a vibrant downtown.

Close Main Street: Another alternative we considered was to seek the closure of Main Street to vehicular traffic and narrow the street to increase retail space. There were many problems with this alternative. First, the street could not be narrowed without an unacceptable impact to historic structures and existing office towers. Second, existing light rail tracks and stations require a wide street; the presence of the Trax station and Trax cars on Main Street otherwise impairs the connection of the two blocks. Third, even if Main Street were closed to vehicular traffic, second-floor shops would still lack a connection from one block to another. Anchor tenants and other tenants would still not be integrated into a unified retail environment. Fourth, we believe that the termination of vehicular traffic on Main Street's most important block would diminish our downtown's vitality and would stagnate the rest of Main Street. And fifth, the street network around the project is not suited to accommodate the necessary transfers of traffic that would occur as the result of a closure. For example, the termination of 100 South

into the Salt Palace at West Temple creates a significant restriction of traffic; we are concerned that another significant restriction a block to the east would result in greater congestion.

Underground connector: We also considered the possibility of joining Blocks 76 and 75 using a tunnel under Main Street. The most significant problem with this alternative is that, for good reason, none of the planned retail will be located below ground level, and a tunnel will therefore not match up with the retail. If all retail shops are above grade – as we believe is necessary – a below-grade connector would simply not work. Further, a below grade passageway would eliminate physical space necessary for underground parking facilities, including existing parking facilities currently under Main Street. Finally, below-grade retail and passageways would channel pedestrians off Main Street and diminish the open, landscaped feel of the project, which we believe is one of its most desirable and attractive features. If we are going to forge a strong link between the project and Main Street, we must establish a direct visual connection to Main Street, which is impossible to achieve underground.

In evaluating these alternatives, we called upon the technical expertise of architects and consultants, but the most critical input came from officers and staff of the Taubman Company who have developed the most successful and productive retail portfolio in the country. Members of that group have hands-on experience in urban redevelopment in cities throughout the United States. We would be happy to provide you with information about the qualifications of all those who assisted in the evaluation of these alternatives.

Our Responses to Import Questions

How will the pedestrian connector relate to the second floor of the project? The purpose of the pedestrian connector is to provide pedestrians with the continuous opportunity to

walk from the second level of one block to the second level of the other block, avoiding dead ends, and to do so in an interesting environment with minimal impediments to cross-shopping. The pedestrian connector will lead – in each direction – from the plaza level of one block to the plaza level of the other block, providing pedestrians with the feeling that the project is, indeed, a single unified project. If the project is developed without a pedestrian connector, the visitor's impression will be that there are really two discontinuous projects, and the synergy of the whole will have been lost. Without a pedestrian connector, second-level shops will be difficult or impossible to lease. To lease these spaces, we'll need to demonstrate pedestrian traffic roughly equal to first level traffic. Our department store anchors desire strong second-level pedestrian traffic to encourage customers to visit the upper levels of their stores.

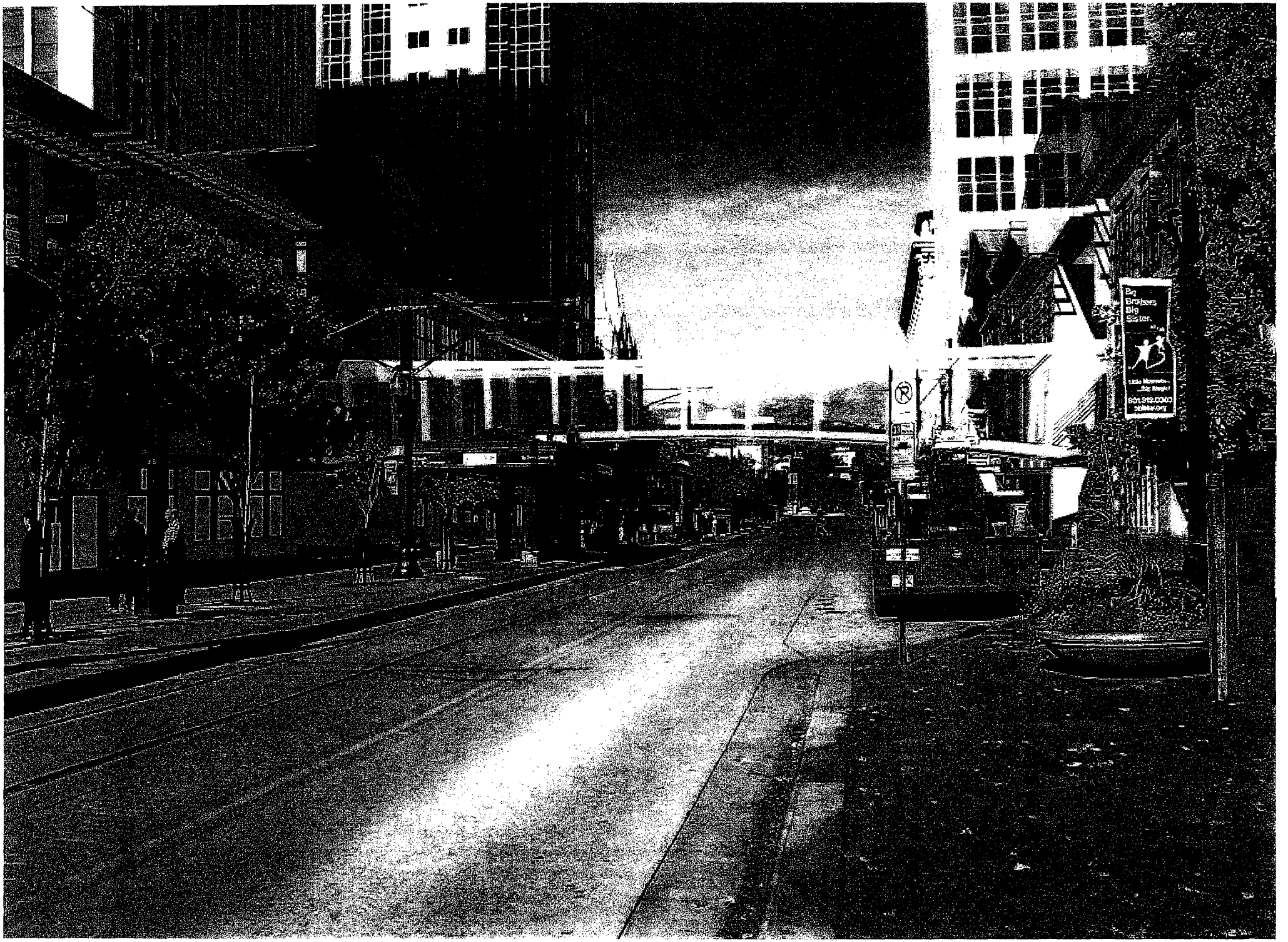
How will the pedestrian connector relate to Main Street and project's first level? The pedestrian connector will be part of an overall pedestrian network that will encourage the use of all parts of the project, including Main Street, and surrounding streets. Shoppers entering the project will, at all times, have the opportunity easily to access the Main Street level of the project or the second level of the project. Many visitors will access the project on Main Street; the project's department stores will front on the street level, and Main Street's restaurants and shops will attract many visitors. Pedestrians traversing the connector will have a full view of Main Street's activity and will have access to those locations through the open blocks, or through the stores themselves, or via elevators on either end of the pedestrian connector. Our intent is to increase the overall flow through the blocks and, at the same time, encourage people to walk along Main Street with an interesting environment of shopping and dining.

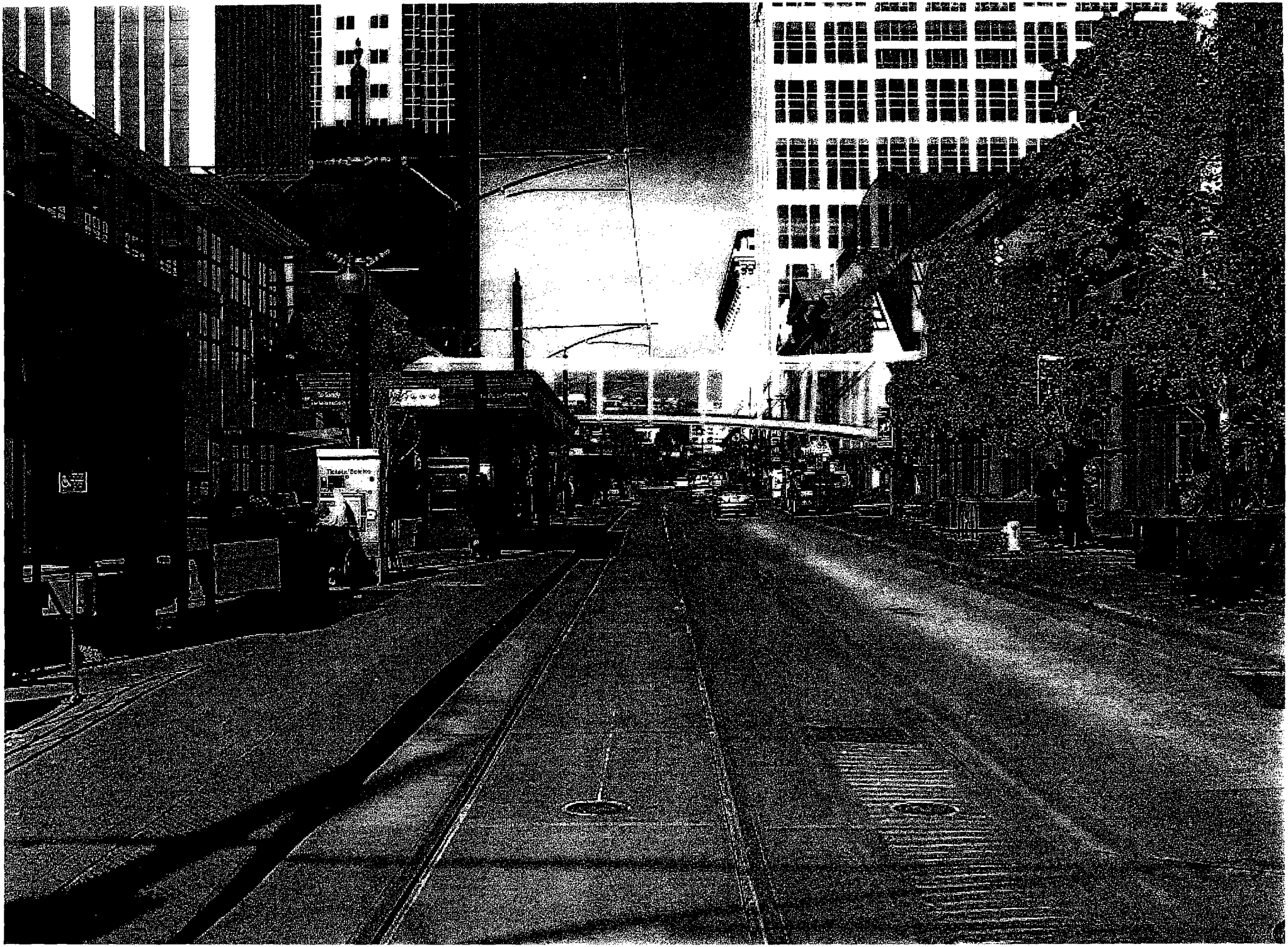
Will the pedestrian connector channel pedestrians away from Main Street? No. The purpose of the project's overall design is to provide equal and easy pedestrian access to all of its

parts so that pedestrians are encouraged not only to visit the shops in the project – on Main Street and elsewhere – but also to visit shops on surrounding streets. We hope that the project will encourage adjacent landowners to develop adjoining blocks with shops and restaurants so that a greater synergy will result. The pedestrian connector will not create a closed system to capture pedestrians; it will merely be one of many alternatives in a total pedestrian network throughout the project to the city's streets and sidewalks.

What will the pedestrian connector look like? We are just beginning to design the connector, so we can't tell you exactly what it will look like. We can, however, tell you the guidelines we intend to follow. We intend to make the connector as delicate and transparent as it can be safely engineered, to minimize any obstruction of the view to the north of Main Street. The connector must, of course, be safe, meet earthquake standards, connect the second floor levels of the project, and clear the Trax catenary system. We'll need to balance the need for vertical support against our desire to achieve a transparent, attractive design. And we intend to listen to your ideas in developing the design.

ATTACHMENT H
MAIN STREET VIEW CORRIDOR STUDY


Big
Brothers
Big
Sister



ATTACHMENT I
MAIN STREET CROSSWALK INFORMATION

Main Street Crosswalk Alignment Narrative
Prepared By PRI (11/13/06)

Galleria East-West Axis: To succeed as a regional retail destination, City Creek Center must accommodate two to three department stores as anchors. The best siting of the three department stores places two of them on Block 75 and one on Block 76. These department stores are located strategically to create a draw from one end of the retail center to the other. Another siting criterion for the department stores is to enliven Main Street by orienting entries to Macy's and the third department store on Main Street. After studying many different layouts it was determined that the best possible location for Macy's was immediately south of the Zion's Bank Tower on Block 75 with its primary entry on Main Street. The ZCMI historic façade will be located on the Main Street face of Macy's very close to its existing location.

In addition to the department stores, City Creek Center must also include a sufficient number of smaller retail shops to draw shoppers and create variety in the retail experience. As a complement to the department stores, at least 300,000 SF of additional retail is needed to create the "critical mass" necessary for a regional draw. To succeed, these smaller shops, like the department stores, must be easily accessible to pedestrians. The Galleria provides a pedestrian friendly environment and easy access to the retail shops on both blocks.

The Galleria needs the smaller retail shops on both its north and south sides to create the "street feel" required for the project. In addition, to the extent possible, the flanks of the department stores along the Galleria should be lined with smaller retail shops to create interest and balance the scale of the department store masses. The retail shops must have sufficient frontage and depth to attract and retain quality tenants.

The size of the Macy's footprint and the north-south dimension of retail shops on the south side of Macy's set the centerline of the Galleria East-West Axis on Block 75. The alignment of the Galleria East-West Axis on Block 76 is set by the Block 75 axis in order to provide line of sight connectivity between the retail shops on both blocks.

Main Street Mid-Block Crosswalk Alignment: In its current location the crosswalk is located as far south on Main Street as the TRAX station will allow. The TRAX station must accommodate four car trains and wheel-chair loading positions at either end of the passenger loading platform. In order to move the crosswalk to the south we studied the possibility of "shifting" the TRAX loading platform to the far north of the block. The crosswalk would then be located on the southern portion of the block, but due to the required platform length it would be too far south to align with the Galleria East-West Axis. The result would be a reversed condition that is effectively little different than the current condition

where the crosswalk is offset to the north of the Galleria East-West Axis. In addition, the disruption to TRAX service required by shifting the loading platform would be unacceptable.

Conclusion: Over the past year, a number of different alternatives were explored to try to align the Galleria East-West Axis farther north to align with the east-west axis of the crosswalk. None of the alternatives provided satisfactory locations for the department stores, satisfactory north-south dimensions for the department stores, or appropriate retail shop depths on either side of the Galleria. The best solution to encourage street level circulation from one block to the other, across Main Street, is to use pavement types, hardscaping and landscaping to create a natural pedestrian flow from the Galleria on one block, to the existing crosswalk, to the Galleria on the adjacent block. Additionally, by sending shoppers and pedestrians from the Galleria north to the crosswalk, they will be encouraged to explore the retail opportunities on both sides of Main Street to the north.

ATTACHMENT J
TRAFFIC AND PEDESTRIAN OPERATIONS CONCEPTS

FEHR & PEERS
TRANSPORTATION CONSULTANTS

MEMORANDUM

Date: November 10, 006

To: Kerry Nielsen, PRI

From: Dave Goeres, P.E

Subject: Traffic Operations Concepts

UT05-596A

Fehr & Peers is conducting the traffic evaluation for the Downtown Block 75 (current ZCMI) and 76 (current Crossroads Plaza) redevelopment for Property Reserve Inc (PRI). This evaluation is reviewing traffic operations, pedestrian circulation, access to and from the new parking structures, and quantifying the impacts of the traffic expected to be generated from the development. This memorandum summarizes the conceptual structure of the traffic evaluation and the areas of review that F&P is conducting.

Study Area

The study and redevelopment area are generally bounded by South Temple on the north, State Street on the east, 100 South on the south and West Temple on the west. Main Street bisects the development area between South Temple and 100 South. Block 74 to the east and Block 70 to the south were also considered in the evaluation. Some redevelopment of these blocks will also occur, however a significant portion of parking, associated with office use in City Creek Center will be located on these blocks.

Roads and Circulation

Generally, the curb lines will remain as they exist today. The on-street parking and 5 – 30 minute loading zones will also remain. The few exceptions to this are described in the separate street descriptions below. Store deliveries will take place in the underground loading zones, and not on-street.

No modifications to existing speed limits on the area streets are proposed. A single interior circulation street on the southeast corner of Block 75 is planned, and will be design and posted to a low speed.

Pedestrian Circulation

Sidewalks will surround the development, generally as they exist today, providing safe pedestrian movement. Accesses to the project will be located on each side of the project, with most designed as open air, at grade entrances into the City Creek environment. All existing corner and mid-block crossings to adjacent blocks will be maintained and enhanced. The pedestrian crossing of South Temple between Block 76 and Temple Square will be improved to remove the current diagonal alignment.

Transit
No modifications will be made to the TRAX system. It will remain operational throughout the project, with no disruptions to service. Some bus routes may be adjusted during construction from Main Street and West Temple, but service in the area will remain viable.

Coordination with other plans
The evaluation efforts of this study were coordinated with the ongoing Downtown Salt Lake City transportation plan. The construction staging plans will also be evaluated to minimize the impacts to downtown streets during the construction period.

Intersections
The major existing intersections in the study area are :

- North Temple / State Street
- South Temple / West Temple
- South Temple / Main Street
- South Temple / State Street
- 100 South / West Temple
- 100 South / Main Street
- 100 South / State Street
- 200 South / West Temple
- 200 South / State Street

Trip Generation
Based on the amount and type of development planned for Block 75 (existing ZCMI Mall) and Block 76 (existing Crossroads Plaza), F&P is projecting the volume of traffic that is anticipated to be generated by the redevelopment. This generation is projected for the a.m., p.m. and Saturday peak hours using the Institute of Transportation Engineers (ITE) *Trip Generation, 7th Edition*, 2003 and *Trip Generation Handbook, 2nd Edition, 2004*. This volume of traffic will vary, based on the different land use mixes evaluated for each block. Internal capture of some of the trips, and pass-by traffic are also reviewed. The trips from existing office buildings that will remain were estimated to evaluate the sufficiency of the parking accesses, but were not added to existing traffic, since these vehicle trips already exist on the street network.

Traffic
The generated traffic from the redevelopment is distributed to the area roadways based on an estimation of areas of the Salt Lake Valley to and from which these trips will travel. The concept for assigning traffic to the area roadways is to orient the parking accesses to take advantage of the area roads that have existing capacity to accommodate the vehicles. In the study area, these roads include West Temple, State Street and 100 South.

The majority of traffic will be arriving in the area on West Temple from the north and south; on State Street from the south, and on 100 South from the east.

Roads – Specific Descriptions
West Temple is currently a 3-lane northbound, 2-lane southbound roadway. A southbound exit ramp from Block 76 "daylights" before the 100 South intersection, and becomes the third southbound lane. No southbound left turns are currently permitted on 100 South. West Temple has a center median, preventing any left turns, except

northbound at South Temple. This road has capacity that can be utilized, and provides good access east and west at North Temple and 200 South. Further south, West Temple provides access to I-15 at 400 South, 500 South and 600 South. West Temple should be utilized to provide well designed accesses to and from Block 76.

Modifications
A new northbound entrance ramp will be constructed in the median of West Temple. This will eliminate the right-turn entrances into the current parking structure. These entrances as well as the entrance to the Temple View Inn will be eliminated. A single exit, right-turn only, will be constructed for vehicles traveling north from the center. The three northbound lanes will be narrowed to two lanes, but widen back out the exiting lane configurations at South Temple (left-turn, 2 thru lanes, right turn). Access to the Marriott Hotel will remain. The taxi and bus parking in front of Abravanel Hall and the Salt Palace will remain.

South Temple is a 2-lane each direction roadway between West Temple and Main Street. The TRAX line prevents left turns along this segment. Entrance and exits to the Woolen Mills building and to the parking structure exist as right-in/right-out movements.

Between Main Street and State Street, South Temple has 3-lanes each direction, with a center turn lane. Accesses to the Block 75 and the Joseph Smith Memorial Building (JSMB) parking are provided.

Modifications
The entrance and exit to the Woolen Mills Building will remain. This access will be modified to provide an ingress only to the Block 76 parking. No exit from Block 76 parking will be provided onto this segment of South Temple. At Main Street, the existing right turn only lane, will be modified to a thru / right-turn lane.

Between Main Street and State Street, a new set of ramps will be constructed in the median (similar to the existing ramp system on 100 South). The ramps will accommodate westbound entering and exiting vehicles. This ramp system will have an underground intersection to provide access to both the Block 75 parking and the JSMB. The exiting at-grade accesses on the north and south side of South Temple will be eliminated. At State Street, the westbound approach will be modified to provide 2 right-turn lanes, a single thru lane and a left-turn lane. Westbound South Temple will be reduced to one lane through the Block 75 section. Westbound vehicles at Main Street will only be allowed to continue straight through the intersection. The exit ramp will be designed to allow westbound vehicles at Main Street to continue straight through the intersection, turn left down Main Street or make a U-turn to head eastbound towards State Street. Two or three parking spaces on the south side of South Temple, just west of Main Street will be eliminated to accommodate the U-turn movement from the exit ramp. Eastbound South Temple will have two (2) travel lanes with a left, two thru and a right turn lane configuration at State Street.

State Street, on the east side of Block 75 is a State Route, with 3-lanes each direction. A center raised median prevents left turns along this block. State Street has capacity, but is heavily used. Eagle Gate Office and current Block 75 parking have right in, right out accesses on State Street. The Quest/AT&T building has a gated, vehicle access.

Modifications
The access to current Block 75 parking will be closed. A new circulation road, and a exit ramp from the new parking will have a right-turn only egress to State Street, just north of the Quest Building. The parking lane and existing bulb-out at 100 South will be modified to provide a new, right-turn only lane.

A new right-turn only lane will also be constructed on the westbound approach to State Street.

100 South has the most available capacity. It has good connectivity to the east, but has a "T" intersection at West Temple, on the west, in front of the Salt Palace. Dual westbound left turns at this intersection, however provide good capacity to move traffic onto southbound West Temple. South of Block 75, existing ramps provide access to and from Block 75 for westbound traffic. These ramps will remain to maintain this access, while underground improvements will accommodate a higher rate of vehicle traffic. This access will continue to service truck deliveries.

A raised median, south of Block 76 prevents left turns. A delivery access exists to Block 76 exists west of Main Street.

Westbound 100 South has 2 travel lanes, with the exit ramp creating the third, inside lane. West of Main Street, 100 South has 3 westbound lanes. Eastbound 100 South has 2 travel lanes

Modifications
On Block 75 a new circulation road entrance will be constructed on west of State Street. The existing delivery access to Block 76, west of Main Street will be modified to provide a ¾ access. Right turns, in and out and inbound left turns will be accommodated. No exiting left-turns will be allowed. The center raised median, south of Block 76 will be modified to provided a protected left turn lane for vehicles entering Block 76. This access will continue to service Block 76 truck deliveries.

Main Street has 1-lane each direction, with the TRAX line running in the middle median. At South Temple, TRAX turns to the west and terminates at the Delta Center. Main Street is the main north-south pedestrian corridor in Salt Lake. Because of limited capacity and a mix of vehicular, pedestrian and Light Rail traffic, no accesses are planned along this segment.

Modifications
None.

Pedestrian crossings are located at each intersection, and at mid-block locations on each of these roads. The mid-block crossing of State Street is an underground tunnel that connects ZCMI with Social Hall. Each of these crossing will be maintained or enhanced in any evaluated scenario.

Each of the intersections in the immediate study area is signalized. Once peak hour traffic is assigned to these roads, the impact of the traffic at the signalized intersections will be evaluated.

Parking

The parking requirements for the redevelopment are being developed and phased. Though the majority of parking spaces will be provided on Blocks 75 and 76, not all of the parking required for the office use will be accommodated within these two blocks. Some of the office spaces will be provided on Blocks 74 (Social Hall) and Block 70 (Regent Street).

Accesses to parking facilities must be able to accommodate the amount of incoming and exiting traffic, as well as integrate the traffic into the roadway network. The accesses to and from the parking facility that are executed at grade will access the P1 (top) parking level. Any vehicles using the ramps will enter the parking facility on P2 (second) level. Internal ramps will provide access between parking levels within the structure.

EXHIBIT 5C

PLANNING COMMISSION MINUTES

EXHIBIT 5ci

PLANNING COMMISSION MINUTES OCTOBER 25, 2006

Petition 400-06-38: City Creek Center Partial Street Closures

Excerpt: City Creek Center

SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, October 25, 2006

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

Present from the Planning Division were: Alexander Ikefuna; Planning Director; Cheri Coffey; Deputy Planning Director, Doug Wheelwright; Deputy Planning Director, Joel Patterson; Planning Program Supervisor, Louis Zunguze; Community Development Director, Nick Britton; Principal Planner, Tami Hansen; Planning Commission Secretary, and Cecily Zuck; Senior Secretary.

ISSUES ONLY HEARING
(This item was heard at 6:21 p.m.)

Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, a twenty acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:

1. **Petition 410-06-38** –A planned development/conditional use request to allow a planned development for more than one principle building per lot and a conditional use to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District.

   Specifically Planned development conditional use is required for:
   - **a.** Approval for more than one principle building per lot.
   - **b.** Approval to exceed height regulations of 100 feet from mid-block buildings in the central business district (D-1).
   - **c.** To waive the requirement that retail goods, service establishment, and offices/restaurants be provided on the first floor, adjacent to the front property line on Social Hall Avenue.
   - **d.** To waive the minimum glass requirement on Social Hall Avenue.

2. **Petition 400-06-37** – Master Plan Amendment to the Salt Lake City (1995) Downtown Master Plan and the (1990) Urban Design Element relating to view corridors and vistas along Main Street.

3. **Petition 400-06-38** – A request for a partial street closure to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge.

   - **a.** Closure of Social Hall Avenue to allow the sale of sub-surface rights to construct an extension of the Social Hall underground pedestrian corridor.
   - **b.** Partial closure of West Temple and 100 South to allow expansion of the existing median parking ramps, and to provide access to existing sub-surface parking structures.

Chairperson McDonough asked that commentary specifically include the following above three petitions.

Chairperson McDonough recognized that staff member Doug Dansie was absent at the meeting; and Staff member, Joel Paterson would be filling in as Staff representative. She reminded the public this is an ongoing hearing, and certainly not the last hearing on this issue; which will be open in future meetings to take additional public testimony.

Commissioner Muir made note that his architectural firm is involved in the project by doing some tenant improvements, but not in the actual construction aspect. He noted his perspective is not compromised because of this.

Mr. Ikefkuna reiterated that this is one of many issues only hearings that the Planning Commission will be conducting until they have received all of the necessary comments pertaining to this project. There will be a link created on the Planning Division website, available to interested citizens who cannot attend the Planning Commission meetings, as a means to provide comments to the Planning Commission. He also noted that before there is a final decision made, all comments will be taken into consideration as a final report is prepared for the final Planning Commission action.

Mr. Paterson noted as a reminder that no decisions will be made by the Planning Commission at this time. Mr. Paterson gave a brief overview of the public process that is required for some of the requests that are being made for the redevelopment of the Main Street malls, known as the City Creek Center. Several requests have been received by the Planning Commission, including Conditional Use applications for:

a. Additional building height on four sites within the project, which exceed the maximum 100 ft. height limit, in the mid-block area in the D-1 district.
b. Four residential towers; proposed to be built on South Temple. Two are located between West Temple and Main Street, one located on South Temple between Main Street and State Street, and one on 100 South between Main Street and West Temple.
c. Multiple buildings on a single parcel.
d. Modifications/waivers of urban design standards that are incorporated in the D-1 zone:

    1. Waive the requirement of a minimum of 40% glass on street level, along Social Hall Avenue and potentially other areas.
    2. Waive the requirement that the fronts of buildings at street level have retail office space, or restaurant use. (In regards to the parking structure on Social Hall Avenue that will be demolished and rebuilt).
    3. Amend the Downtown Master Plan, and Urban Design Element, relating to view corridors in the Downtown area, as well as skybridge use.

Mr. Paterson reminded the Planning Commission that they are the final decision makers on these requests, however, regarding the Master Plan Amendment and the partial street closures; the Planning Commission will make a recommendation to the City Council who has the final approval authority on these issues.

The transfer of property is an administrative function that rests with the Mayor.

e. Proposed extension towards the east, for the underground pedestrian walkway underneath State Street into Social Hall Avenue to make a connection with the new parking structure.
f. New median parking ramps in the center of the streets and expansion of existing ones:

    1. New: South Temple between State Street and Main Streets.
    2. Existing: West Temple that would be expanded, and 100 South between State Street and Main Streets.

g. Subdivision issues will need to be addressed. Condominium approval will be required, but can be processed administratively.
h. Relocation request to the Historic Landmark Commission, to remove the historic façade off the ZCMI building, store it, and relocate it in approximately the same area after construction.
i. Encroachment permit requests for underground vaults.

Mr. Paterson introduced the developers: Property Reserve, Inc. and The Taubman Corporation.

Allan Sullivan (Attorney representing Property Reserve Inc.); Mark Gibbons (President of Property Reserve Inc.), Bruce Heckman (Vice President of development for Taubman Centers), and Ron Lock (Vice President of Planning and Design). Mr. Sullivan asked for a first priority to be given consideration for a skybridge, and final approval for the Social Hall parking structure.

Mr. Gibbons gave an overview of Blocks 74, 75, and 76 (referring to graphics given to Commissioners and Staff in the Staff report packet). Block 74 is also referred to as the Social Hall block; Block 75, the ZCMI Center block; and Block 76 the Crossroads block.

Changes to the above Blocks are as follows:

1. Block 75 and 76
    a. Reduced office space by, 300,000 square feet.
    b. Reduce retail space by, 300,000 square feet.
    c. Add residential component, which would include 480 units not presently in existence.
    d. Increase parking stall count by 700 stalls, however, current parking will remain at 4,000 stalls during construction.

2. Phase 1 of Block 74 (Social Hall Avenue) would include:

    a. 55,000 square foot grocery store (Harmon's).
    b. 50-100 residential units.
    c. 300 parking stalls, to accommodate specific development in that area.

Demolition proposed on Block 76 would begin in November 2006 and would be completed by mid-year 2007. Demolition on Block 75 would be scheduled to start in the spring of 2007, and would be completed by early 2008.

Graphics found in the Staff packet show the demolition progress as follows:

a. Crossroads Mall Block (76):

    1. The Inn at Temple Square.
    2. Crossroads Mall Parking Structure.
    3. Crossroads Mall
    4. Key Bank Tower

b. ZCMI Center Block (75):

    1. Around the base of the former Beneficial Financial Group Tower, to be renamed the new Key Bank Tower.
    2. Buildings surrounding the former, First Security Bank Building on the corner. (Not proposing at this time to demolish the First Security Bank building; that decision will be reserved for a future date when a re-use plan has been prepared for that corner).
    3. ZCMI Center Mall.
    4. Current food court on the ZCMI center block.

c. Excavation and Parking Program will include:

    1. Four levels of below grade parking, which will be built on both blocks to an approximate depth of 50 ft.
    2. Six access points on the perimeter of each block, with the exception of Main Street.

3. Retain and enlarge two existing street ramps; 100 South and West Temple and add a third mid-street ramp on South Temple.

Mr. Heckman noted that once the parking had been completed the construction would move back to grade and landscaped. Open corridors would be constructed and would include a representation of the historic City Creek through the project. Mr. Heckman pointed out that a major contribution to being able to install the open spaces on ground level would be to put one-hundred percent of the parking below grade. He noted that currently seventy-five percent of parking is above grade.

d. Retail Program includes:

1. Three department stores, totaling 424,000 square feet of shop space.
2. Additional shop space, which would include areas at the base of office and residential towers, totaling 476,000 square feet.

Mr. Heckman noted that approval would be required for the construction of the skybridge, as well as the removal of the ZCMI Center façade.

e. Office Program includes:

1. Demolishing the Key Bank Tower, but retaining the remaining four towers that constitute 1.4 million square feet of office space; additional office space on Social Hall Avenue which is not included in that figure.

f. Residential Program:

1. Includes 405 units in five new towers (unit count may vary based upon the size that is finally decided upon by the builders).
2. 75 units being proposed in town homes above the retail space.

Mr. Heckman noted that approval would be required for increased height, mid-block, on four out of five towers that would be constructed.

a. 315 foot tall, a twenty-six story high tower on the Corner of South Temple and West Temple; which would be compliant with the existing D-1 zoning ordinances.
b. 124 foot tall, ten story high tower, between State Street and Main Street on South Temple
c. 120 Foot, eight story, twin towers between Main Street and West Temple. Residential units above the retail, only on the Crossroads Mall side of the block.

g. Social Hall Avenue (Block 74) Phase one:

1. Full-service Harmon's Grocery Store; 55,000 square feet.
2. 50-100 residences will be constructed by Cowboy Partners.
3. 300 parking stalls will be built below the grocery store/below grade.
4. Replace above grade parking structures on the north side of Social Hall Avenue. Developers are also seeking the Planning Commission's approval, to waive the requirement to have retail or office storefronts along the ground floor of that parking structure.

    a. The structure sits mid-block on the north side of Social Hall Avenue, east of the Belvedere Condominiums;

and would be extremely important to Harmon's grocery store.

5. Developers are also seeking approval to build the tunnel connecter from this parking structure, which will connect from the existing tunnel under State Street, to the Social Hall monument, providing access to employees of Eagle Gate tower and the Former Beneficial Financial Group tower.

6. Harmon's building will be built one floor above street level on 100 South, but at grade on Social Hall Avenue.

   a. A small amount of retail space will be proposed below the store to allow customers of Harmon's grocery store to access the building from 100 South.
   b. Above Harmon's would be a 175 ft. residential unit tower.

Mr. Heckman noted that the Developers would be leaving open three key sites for future development. First, a residential site for a proposed tower on 100 South between West Temple and Main Street; Second, a mixed-use tower located on the corner of State Street and 100 South, and finally, a residential tower on the corner of 200 East and 100 South.

The first is proposed to exceed the 100 foot, maximum height for mid-block use, and could be as much as 400 feet tall. The second is proposed as a mixed-use tower, including office and residential spaces; the developers are petitioning for an increase above the 375 foot height maximum for corner buildings. The final site would be an additional residential tower which would comply with the D-1 zoning.

Mr. Heckman indicated the importance of the developer's contributions towards the vibrancy of Main Street including:

1. Two new department stores that would be designed to access directly from Main Street between South Temple and 100 South.
2. Restaurants and retail space would be added to the area, and have storefronts and access to and from Main Street.

Mr. Heckman noted that the developer's philosophy of additional property would be a major benefit to the vibrancy of Main Street in adding round-the-clock activity into that area.

1. The project will break two very large blocks into eight blocks, by the pedestrian corridors that would be placed throughout the area. This would create a vibrant pedestrian neighborhood.
2. New connections to the City would be created from all four directions of these blocks.

Mr. Heckman noted that throughout the planning phase there has been careful consideration not to have a "backside" to the proposed project, but to have open, inviting spaces on all sides with the reintroduction of pedestrian green pathways through the blocks at the historic locations of Richards Street, Regent Street, Social Hall Avenue, and Main Street.

Mr. Heckman noted that the Developers have been asked by City Staff about their parking requirements and compliance with parking ratios; accommodating both through the construction period, as well as with the completion of the overall project. During the reconstruction period 4,500 existing parking stalls, a ratio of 3.1 stall/ 1000 square feet, will be available; exceeding the minimum standards the City requires. In the Long-term; 3,500 stalls, a ratio of 2 ½ /1,000 square feet, will exceed the minimum City standard. For

retail use there will be 2,700 stalls, a ratio of 3/1,000 sqare feet, available; and finally, for residential use 720 stalls, a ratio of 1.5 stalls per unit. After complying with those ratios, there will still be 2,380 stalls extra; a total of 9,300 parking stalls.

Developers proposed schedule is to:

1. Continue to take public comment through October and November 2006.
2. Start Demolition during the month of November 2006.
3. Finish architectural drawings in the fall of 2007.
4. Complete project mid-year 2011.

Mr. Sullivan summarized the priority of the issues the applicants are facing:

1. To obtain the mid-block height approvals concerning the residential towers along South Temple and 100 South.
2. Approvals for the Social Hall parking structure.
3. The pedestrian connector over Main Street.
4. Median parking ramps.
5. Preserve the ZCMI center façade.

Mr. Sullivan noted that the approvals sought could be broken down into several different areas:

1. Filed Conditional Use planned development applications.
2. Filed Master Plan Amendment application for pedestrian connector over Main Street.
3. Filed a partial street closure application, which will enable PRI to obtain air rights for that pedestrian connector over Main Street, and to obtain sub-surface rights for the underground walkways eastern extension, as well as to create the median driveways.
4. Future filings will include: administrative applications for encroachment permits for the Main Street connector, and miscellaneous encroachments.
5. File Historic Landmark application to permit the removal and replacement of the ZCMI façade.

Mr. Sullivan commented that one of the main decisional priorities is the approval of the pedestrian connector, which will wholly determine the shape, size, and participation of all other entities in the project. He noted that consideration early in the process would be vital to the continuation of planning.

Mr. Heckman presented a PowerPoint proposal in favor of the pedestrian connector over Main Street. The main points of this presentation were to identify the benefits of a pedestrian connector (skybridge) including the following points:

1. Benefit of city retail interconnectedness, by providing proximity and synergy throughout the downtown area.
2. Provide and anchor, as well as a link to the rest of Downtown SLC.
3. Link to and through the project: including walkable distances, and accessible pedestrian walks throughout Downtown
4. The City Creek plan has to contain a relative mass of retail stores to make it successful.
5. Total amount of retail would be cut down from what currently exists today.
6. Would allow function of a regional draw to the area.

Mr. Ron Locke gave a presentation on inspirations for the design process. Local, regional, and international inspiration all are being considered for this project. Developers will be trying to maintain view, compliment the surrounding area, and find a good personality for the design.

Mr. Sullivan noted that one of the ideas that had been suggested by the Planning Staff would be an explanation of the priority of the decisions that the Planning Commission would be making. There are two particular decisions that would require higher priority earlier in the process; First, conceptual approval of

the pedestrian connector. The second group of issues they prioritize as equally important are the parking structure on Social Hall Avenue, and pedestrian walkway underneath State Street.

Chairperson McDonough closed the applicant's presentation, once it was completed.11/1/2006 3:29 PM

Chairperson McDonough asks the Commissioners if there were any questions or comments for the developers; specifically pertaining to the approval process of the priority items.

Commissioner De Lay wanted to know what the difference in height is from 100 South to South Temple. It was noted that it's a total of about 40 feet difference.

Ms. Coffey noted that the North view corridor looking up Main Street is of the Daughters of the Utah Pioneers museum.

Commissioner Chambless inquired how many pedestrian connectors had the developer constructed in the past.

Mr. Heckman and Mr. Lock noted about four or five amongst numerous large projects. There are many design issues that are being analyzed relating to the 132 foot span over Main Street; they are also addressing issues with vertigo, and investigating other technologies and types of construction for this type of connector.

Commissioner Muir noted that one of the challenges involved with the bridge concept is impediments that will be created within the project. He consulted the developers on the need to press some of the more serious issues first. He inquired about the importance of the stated pressing priorities, and inquired if the Planning Commission could also start working on less controversial and challenging issues. He also wanted to look at the project more topically; including transportation issues, building massing, height related issues, retail issues, and pedestrians at the street levels.

Mr. Heckman noted again that the skybridge is an essential element to the project. If the skybridge is not there the type of retail projects they are presenting within the plan cannot succeed. He noted that this is a threshold issue.

Mr. Lock noted that the pathway store relies on the anchor stores to be connected. Small shops cater to impulse purchases and the departments stores are a destination. People are drawn to the whole, but there must be a link between the two blocks to make it function.

Chairperson McDonough opened the Public Hearing and requested that public cards to be completed with personal information, and handed to the Commissioners in order to be able to speak in the meeting. She also reminded the public there is a two minute time limit, and to address the issues that appear on the agenda.

Cindy Cromer (Former member of the Planning Commission) noted the proposed plan is an undoing of the adopted master plans and is an undoing of close to thirty-years of planning for our community. She believes these will be the most important petitions that will be heard within the next several years. Relieved the petition was moved to an issue only hearing, she addressed the issues of a skybridge, walkable communities, and the benefits of having the tallest buildings on the corners. She believes the skybridge is a means to entrap and hoard the consumer, which also keeps them from getting to any smaller business that might be trying to compete along Main Street.

Robert L. Bliss raised concern about the project being so huge, that it would set a new pattern for the city. He inquired of the applicant to know if they had before done any project of this scale.

Mr. Heckman noted that this project is approximately 729,000 square feet, and that these developers are used to building projects of approximately a Million square feet.

Mr. Bliss was concerned about the future of the City, and wanted to make sure that the entire concept had been discussed. He was extremely disappointed about the amount of funds going into the urban design, as well as other aspects of this project, and thought that it did not follow the core pattern of Salt Lake City.

Ms. Coffey noted that there is a public open house concerning this project at the main library, on the 4th floor, Wednesday, Nov.1, 2006 from 5:30-7:00 p.m.

Shane Carlson (Representing the Avenues housing committee) was pleased to hear that the First Security Bank building will not be demolished at this time. He suggested that the main view corridor down Main Street that he was concerned about was Ensign Peak. He wanted to make sure that the preservation of the link between the city's natural mountain environment and surrounding natural areas were preserved. He also was concerned this might set a precedent for future view corridor blockages. He wanted the developers and Commissioners to consider different possibilities. He noted a possibility would be to close Main Street to traffic and just have it accessible by foot.

Commissioner De Lay noted that might cause problems for Trax.

Mr. Carlson clarified that Trax would still run down Main Street.

Jim Christopher (Architect) supported present Downtown and Urban plans. He mentioned that Main Street is a significant view corridor and a sky bridge would be an elitist and damaging decision. He urged the Planning Commission to uphold existing Urban Design policies and plans.

Ira Hinckley (Home owner in the Avenues) expressed general support for the City Creek plan. He suggested the skybridge should be delicate and transparent. He is concerned also about parking, and the difficulty of left turns downtown.

Steve Winters expressed interest in a telegraph monument in front of the current ZCMI mall location. He would like to keep this historic site preserved, and also would like to see the First Security Bank building kept as a preserved historic site.

Chairperson McDonough asked if anyone else wished to speak.

Cindy Cromer wanted to know about transfer of development rights. She wanted to have Chairperson McDonough ask Commissioners about the air rights over Main Street.

Mr. Ikefuna noted that there is a petition discussing the air rights, but it could be discussed at a future meeting.

Chairperson McDonough requested that the applicant be seated back at the table.

Mr. Heckman noted there are other national pedestrian corridors that have supported a very vibrant street line. He noted that the applicant appreciated the view points of the public and that the urban design of this project would create additional view corridors that presently are not in existence, by taking whole blocks and creating additional corridors and areas that hold more of a sense of context within the design of the project. He noted that they had been exploring alternatives for three years and the applicant is prepared to share their line of thinking of how they reached this option, at the appropriate time.

Mr. Ikefuna inquired if dead streets, from lack of pedestrian activity, would be produced along Main Street if the skybridge were to be built.

Mr. Heckman noted that the whole point of the project is to enliven the streets via restaurants, department stores, and smaller retailers.

Commissioner Algarin inquired about more concrete plans and visuals and inquired about elements of designs that would be the core drive of business to the area of Main Street.

Mr. Heckman noted that the skybridge would be transparent, would have elevators at both sides of the bridge, and the project as a whole would create a seamless pedestrian network that would allow flow in multiply ways in and out of the project.

Mr. Lott noted that the whole idea of the project is to become a top five tourist attraction—a regional pull into the center of the city.

Commissioner De Lay noted that the Planning Commission is used to seeing more visuals and specific designs; and she inquired about more available visuals to view.

Vice Chair Wirthlin inquired about additional access to the levels from Main Street that would be made available besides an elevator.

Mr. Heckman noted that stairs in the area would be intimidating because the second story is 18 feet higher than the street level.

Commissioner McHugh inquired about Main Street under the skybridge area.

Mr. Heckman commented that the area would be very open, inviting, and transparent.

Commissioner De Lay noted that she felt the Planning Commission was in a very closed box, and would like to see more options as far as what was reviewed through the planning phase of this project.

Mr. Heckman noted that this plan could be thought of as a very complex Rubik cube and that you can't change part of it without having it ripple throughout the rest of the plan design. He noted he would be willing to explore with the Planning Commission and public to see what would work best for the community, but from the options they have looked at, this was the best layout they have found.

Chairperson McDonough noted that the Planning Commission was not aware of the need to make a prompt decision on the issues presented tonight. She commented that submitting more details for the Commission to review would be most helpful and she would like to see more of the mechanics of the project, rather then the proposed intent.

Mr. Heckman noted that what the applicants are looking for is a two-step process. They would like a conceptual approval, with the applicants returning and verifying they are meeting the standards the Planning Commission is setting.

Commissioner Woodhead inquired about the Planning Commission's authority in text amendment approval, and whether a skybridge would be a conditional or permitted use.

Ms. Coffey noted that the issue is whether the master plan should be amended including the closure and sell of the air rights over Main Street.

Commissioner Woodhead expressed concern that if the text amendment was approved, then later there would be no control over the design.

Mr. Sullivan noted there would be suggested language for the amendment presented to staff in the future. One possible text amendment could be to prevent skybridges on any main corridors, "except in extenuating circumstances", which would allow some discretion.

Commissioner Muir stated that the applicant must understand how important it is for the Planning Commission to receive more concrete information, by receiving further design information. He suggested that this project does not go before a subcommittee, but rather is heard by the Planning Commission to ensure all Commissioners review it and the public be present at the meeting s to hear the discussions.

Chairperson McDonough noted that the Commission needed to discuss the issue of parking.

Commissioner Forbis inquired about the congestion in the Downtown area, and commented that he would not be inclined to waive the parking and access regulations for the applicant's, because it might cause additional traffic problems.

Mr. Gibbons noted that the waiver would not be used to increase parking stalls, but rather to accommodate the future customers of Harmon's grocery store. The issue is having ground level parking immediately adjacent to the store. It has been an issue to bring a grocery tenant into a full service facility in the downtown area, because of regulations requiring the view of the parking obstructed which could cause perceptions of being an unsafe area.

Commissioner Forbis noted that because of the placement of Harmon's in the downtown area, the customers would most likely be within walking distance or use mass transit; He also inquired about the project's ability to alleviate the traffic congestion in the downtown area, when the proposed plan is increasing the number of parking stalls by 2,380. He wondered how proximity and synergy will factor in.

Mr. Gibbons noted that the actual number of stalls that are being increased is 70, due to additional residential units that require dedicated 24/7 stalls, which are not able to be used by office workers during the day time. He also suggested that representatives from Harmon's speak directly to the Planning Commission in regards to the concern with parking issues in the proposed store.

Commissioner De Lay commented on a past retailer (Keith O'Brien's) that did not have access to this type of parking and consequently failed.

Commissioner Algarin noted that the Planning Commission should consider the balance of parking vs. Downtown synergy.

Mr. Wheelwright noted that there might still be an impression amongst those present that the First Security Bank building is still part of the project. He asked the Developers to explain that the building had been taken out of the first phase of demolition for this project.

Mr. Gibbons noted that all parties involved had agreed to reevaluate each part of the project. At this point no plans have been proposed for the future development of that specific corner, but at some future date plans for that corner will be submitted to the Planning Commission.

Commissioner Chambless noted that the Green Trails and Parks committee of the Downtown Rising project would like to meet personally with the contractor/developer to exchange informal ideas and proposals for the First Security Bank building in particular.

Chairperson McDonough inquired about any additional question.

Commissioner De Lay noted to Staff that she personally did not want to be one of ten people that decided three blocks with so little public input. She noted that she would like to see more community outreach done for the open house on November 1, 2006 to obtain more public input. She also noted that the longevity and design of the city is paramount to the community.

Mr. Ikefuna noted that Staff would be doing all that was necessary to solicit public input. He noted that the website would be modified to include a link that citizens, who cannot attend public meetings and open houses, could access and thereby provide the Planning Commission their comments.

Commissioner Chambless noted that there have been more citizens that have shown up to contend the closing of a local saloon, or contend with the proposition to partially close streets by the Salt Palace then there are here tonight.

Commissioner Scott noted that she would like to see taken into account parameters for green building.

Mr. Gibbons noted that as many elements of sustainable design that could be incorporated into this project would be.

Commissioner Scott inquired about this type of information being provided to the Planning Commission.

Mr. Gibbons affirmed the request.

Commissioner Scott inquired about the ramping project and noted that she was concerned about ramps obstructing the Downtown streets, impeding traffic flow and destroying the outlay of the streetscapes.

Mr. Heckman noted that the applicants were not fully prepared to make a complete presentation on this issue, but that the balancing of traffic issues was being taken in consideration.

Mr. Gibbons noted that the density and intensity of development in a downtown area, must take into consideration the mix of pedestrians and traffic, which is a very important issue in design criteria and has been looked at.

Commissioner Scott noted that this issue is exactly why a skybridge would be beneficial with the new development layout.

Mr. Heckman noted that the ramps would permit citizens to enter the parking spaces from all directions. He noted that the six ramps within the 8 block area would help with flow and not overload any particular area. He noted that the applicants have studied this particular area and decided that this would be the best decision.

Commissioner Scott noted that part of the vibrancy of a city is the merging of pedestrian traffic and vehicular traffic.

Mr. Heckman agreed that this balance is a vital part of the city environment.

Chairperson McDonough inquired if Staff had any more questions.

Mr. Ikefuna noted that PRI had submitted a demolition application to the Permits Office. He noted that the applicant has submitted a re-use plan in the form of several applications including: a master plan amendment, conditional use and planned development, among other things. The Planning Division is currently reviewing the application for the re-use plan.

Chairperson McDonough noted that the approval of the demolition is contingent upon the acceptance of the re-use plan once it is completely revealed to the appropriate Committees.

Louis Zunguze noted in summary, to the applicant and the Planning Commission, that this hearing is part of a process to keep this project moving forward. He also informed the Planning Commission that from a demolition standpoint, Staff is currently reviewing demolition plans, and the approval process is administrative. He noted, however, the permit to proceed with the demolition process requires that there be an approved re-use plan. He further noted that since the actual approval of the entire re-use plan would take some time; he inquired if the applicant would be allowed to proceed with the demolition process with a condition that the re-use plans would be required to reflect all of the Planning Commission's approvals in order to obtain a building permit.

Mr. Zunguze also noted that this approach was used when the Planning Commission was reviewing the Salt Palace expansion project. It is a process often used to ensure timely completion of complexes, and phased projects. He inquired whether the Planning Commission was comfortable with Staff moving forward with issuing demolition permits; and if all the administrative requirements had been met including, a condition that a building permit would only be issued if the re-use plans fully complied with Planning Commission conditions.

The Planning Commission indicated that they were comfortable with that approach. He noted that Chairperson McDonough should give the developers a sense of how the Planning Commission wishes to proceed. He inquired about what information, regarding the Master Plan amendment, would the Commission need from the developers for future meetings."

Chairperson McDonough noted that the developers should bring more details to future meetings on:

1. Flow of circulation
2. Mechanics of how things work
3. How the street is going to be activated.
4. Proposed language for the text amendment
5. As many visuals as possible, as much detailed information as they could produce.
6. An overview of alternatives that have been reviewed in the past three years.

Commissioner De Lay noted that she would also like visuals regarding the parking on Social Hall Avenue (Block 74) in regards to how Harmon's will incorporate into the parking scheme.

Chairperson McDonough noted that in terms of procedure for subsequent hearings, there would be value in inviting the Transportation Advisory Board, and Transportation Staff give a more detailed presentation on the project.

Commissioner Muir commented on concerns about building character. He noted that there is already a lot of character in the development area and urged the developers to be careful not to loose that. The Master Plan calls for the corners to be significant buildings, which puts considerable pressure on those corner lots. He noted not to eradicate all of the character and then have to totally recreate it. He requested they look to what Salt Lake City already has, not import something from outside, don't use cheap materials in place of expensive ones, or be afraid to let new buildings look new. He noted that the juxtaposition of historic building with the new is more meaningful then the replication of them.

Commissioner McDonough adjourned the meeting.

UNFINISHED BUSINESS

There was no unfinished business.

The meeting adjourned at 8:44 p.m.

_____

Cecily Zuck, Senior Secretary

_____

Tami Hansen, Planning Commission Secretary

EXHIBIT 5cii

PLANNING COMMISSION MINUTES
NOVEMBER 8, 2006

Excerpt of City Creek Center

SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, November 8, 2006

Present for the Planning Commission meeting were Tim Chambless, Babs De Lay, Peggy McDonough (Chairperson), Prescott Muir, Kathy Scott, Matthew Wirthlin (Vice Chairperson) and Mary Woodhead.

Present from the Planning Division were Cheri Coffey, Deputy Planning Director; Doug Wheelwright, Deputy Planning Director; Janice Lew, Principal Planner; Joel Patterson, Principal Planner, and Tami Hansen Planning Commission Senior Secretary.

Present from the Traffic Division were Randy Dixon and Joe Perrin.
Community Development Director; Louis Zunguze was present.

Issues Only Hearing

(*This item heard at 6:16 p.m.*)

Property Reserve Inc. and The Taubman Company requesting approval for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The specific request will include:

1. **Petition 410-06-38** –A planned development/conditional use request for:

    a. Planned Development approval for more than one principal building per lot;
    b. Conditional Use approval to exceed the height regulations of 100 feet for mid-block buildings in the Central Business (D-1) District;
    c. Conditional Use approval to waive the requirement that retail goods/service establishments, offices and/or restaurants be provided on the first floor adjacent to the front property line on Social Hall Avenue; and
    d. Conditional Use approval to waive the minimum glass requirement on Social Hall Avenue.

2. **Petition 400-06-37** – Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge.

3. **Petition 400-06-38** – A request for the following partial street closures on:

    a. Main Street to allow the sale of air-rights over a portion of Main Street to allow the construction of a skybridge;
    b. Social Hall Avenue to allow the sale of subsurface rights to allow an extension of the underground Social Hall Avenue pedestrian corridor; and
    c. West Temple and 100 South to allow expansion of the existing median parking ramps providing access to existing subsurface parking structures.

Chairperson McDonough recognized Joel Paterson as staff representative.

Mr. Paterson noted that following the Issues Only portion of the hearing held on October 25, 2006, the Planning Commission had asked that the applicant return with a more detailed description of the project. He noted that at the meeting the applicant was prepared to present additional details concerning traffic circulation around the project; ingress and egress from the proposed City Creek Center, and proposed median parking ramps. He noted that there would be discussion about the design of pedestrian circulation within the project and how it would support the rebuilding of Main Street. There would also be discussion about the proposed Master Plan Amendments and the Urban Design element in relationship to the proposed skybridge that would link Block 75 and Block 76. The applicants would also present

alternatives that have been analyzed for the project, and why they believe those alternatives do not work for this project.

He noted that the applicant would also present the plan for the eastern extension of the underground walkway under Social Hall Avenue, and modifications to the D-1 Urban Design standard for the minimum forty-percent glass and retail or restaurant uses to front the ground floor of all buildings.

Mr. Paterson noted that the Planning Commissioners had reviewed the applicant's proposed language amendments for the Downtown Master Plan; which would allow consideration of skybridges when certain extenuating circumstances were found.

He also noted that a proposal by the Planning Division had been included for alternate language that the Planning Commission might consider for the allowance of skybridges; when its construction would provide a successful link to the developments on either side of the street which reads, "*all other alternatives for creating a successful link between major development on both sides of the street had been evaluated and conclusively found not feasible or effective*". He noted that this would include the consideration that, the design of a skywalk would not negatively impair or impact a view corridor, and that a skywalk would not detract from pedestrian and commercial activity at the street level. Also, that the view corridor had already been significantly changed, altered, or impacted by prior development, such that the designations of the view corridor had become obsolete.

Mr. Paterson introduced Mark Gibbons, President of Property Reserve Inc. (PRI).
Chairperson McDonough noted that two members from the Transportation Advisory Board; Joe Perrin, and Randy Dixon, were present and would be commenting on the presentations relating to traffic circulation throughout the project.

Mr. Gibbons introduced guests of the applicant present at the meeting that would be involved in the presentation including: Allan Sullivan, from the Law firm of Snell & Wilmer; Bill Williams, Director of Architecture; Kerry Neilson, Director of Technical Services; Dave Giles, FFKR Architects; Dave Goeres, from Fehr and Peers Transportation Engineers; Andrew Fineberg; from ZGF Architects; and Dean Peterson, President of Harmon's grocery stores.

Mr. Bruce Heckman, Vice President of Development for the Taubman Company; introduced Ron Locke, Vice President of Planning and Design for the Taubman Company; and representatives from both Macey's and Nordstom department stores, who had been working on aspects of putting the project together. He noted that David Lindsay, Vice President of Store Planning for Nordstrom, Brooke White, Vice President of Communications for Nordstrom; and Debbie Cotter, General Manager of the Nordstrom Store in Salt Lake City were also present. He also introduced Carl Gordemiller, Operating Vice President of Real Estate for Macy's and Harry Kohler, Vice President for site planning for Macy's.

Mr. Gibbons noted that he was appreciative of the outline sent to the applicant that outlined the areas that the Planning Commission wished to be addressed at the meeting. He noted that they were prepared to address those particular issues and answer questions the Planning Commission and the public might have.

Mr. Bill Williams introduced Kerry Nielsen from PRI, Vice President of Technical Services; and Dave Goeres from Fehr and Peers.

He noted that the presentation would cover Blocks; 76, 75, and 74 in regards to access points and circulation issues. He noted the first proposal was on West Temple, to enlarge the existing ramp that currently is within the street, to accommodate both ingress and egress traffic. He proposed the elimination of some of the present curb cuts on West Temple to accommodate one egress from the first level under Nordstrom's.

Mr. Williams proposed on South Temple to have an ingress and egress adjacent to the Temple View Center (an existing office building housing Utah Woolen Mills), which would be the only curb cut on that

street. He proposed a break in the existing median at 100 South to have east and west bound ingress into the parking garage.

On Block 75 (ZCMI Block), Mr. Williams proposed that there would be no parking access from Main Street, all of the curb cuts on South Temple would be eliminated, and an in-street ramp would be introduced to serve both ingress and egress traffic, which would also accommodate U-turns. He noted that one of the benefits of the new structure would be to eliminate the curb cut that exists presently next to the Joseph Smith Memorial building.

Mr. Williams proposed that on State Street there would be ingress and egress flow onto a proposed, new private street, though it would only accommodate one way flow toward the east. He noted that on South Temple the base of the in-street ramp would be reconstructed to allow space for a pedestrian drop-off area, as well as access into the parking garage.

On Block 74 (Social Hall Avenue), Mr. Williams proposed that the northbound access onto State Street would be maintained, but that ingress and egress access to the rebuilt parking garage would be added. He noted that ingress and egress from 100 South would be added for access to the proposed Harmon's Grocery store's parking structure.

Mr. Williams visually showed how all of the parking levels would be connected. Noting that underground parking on Block 75 would intersect under the Joseph Smith Memorial building to compensate for the removal of the curb cut on street level. A series of ramps would provide different underground accesses, including access to lower levels for service trucks.

Vice Chair Wirthlin inquired how the curb cuts would affect the number of current lanes on the streets.

Mr. Goeres noted that the only modifications would be on South Temple between State Street and Main Street, and on West Temple. He stated that currently on South Temple there were three lanes that carried traffic flow in each direction, including a turn lane, making it essentially a seven lane cross-section. He noted that this provides a significantly higher capacity then what is required in that area. He noted that there would be two lanes on either side of the ramp system, which would occupy the middle lanes—resulting in a loss of an outside travel lane. However, the on-street parking and the loading zones would not be modified along Blocks; 76, 75, and 74.

He also noted that currently on West Temple, there were two lanes that were southbound, which would remain and the southbound ramp would become the third lane. Northbound there are currently three lanes, the outside lane serves as access to the Marriot Hotel and also as ingress and egress from the parking garages; which would be narrowed down to two lanes. In front of the Marriot Hotel there would still be three lanes. As they narrow down to two lanes there would not be any problems because of the proposed curb cuts.

Mr. Goeres noted that there would be no modifications to the lanes on Main Street, State Street, or 100 South, except to shift them on 100 South.

Commissioner Muir inquired about changes to existing curb lines and sidewalks and if delivery trucks on all three blocks would go into the parking structures and not be backing in from the public right of way.

Mr. Goeres noted there would be no changes to sidewalks and that service/delivery trucks would stay out of the public right-of-way, definitely on Blocks 75, and 76, however, the developers are still working through the loading issues on Block 74 and how to best accommodate the Harmon's grocery store.

Vice Chair Wirthlin inquired about how the South Temple ingress and egress will facilitate U-turns.

Mr. Goeres noted that this is already an existing condition on 100 South, with U-turns made prior to the intersection. This condition will be installed on Main Street, so that vehicles exiting from the parking structure would be able to make a U-turn.

Boardmember Perrin inquired if the same restrictions would be created on South Temple which exists currently on Main Street; that of not being able to make a left turn to go westbound.

Mr. Goeres noted that traffic coming from the parking garage on Block 75 (ZCMI Block) would be able to make a left turn on Main Street, but South Temple traffic would not be able to turn left onto Main Street.

Boardmember Perrin noted that that would be an elimination of movement which is currently available. He also inquired if the developer had carefully thought through the issue of 100 South carrying far less traffic than South Temple for making U-turns, and he inquired if that would be an issue because U-turns currently are notoriously inefficient.

Mr. Goeres noted that the efficiency of this plan is that the U-turn occurs before the intersection, so if the stop light is red, a U-turn would be permitted.

Boardmember Perrin inquired about reducing the size of the median island on site C to make a left turn possible.

Mr. Goeres noted that there is a raised divided landscape median, a section of which will be eliminated to create a protected left turn lane.

Commissioner De Lay inquired about truck delivery parking, due to increased residential areas within the project; which could create additional, unpleasant, noise. She inquired if there would be additional street parking, and yellow areas, and also noted that on Block 75 (ZCMI Block) late night truck deliveries might be tempted to use that entrance as access to some of the stores that might be in that area.

Mr. Williams noted that the curb lines and all of the existing loading zones would generally remain the same as they currently exist.

Commissioner De Lay inquired about truck parking on the internal road on Block 75.

Mr. Goeres noted that the intent was a pedestrian vehicular access for the Block and would not be dedicated to loading. He also noted that adjacent to that area was the loading access on the street, but preferably all the trucks would deliver below street level.

Commissioner Scott inquired if the parking areas were self-contained by block.

Mr. Goeres noted that they were and there is an existing parking structure bellow Main Street, but it contains slopes which would make easy navigation impossible. He noted that possible connections to get into the Main Street garage from adjoining parking garage would be possible, but it would not be encouraged to pass from one garage to another.

Commissioner Muir inquired if the developers' traffic analysis of the area, and the increased demand it would bring would put pressure to have to bury the light rail system line in the future.

Mr. Williams noted that the analysis of the system, suggested that it would function well, therefore modifications to the TRAX system Downtown have not been included in this plan.

Commissioner Scott inquired if the total number of spaces between the two Blocks 75 and 76; totaled 2,300 stalls.

Mr. Williams noted it was 5,300 stalls; which would be replacing 4,200 existing parking spaces.

Commissioner Chambless inquired about the anticipated posted speed limit in the area, and if there would be any one- way streets added into the area.

Mr. Williams noted that the posted speed limits would remain as they are currently today, and there would be an additional street added between the Qwest building and the new project, which would be a one-way street.

Mr. Goeres noted that it would be easy to navigate the drop off areas and then move onto State Street to easily access the underground ramps; providing easy circulation and access to parking, minimizing conflicts on the street.

Mr. Dixon inquired how the project will affect Area C on 100 South and Area D on South Temple, relating to pedestrian mid-block crossings.

Mr. Williams noted that the projects intent was to enhance the mid-block crossings, easing the pedestrian connection. He noted that the success of Downtown was dependent upon the pedestrian quality and accessibility. And that the finished areas would be similar to mid-block crossings that currently exist between the City Creek project, Abravanel Hall, and the Salt Palace. The ramp would be at grade and would contain a pedestrian safety refuge in the center.

Commissioner Muir noted that he hoped that there would be improvements, because the designs near the Gallivan Center make pedestrians virtually invisible due to the cement guard railing being very high.

Chairperson McDonough inquired how the developers had worked with the Transportation Master Plan that is currently being developed. She noted that the amount of parking being provided seems high, though there is a huge regional draw expected to the area, there seems to be a lack of understanding for the future encouragement and use of public transportation.

Mr. Goeres noted that they had been in contact with the team that is devising the Downtown Transportation Master Plan, and were doing studies to try and mesh both plans in the best way possible. He noted that there is an optimal shared parking concept, which would be used for Abravanel Hall and other after hour activities. He noted that it would also serve as public parking for the retail areas.

Mr. Williams noted that the parking areas for residential uses did need to be separated and enclosed for privacy reasons; this being one piece of the project that does drive the number of stalls higher.

Mr. Louis Zunguze noted that this was an important point to rise, and he asked Mr. Tim Harpst, Transportation Division Director, to share the City's perspective on the issue, since it had been a major undertaking that had been dealt with in the last several months.

Mr. Harpst noted that there had been great communication and sharing of information amongst the City's consulting team and the developers. He noted that from the collaborated information, no fatal flaws had been discovered in terms of the preparation of the Downtown Transportation Master Plan. He noted that the shared parking use is critical within the City; but it is important to have separate parking for residential uses. This block currently and in the future will provide parking for other areas, such as Abravanel Hall and the Salt Palace.

Mr. Goeres noted that there has not been in-depth discussion with the developers in considering use of the parking in the area, but it could be assumed so. The concept would be similar to the way that it has been in the past few years.

Mr. Williams noted that with the exclusion of the residential parking; the parking is open to the public as paid parking.

Mr. Bruce Heckman introduced Ron Locke and noted that the presentation tonight would give an expanding view of the project, and an idea of circulation throughout the City Creek Center project, including ties to the pedestrian connector.

Mr. Locke noted that the developers thought it would be important to identify the stakeholders involved in the project including: PRI, Taubman, Nordstrom, Macey's, Salt Lake community, central business district

and the adjacencies. He noted that another piece of the project to understand was the retail design principles. Since department stores created a regional draw to the area, then two to three are necessary to create a critical mass. He noted the project would need to contain the following pieces to be successful:

- Great sight lines, from the street level, as well as throughout both levels of the project.
- Comfortable walking distances.
- Convenient vertical circulation.
- The ability to bring as many customers past all retail locations multiple times during a visit to the City Creek Center.

Mr. Locke noted that these were basic guiding principles for all contemporary retail design, whether it was urban or suburban. He noted that an understanding of retail evolution and history was important; to grasp the layout of the current project plan, and that because of the magnitude of consumers that this would produce, it would allow other retailers in the area to succeed by proximity.

Mr. Locke noted that consumer circulation throughout the contemporary project is the key to its success. He noted that by creating two levels to the original suburban shopping layout, consumers were circulating throughout the structure more efficiently seeing all of the retail in half of the walking time. He noted that without the skybridge, "dead ends" would be created in the synergy of circulation, preventing easy movement for the consumer and forcing them to back track to find alternative crossing between the two blocks.

Mr. Locke noted that the City Creek Center project would eliminate a dominate flow and create better pedestrian synergy from all directions, by making the area very porous. He noted that customers would be able to approach any area of the project from a variety of directions using the pedestrian connector, and always have easy access back to Main Street. Without the pedestrian connector there would be no encouragement to be on Main Street. Not only is it a goal to enliven Main Street and existing surrounding areas, but also open up the city blocks and create new vistas and new sight lines throughout the project.

It is important to create:

- Smaller blocks.
- Shorter walking distances for residents and office workers.
- Easy access to Main Street and adjacent streets.
- Strengthed connectively.
- Remove any physical barriers that currently exist throughout the project.

Mr. Locke noted that currently Main Street is a secondary movement; the project would allow it to become a primary movement area for pedestrians.

Mr. Locke showed that entries to the galleria area would be opened on both ends, but the galleria would be covered overhead, which would enable a weather protected area to draw in the flow of pedestrian traffic coming from Block 74 to Main Street, and continuing to West Temple; demonstrating a strong east/west movement toward Main Street.

Mr. Locke showed a photograph that had been taken between 100 and 200 South that demonstrated how a skybridge would still retain the view corridor looking north towards Ensign Peak and the Daughters of Utah Pioneers museum. He noted that this corridor could also be used to frame the view of Ensign Peak. A number of studies were performed to generate ideas for the project layout. Some of the alternatives for the City Creek Project included:

- Closing Main Street
- One-Level retail throughout the project.
- Remodeling only Block 76 (Crossroads Mall Block).
- Underground tunnel connection in place of a skybridge, which would replicate the current situation.

- Not having retail other than the two department stores on Main Street, which would not generate a connection or critical mass.
- Retail only on one block to make use of open spaces and gardens. He noted that the proposed City Creek Project in two levels created a better use of open and retail spaces.
- Architecturally the ideas for the project included:
    - Local architecture; contemporary, classic, beautiful proportions, and very high quality.

Other elements the developers wanted to express throughout the project include:

- A world-class shopping experience
- Natural light throughout the gallerias will clear views of the city's presence.
- Weather protection with use of awnings and canopies.
- Landscape gardens
- The expression of City Creek
- The creation of the unexpected; nice surprises.
- Urban Park environment.
- Street-side dining on Main Street.
- Twenty-four/seven activity; packed streets.
- Quiet spaces.
- Children's play area.
- Active night life
- Upscale Food Court

Mr. Heckman noted that the amount of retail being proposed is less than what exists currently at 1.2 million square feet (about 850,000 square feet). This is the smallest critical mass that the City Creek Project can viably function at, and is all compacted onto Main Street.

Chairperson McDonough inquired about the vertical circulation philosophy on Main Street, besides the elevators that would be on either side of the skybridge.

Mr. Heckman noted that alternatives had been looked at including: stairs, which would be at an eighteen foot grade, which could be intimidating and hard to navigate for pedestrians. However, because of building codes stairs were required to be built, but they would not be a large, grand staircase. Escalators were also discussed, the problem being they have long runs and there were no open areas to put them without ruining access and views to the storefronts.

Chairperson McDonough inquired about the placement of the food court.

Mr. Locke noted that the food court would be on the street level on the east end of Block 75 (ZCMI Block).

Commissioner Muir inquired if the mall would be enclosed or open.

Mr. Locke noted that the galleria would serve more as a glass canopy, open at the base to allow the flow of natural air throughout. He also noted that studies were currently being conducted to test if heating and cooling methods could be used throughout the space, to make it more comfortable during seasonal weather changes.
Commissioner Muir noted that in cold weather pedestrians would most likely be walking around adjoining blocks and have their coats with them; so why would the skybridge need to be enclosed. He noted that no matter how much transparency the developers proposed for the skybridge, the view would still be impacted.

Mr. Locke noted that the goal was to keep the area as comfortable as possible 365 days a year. The cover would allow an element of protection. By leaving the connecting bridge without any cover would be

the only place in the project where pedestrians would be exposed—which the developers felt would be a mistake.

Mr. Heckman noted that by leaving the pedestrian connector uncovered the basic purpose of continuity would be defeated.

Commissioner Muir noted that there would not be coverage over the focus of the project; up and down the Main Street level. He noted that the alternatives that had been reviewed and dismissed by the developers did not include any discussion about north/south movement throughout the project, and inquired if the pedestrian connector could be placed across 100 South as opposed to Main Street.

Mr. Gibbons noted that the ability to connect the skybridge to the south was contingent upon property ownership, those already owned and those that can reasonably be acquired. He noted that those issues have been reviewed and worked with for the past three years, and had the developers been able to acquire sites, it would simplify many issues.

Commissioner Muir inquired about the Main Street alignment being solved by a street level crosswalk where it interfaces with TRAX.

Mr. Heckman noted that the placement of the station relates to the length of trains that have to queue there.

Commissioner Muir inquired if the developers had considered whether it would be possible to create a convex curve instead of a concave curve, to straighten out the alignments.

Mr. Heckman stated that in order to have the layout of the galleria, with retail on either side, there is not much room; therefore a skybridge would solve that issue. He noted that the developers had tried a layout plans which moved the anchor stores in different locations; however, there was not enough room.

Commissioner Chambless inquired about the desire for openness and the utilization for water treatments. He inquired if the fountains the developers were considering were like those that currently exist at Abravanel Hall and those in Centennial Park in Chicago.

Mr. Heckman noted that the fountains were not yet designed; however, there would be input from the SWA Group who would help with designs of water features on Block 76 (Crossroads Mall Block), also water features in the courtyards in front of Nordstrom, and in front of the food court.

Commissioner Chambless noted that he would like to see more families and children coming into the downtown area, where time could be utilized in a relaxing manor.

Commissioner Woodhead inquired if the shopping galleria and the pedestrian connector would be open, even when the retail was closed, and access to the restaurants would be available.

Mr. Heckman commented that currently that was the plan, but that might be changed due to the leases with retail stores. Regardless, it would be navigable at anytime.

Commissioner Woodhead also inquired if the developers had planned where the elevators would be placed, and where they would lead within the retail areas.

Mr. Locke noted that there would be escalators going down into the parking areas, which would be located by Nordstom and Macey's. Those department stores would have inner elevators that would lead into the parking structures. There would be other locations not determined yet, but most likely mid-block or closer to Main Street. He noted the developers would like to also have natural light flowing into the parking structures along with other means of illumination.

Commissioner Woodhead inquired if parts of the presentation shown would be available to be publicly viewed and commented on via the web.

Mr. Heckman noted that because the plan is still in design evolution, only as much information that had been approved would be put on the web to view.

Commissioner Scott inquired if the actual City Creek expression of the project would be treated water.

Mr. Heckman noted that it would be.

Commissioner De Lay inquired again, why the bridge needed to be enclosed. She noted that an incredible view corridor exists looking north on Main Street. She also noted that she would like to see the possibility of closing Main Street down at night and allowing the restaurant seating to flow out onto the street, maybe even making that a condition in the approval of the project. She also noted that she would like to see play areas, such as playgrounds, other than just water areas, and inquired about how environmentally sound the idea is for heating and cooling elements throughout the galleria.

Mr. Heckman commented that local architecture would be incorporated, including the materials used to construct existing buildings. He noted also, that finalizations are still in the works, because the department stores will be designing and building their own stores and therefore need to have a chance to work out appropriate designs for their needs.

Vice Chair Wirthlin inquired if there were alternatives to covering the pedestrian connector, besides glass enclosures, which would still allow the natural flow of air throughout.

Mr. Heckman noted that the pedestrian connector was currently in the design process, so there would be other considerations and alternatives to consider in the future. He noted, however, that because the pedestrian corridor is in the air it would most likely become a wind tunnel if not covered, and pedestrians would be more vulnerable to the elements.

Chairperson McDonough moved the meeting to discuss the change of language in the text amendment, and asked that the Planning Commissioners summarize what the developers should come prepared to present at the next Planning Commission meeting. She also noted that the portion of the presentation for the proposed Social Hall Avenue would be moved to the next meeting.

Mr. Sullivan noted that he had sent a letter to the Planning Commissioners, and the Planning Staff, which was addressed to Mr. Louis Zunguze indicating the developers proposed text amendment. He noted that the proposition was general enough to allow the legislative body of the City discretion to act according to circumstances. He noted that their proposed language read, "*Except in extenuating circumstances, as determined by the City Council, skywalks* or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South and 300 South and are discouraged on other streets, *Circumstances that may justify an exception should be based on such compelling public policies as the need for economic development, pedestrian safety and convenience, or excellence in urban design".*
He noted that one of the important things to notice about that suggestion was the determination of whether an extenuating circumstance exists.

He also noted that the other proposal that were prepared by The Planning Staff was more specific, and that the developers found it acceptable with one exception. He read,

> *The City Council may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that either:*
>
> *1.*
>
> *a. All other alternatives for creating a successful link between major development on both sides of a street have been evaluated and conclusively found not to be feasible or effective: and*
> *b. The design of a skywalk is such that it would not negatively impair or impact a view corridor; and*

c. *A skywalk would not detract from pedestrian and commercial actively at the street level; or*

2. *The view corridor has been significantly changed or impacted by prior development such that the designation of "view corridor" has become obsolete.*

Mr. Sullivan noted that the only problem they had was with the word 'negatively' found in 1 b. He proposed that instead of the using the word 'negatively', to substitute the word 'unreasonably' in its place. The reason for this suggestion is arguably that any skybridge no matter now carefully designed, or how respectful the structure is of the view corridor, may still have a negative impact on the view corridor. He noted that there needs to be a balancing of interest in having the skybridge, and conceiving its design will be an impediment to the view.

Commissioner De Lay inquired why Mr. Sullivan was not reading item number 2.

Mr. Sullivan noted that they agreed with number 2. He noted that his understanding of it was that it was a basis for allowing a skybridge that would be alternative to 1a, b, and c.

Vice Chair Wirthlin noted that he also did not agree with the use of the word 'negatively' and had talked with staff about alternatives. He noted that he also had considered the word 'substantially', so it would read, "*The design of a skywalk is such that it would not substantially impair or impact a view corridor*".

Mr. Sullivan commented that 'substantially' had also been considered, and either would be appropriate. He also noted that it was important for the Planning Commission to understand what the Developers were expecting from them at this point. He noted that a series of decisions have been presented to the Planning Commission, and the Developers are asking for a positive recommendation for the adoption of the text amendment that would change the Downtown Plan of 1995 and the Urban Design Element. He noted that the second thing the Commissioners needed to provide the applicant with was a positive recommendation that the skybridge project presented was an extenuating circumstance that would qualify, under the exception that a recommendation would be forwarded to the City Council to adopt; subject to the review of the design in the future.

Mr. Louis Zunguze, Community Development Director, agreed with the text amendment modifications. He noted that it was important for the Planning Commissioners to let the Developers know whether the Commission was satisfied from an argumentative standpoint, whether there was sufficient cause to consider sending some recommendation to the City Council, with respect to the Master Plan itself. He noted that regarding the design of the skybridge, the recommendation to the City Council would be dependent upon the Planning Commission approving the final design of the skybridge. He also noted to the applicant that as Staff, there would need to be time to review the design and how it would impact the rest of the issues, with respect to the workability of the project and City as a whole.

Chairperson McDonough inquired if the Developers expected that if the Commissioners forwarded a positive recommendation to the City Council, in relation to the proposed text changes to the Master plan, would it be assumed that the skybridge portion of the project was approved as well.

Mr. Sullivan noted the Developers were asking for conceptual approval of the skybridge, subject to the Planning Commissions later review of the design.
Commissioner Woodhead inquired if the Planning Commission had the authority to make conceptual approval prior to the amendment being adopted, noting that they would be acting contingent upon the possibility that in the future the Planning Commission would have authority.

Chairperson McDonough noted that the decision would be contingent on the adoption, and would become effective when approval occured.

Mr. Zunguze noted to the Planning Commissioners that if a positive recommendation was forwarded to the City Council, then the Planning Commission would be consenting that they agreed with the language

for the text amendment; if certain conditions were proven to be correct. Following, would be the consideration for a skybridge to be installed; however, the actual approval of the designs were being withheld at this time.

Commissioner Muir inquired about item number 2 in the Staff's proposed language. He was concerned if the Planning Commission approved that portion of the language, it would be opening the possibility for additional bridges up and down Main Street.

Mr. Zunguze noted that there would need to be substantial demonstration from a future applicant, or within any existing or future projects in the community, which would have to meet the threshold of substantial circumstances that the view corridor had already been altered, as noted in item 2. He noted that this would be a stipulation for other fundamental guidelines, and that whoever would propose construction of future skybridges would still need to go through the approval process to determine if their project worked with the same criteria.

Commissioner Muir inquired if the proposed text amendment, number 1 a, b, and c would be sufficient enough without part 2.

Mr. Zunguze noted that it would be possible not to include the second number, but that realistically Salt Lake City is a growing community, and therefore there needs to be reason in the future to ask Developers to provide proof of adherence to the text amendment.

Commissioner Muir noted that with recent State interpretations of conditional uses, the Planning Commission had found that unless there was insurmountable, mitigating circumstances, these types of projects tended to move forward. He noted that the power of the Planning Commission to be able to diminish or resist certain circumstances, which in the past have been entitled by precedent, was a tough measure.

Mr. Zunguze noted that in respect to conditional uses, he suspected that a different interpretation for State Law was being perceived by the City's attorneys office; therefore it would definitely be something that could be discussed in the future, however, he noted that by including item 2 in the text amendment, it would help in preventing future projects having to revisit the Master Plan. It was realistic to put language in the amendment that could potentially be used as a review, instead of going through the horrendous process of revisiting the structure of the State. He also noted that for him that was exactly what a Master Plan was.

Vice Chair Wirthlin agreed that by leaving item 2 in place, it would make it impossible to go back and amend the Master Plan in the future. He noted that the criteria set forth in item 1 seemed solid enough to stand in the future, and that he was not clear on what benefits item 2 would bring as far as future flexibility.

Mr. Zunguze noted that it could be proven that the reason why item 2 was added, was because there are possibly structures already in place that are impacting the 'view corridor', which circumstances would not be covered by item 1.

Commissioner Chambless noted that the reason this ordinance was created in the first place was because of the view of the mountains, which is what makes Salt Lake City such a jewel compared to other cities around the country. He inquired if by positively recommending the proposed Master Plan Amendment if the Commissioners would be allowing negative precedence that could later be regretted.

Chairperson McDonough announced a ten minute break before the public comment portion of the meeting.

Vice Chair Wirthlin called the meeting back to order, announcing that Chairperson McDonough had left for personal reasons, and he would finish conducting the last portion of the meeting. He then opened the Public Hearing portion of the meeting.

Steve Winters noted he was concerned about construction of a telegraph monument on Main Street. He proposed that the skybridge should be covered only in the wintertime, and shared his idea of removable pods over the bridge. He also inquired about saving the façade from The Inn on Temple Square.

Shane Carlson (Avenues Community Housing Committee Chair) noted that changes to the Master Plan should be done with the consideration that no additional bridges would be allowed in the area; especially across State Street. He proposed that the language asking to amend the plan should be denied.

Vice Chair Wirthlin read comments by Margaret Miller stating she was concerned about changes to the Master Plan, demolition to the First Security Building, and the lack of details for the new structures in the project. She inquired if the buildings would be architecturally compatible. Also, how would snow be removed from the glass ceilings, and how are they cleaned.

Rob White (Utah Heritage Foundation) inquired about the ZCMI façade being removed and then replaced. He encouraged that it be used in such a way that would highlight it as a dignified feature by itself and not replaced on a new building.

Ms. Coffey noted that the façade is an issue of the Historic Landmark Commission and not the Planning Commission.

Kirk Huffaker (Utah Heritage Foundation) noted that the granting of taller mid-block building heights should be linked to historic preservation. He noted that it is important for the community to know that the First Security Bank Building has been carefully analyzed for the right preservation options. He commented that a sincere attempt to save this building would include details of how PRI had analyzed building issues and what studies have concluded about its viability for continued use. He noted he would likemto see the Public comment portion of this project be extended to allow more time for ideas and input.

Mr. Zunguze commented that the Planning Commission, the City Council, and the Developers, have committed to the most extensive process possible, and there is no attempt in any way to short circuit the process at all. He noted this project would be on the agenda for every Planning Commission Meeting until the Commission felt that they had received enough input from the public.

Vice Chair Wirthlin read comments from Cindy Cromer that stated she wanted to express her concern that the demolition is preceding before the Commission has even given conceptual approval to the complete project.

Jim Tozer commented that he was happy to see the Planning Commission unanimously support the tower on the Walker Center. He commented concerning the views from Main Street should not be blocked, with respect to the skybridge, he noted that it should not be covered. He noted that a bridge with an airy look would provide a physical connection. He would like to see it have heated floors, or courtesy umbrellas that could be used for advertising as well.

Ralph Evans (architect; Avenues resident) noted that he would like to see the ambience of Temple Square magnified through the City Creek Project. He noted that the design of the parking garage tunnels, feels inadequate. He would like to see an option of direct access as well as underground parking. He would like to see the State Street and Social Hall Avenue be one the main anchors of the project, and that the image of City Creek should be at a grander scale, possibly flowing down State Street. He also noted that instead of a skybridge he would like to see a more sturdy "real" bridge that looked down Main Street and up toward Ensign Peak, which is not a very active view in town and one of the least important views in his opinion.

Dave Richards (architect) noted that this project seemed very reclusive and inward looking, and did not address the community at large.

Earl Miller noted that he was glad to see that something was being done with the space. It is long over due. He noted that no visual were displays at the open house on November 1st. He also noted that he wanted to keep the First Security Building and would like to see the older buildings protected.

Vice Chair Wirthlin invited the applicant back up and closed the public hearing portion of the meeting for the evening.

Mr. Gibbons expressed appreciation for the opportunity to hear public perspective through the Planning Commission meetings, open houses, and Community Council presentations.

Commissioner De Lay inquired about the number of public open houses that have been available for the public to attend.

Mr. Paterson commented that a model of the proposed City Creek Center would be displayed at libraries throughout the community and noted that there were approximately thirty people that attended the November 1st open house. Three people submitted written comments at the meeting. Those comments were included in the mailed packets along with the Staff Reports. He noted that there is encouragement for more public input and as comments are submitted on the website, they will be summarized and given to the Planning Commission.

Commissioner De Lay commented that she would like more advertising in regards to Planning Commission meetings and open houses. She inquired if the newspapers had been alerted and noted that she does not think that the word is getting out to the community.

Mr. Paterson noted that the press had been notified of meetings and agenda's were sent to newspapers and local libraries for the public to view.

Commissioner Chambless noted that he attended the Open House on November 1st and that there were many empty chairs.

Commissioner De Lay inquired about outreach efforts to minority newspapers and communities.

Mr. Paterson noted that approximately 30 peopled attended open house. He noted that there have been efforts to get the word out to the public.

Mr. Zunguze noted that efforts to get information out to the public would be re-doubled.

Vice Chair Wirthlin noted that the word has gone out to the public and he does not understand what more could be done to get people involved with the decision making process.

Commissioner Woodhead noted that she was surprised that the small business community was not at the Planning Commission meeting to comment. She was worried that the existing small businesses on Main Street would suffer.

Commissioner Muir noted that he is sure the Downtown Alliance and Retail Merchants Association knows about this project.

Mr. Gibbons noted the Chamber of Commerce and the Downtown Alliance have been involved in an enormous way with the entire process. He noted that they were supportive in their efforts of involvement by the business community.
Commissioner De Lay requested the applicant submit letters of support by those groups to the Commission.

Mr. Gibbons noted that the applicants would be happy to document anything they have received.

Commissioner Muir noted that prior to making a decision about Social Hall Avenue, a public hearing would be held.

Vice Chair Wirthlin noted that the Planning Commission was ready to move forward, and that at the Planning Commission Meeting on November 29, 2006, the Commission will be prepared to make decisions concerning petitions discussed at the meeting.

Mr. Gibbons noted that if the public hearing portion and decision were made at the November 29th meeting, that would be acceptable.

Mr. Zunguze noted that for the November 29th meeting the Commission will not be looking at the design aspects, but rather the subsurface and air rights and the expansion of the median parking ramps, and detailed information needed to be given to the Planning Commissioners to review before a decision could be made.

Vice Chair Wirthlin noted that at the next meeting after the presentations the Planning Commission would be making decisions of items 1 and 2 on the agenda, which are petitions 400-06-37, and 400-06-38.

Mr. Sullivan noted that is what the understanding of the applicant is and noted that if there are additional pieces of information the Planning Commission needs, it will certainly be provided as quickly as possible.

UNFINISHED BUSINESS

There was no unfinished business.

The meeting adjourned at 9:26 p.m.

_____

Tami Hansen Planning Commission Senior Secretary

EXHIBIT 5ciii

PLANNING COMMISSION MINUTES
NOVEMBER 29, 2006

SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, November 29, 2006

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

Present from the Planning Division were Doug Wheelwright, Deputy Planning Director; Cheri Coffey, Deputy Planning Director; Joel Paterson, Planning Programs Supervisor; Ray McCandless, Senior Planner; Lex Traughber, Principal Planner; and Tami Hansen, Planning Commission Secretary.

Chairperson McDonough noted for public benefit, that the entire City Creek project was a series of petitions and not one large decision; therefore there would be future opportunities to comment on the project.

(*This item was heard at 7: 19 p.m.*)

Property Reserve Inc. and the Taubman Company requesting approval for certain design elements for the proposed City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The requests to be considered by the Planning Commission include:

1. **Petition 400-06-37**— Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge; and, to consider whether a compelling public interest exists to allow the construction of a skybridge connecting Blocks 75 and 76.

Chairperson McDonough recognized Joel Paterson as Staff Representative.

Mr. Paterson noted that on November 8, 2006 PC meeting; Staff and the applicant had proposed language for the Planning Commissions consideration. He noted that based on the input from that meeting new language was being proposed that was included in the Staff Report on Pg. 11.

He also noted that the Downtown Master Plan and the Urban Design Plan contained language that prohibit skybridges on Main Street, South Temple, 200 South, 300 South, and State Street. He also noted the proposal would have to include criteria for the City Council and the Planning Commission to consider in determining whether a skybridge was feasible and should be considered in those locations.

Commissioner Muir inquired about the language which stated, "*There is a compelling public interest need for the skywalk*". He noted that he did not feel there was ever a compelling public interest, but rather a development of both general public interest and benefit in the overall project as offset against the skybridge.

Mr. Pace explained to the Planning Commission that there were two separate petitions before them that were subject to different standards for decision making. The first, a proposed amendment to the Master Plan was of discretionary nature and policy oriented and was not specific to any location. Therefore the language should be able to work for any location within the City. The second petition involved a request for partial street closures at a number of specific locations, one of which was Main Street. He noted that because it was site specific it was subject to a very different standard of review and would include, making findings that would support a partial street closure at each of the locations. He noted that specifically at Main Street the Commission would have to make findings not only for the street closure standards, but for the Master Plan standards.

Mr. Paterson noted that based on a discussion by the Planning Commission during the diner briefing the proposed language has been amended to included the following factor:

1. *There is a compelling public interest need for the skywalk, the magnitude of which outweighs the anticipated detrimental impact to the view corridor and the anticipated detrimental impact to pedestrian and commercial activity at the city street level: and*

Mr. Paterson noted that this factor would balance the public interest need for the development with the skywalk, with knowledge of the possibility that the view corridor may be impacted as described in the Master Plans, and would also keep pedestrians within commercial activity at the street level.

He noted the following two factors were already included in the Staff Report as follows:

2. *All other alternatives for creating a successful link between major developments on both sides of a street have been evaluated and conclusively found not to be feasible or effective; and*
3. *the design of a skywalk has been designed in a manner such that it would not substantially impair or impact a view corridor; and*

He noted, number four was new and was proposed through a memo that came from the City Council office.

4. *There have been exemplary urban design considerations incorporated into both the major development of the skywalk, so that the skywalk will not detract from pedestrian and commercial activity at the City street level.*

He also noted a concluding statement which included:

The City shall have significant design input and/or control of the final design of the skywalk, and will conduct public hearing before the Planning Commission and the City Council prior to approving any exception and prior to the approval of any design.

Commissioner Muir noted that in factor one a substitution be made for the phrase, *There is a compelling public interest need for the skywalk.* He suggested substituting; *there is a compelling public interest need, as demonstrated by the overall project that necessitates a skywalk, the magnitude of which outweighs the anticipated detrimental impact.*

Commissioners Woodhead and Chambless noted that the word *need* could be eliminated altogether.

Mr. Pace inquired if the Commissioners were assuming the necessity of the skywalk per their suggestive language changes, or was the suggestion including the overall project as designed with a skywalk.

Commissioner Muir noted that the project would necessitate a skywalk, however, the overall public benefit was in the project, not the skywalk and that the skywalk was essential to the project.

Mr. Pace inquired if Commission Muir was suggesting that an applicant would have to demonstrate the necessity of the skywalk, which is different than implying it as an assumption. He noted that Commissioner Muir's language suggestion could be criteria number one, and that the second criteria could be that once that need had been demonstrated, that the need for the skywalk had to outweigh the anticipated detrimental impact.

Chairperson McDonough inquired if factor number 2 overlapped the idea of the project demonstrating necessity for a skywalk. She noted that it suggests that all other alternatives without a link had been examined.

Mr. Pace noted that yes they did overlap, but there were two different concepts to notice. One, was that there needed to be a connection and two, all other alternatives would not work. He noted that paragraph 2 alone did not demonstrate the necessity of the skybridge.

Chairperson McDonough inquired if there were anymore questions on the first petition. Seeing none, she requested Staff proceed with the next presentation.

(This item was heard at 7:38 p.m.)

2. **Petition 400-06-38**— A request for the following partial street closures on:

   a. Main Street between South Temple and 100 South to allow the sale of air-rights over a portion of Main Street for the construction of a skybridge;
   b. Social Hall Avenue east of State Street to allow the sale of subsurface rights under a

portion of Social Hall Avenue for an extension of an underground pedestrian corridor;
c. South Temple between Main Street and State Street to allow the sale of subsurface rights for the construction of a median parking ramp;
d. 100 for the enlargement of an existing median parking ramp; and South between Main Street and State Street to allow the sale of subsurface rights for the enlargement of an existing median ramp; and
e. West Temple between South Temple and 100 South to allow the sale of subsurface rights for the enlargement of an existing median parking ramp.

Mr. Paterson noted that as Staff had reviewed the potential street closures, they were recommending approval of four at this time; including: Social Hall Avenue, South Temple, 100 South, and West Temple. He noted that the Staff Report included descriptions of each of these closures, as well as potential impacts to the roadway. He noted that in no case would the right-of-way be narrowed; however, in some cases there were modifications to the existing lanes.

Mr. Paterson noted that the Transportation Division had reviewed the proposal, as well as a draft of traffic impact analysis that was prepared by consultants Fehr and Peers, and did not find any significant issues in review of the proposed changes. He noted that Staff was recommending that the Planning Commission make a finding that there was a surplus property for each of the proposals, and that a positive recommendation be forwarded to the City Council.

Mr. Paterson noted that the Main Street closure would allow for the construction of the skybridge if approved. He explained that the Planning Commission would need to review the potential impacts including the view corridor and the design of the City Creek development. He also noted in regards to the proposed language for the Master Plan amendment the Planning Commission could defer a decision on the partial street closure for Main Street, until the City Council had considered the proposed amendments to the Master Plan language; requested additional information, or forward a recommendation to the City Council.

Chairperson McDonough inquired if there were any questions from the Commissioners. She invited the applicant up to the table.

Mark Gibbons (President of Property Reserve Inc. (PRI)) introduced those sitting at the table; Bill Williams (Director of Architecture for PRI), Mr. Ron Locke (Vice President of the Taubman Company), Mr. Bruce Heckman (Taubman Company), and Allan Sullivan (Attorney; Snell & Wilmer).

Mr. Gibbons noted that the applicants had decided to withdraw the portion of the application to waive the D-1 Central Business District urban design standards on Social Hall Avenue. He noted that the applicant would now be complying with there requirements.

He presented a summary of requested actions including the following:

- Approval of a Master Plan text amendment, establishing a process to evaluate a pedestrian connector.
- Determine that the proposed connector complies with the proposed text amendment criteria, subject to design approval.
- Approval for the street closure on Social Hall Avenue, which will allow for the extension of the underground tunnel, underneath State Street.

Mr. Gibbons presented a summary of responses that had been received through the City Creek Center website over the past sixty-four days. He noted that there had been 30,000 unique visitors to the City Creek Center Website and 980 had submitted written comments. Only 36 comments were absolutely opposed to the project proposal and 53 comments were related to the pedestrian connector and keeping pedestrian activity at the street level.

He also noted that a significant amount of press coverage had been done. Over the last 65 days he noted that there had been 60 stories in newspapers, radio, and television; noting also, that new stories had been seen, heard, or read over 6.5 million times by the public in the Salt Lake City area. Mr. Gibbons also noted that presentations had been made at; the Salt Lake City Library, the Avenues Community Council, Salt Lake AIA chapter, local real estate community, and have been schedule with the Downtown Community Council, Vest Pocket Business Alliance, Downtown Merchants Association, the Community Council Chairs, and the Chamber Board of Governors.

Mr. Williams again summarized issues of traffic circulation that had been discussed in previous Planning Commission meetings.

Commission Muir inquired about the expansion of the ramps becoming visual implications and noted he would like to see more information about the closures at street level and how it would affect the streetscape and the continuity of retail.

Mr. Williams noted that it would be in the best interest of the project if the street faces have vital retail activities. He also noted the ramps would provide some pedestrian protection, and would be built as low as possible for traffic and pedestrians to have visual connection across the streets. He also noted that it would be vital to extend the underground tunnel under Social Hall Avenue, beneath State Street.

Mr. Locke noted that the following few items needed more clarification and information, and were included in the Staff Report:

- Pedestrian connector is critical to the retail success of the project and Main Street pedestrian traffic is enhanced and not deterred.
- Multiple department stores is key to making downtown a powerful destination.
- Great sight line, comfortable walking distances, and convenient vertical transportation.
- Create constant orientation to Main Street within the project.
- Encourage connectivity for future growth.
- Restaurant growth on and south of Main Street.
- Large open spaces.

Mr. Allan Sullivan noted in regards to the language of the Master Plan Amendment that one concern with the draft was that it is complicated, unclear, and unnecessarily subjective. He noted that one of the efforts that the applicant was trying to accomplish through the submitted drafts was to strive for a measure of simplicity and objectivity.

He noted that the applicant was concerned with the term found in paragraph 4 that stated, "*exemplary urban design considerations*". They were also concerned with the phrase in the last paragraph, "*input and/or control*", noting that there was a significant difference between the meanings of input and control. Mostly, the concerns involve the complication of the task in presenting additional information to Staff and the Commissioners.

Mr. Sullivan passed out a Proposed Findings and Recommendation submitted by Property Reserve, Inc. that read:

1. The proposed amendment submitted to the Planning Commission by petitioner Property Reserve, Inc. on November 29, 2006, should be adopted as an amendment to the Downtown Master Plan (1995) and the Urban Design Element (1990).

2. All alternatives, other than the proposed skybridge, for creating a successful link between the second level of the City Creek Center Project on Block 76 and the second level of the Project on Block 75 have been evaluated and conclusively found not to be feasible or effective.

3. Subject to the Planning Commission's review and approval of specific designs to be submitted by the petitioner, the design of the skywalk may not substantially impair or impact the Main Street view corridor.

4. The skywalk proposed by petitioner linking the second level of the City Creek Center Project on Block 76 and the second level of the Project on Block 75 will not detract from pedestrian and commercial activity at the street level.

5. The subsurface partial street closure on Social Hall Avenue requested by petitioner should be granted because:

    a. The proposed partial street closure will not deny access to adjacent properties, but will enhance such access;
    b. The closed subsurface property may be sold for fair market value;
    c. Public policy reasons justify the partial street closure; and

d. The public policy reasons for the partial street closure outweigh alternatives.

He stated that based on the foregoing findings, the Planning Commission should:

a. recommend that petitioner's proposed text amendment be adopted;
b. subject to review and approval of the skybridge design, conclude that the proposed skybridge at the City Creek Center Project complies with the requirements of the proposed text amendment; and
c. declare that the portions of Social Hall Avenue proposed for closure are surplus and the partial closure should be approved.

Mr. Sullivan noted that number 3 would be an essential finding because it would be subject to specific design review. He also noted that the last paragraph included the findings the applicant expected the Planning Commission to make that night.

Chairperson McDonough opened the public portion of the hearing.

Jim Christopher noted that he did not feel that the skybridge design respected or conformed to local conditions. He felt that the developers had only shared their view of how the skybridge would benefit the project and not the community. He noted he felt that a skybridge would affect the Main Street level activity in a negative way.

Cynthia Ruiz (student) inquired if the closure of the Main Street would affect TRAX.

Ms. Coffey noted it would not; the closure related to air rights.

Robert Bliss noted that the most critical proposal from the developers was that of a skybridge. He felt that the developers only represented the shopping industry. He noted that a viable downtown could not out mall the mega suburban versions. Downtown must provide a unique urban experience and a city that offers much more than mindless shopping. He would like to see a full reconsideration of the entire project.

Steven Goldsmith noted he was in opposition of the skybridge, suggesting that the view corridors were pertinent. The view corridors are the connective tissue that makes Salt Lake City sacrosanct. He noted that there are design solutions that could take the place of the skybridge.

Lane Beattie (President of the Salt Lake Chamber of Commerce) noted he was excited about the project and felt it would strengthen the Downtown area. He noted that he represented those in favor of the skybridge, and believed that it would enhance the view corridor for many who presently cannot see down Main Street. He also noted that a positive effect of the skybridge would be to bring more people into the area of Main Street. He noted that it was time for a change and this project was one of vision and had the capacity to turn the City into a much more impressive place for people to learn, live, work and play.

Elizabeth Mitchell (Executive Director of the American Institute of Architects of Utah (AIA)) noted that the AIA had a lot of past involvement in the development of Downtown. She noted that there was much excitement about the development of Downtown itself. She felt that there was a weak connection to connect with other blocks north/south and east/west of the project. She noted that the intention to support the rest of the City was trumped by the goal of capturing and keeping as many people as possible to linger within the borders of the City Creek Center. She noted that there seemed to be many pedestrian barriers throughout the project, and that the center of the project seemed to lie on the east/west shopping corridors and not on Main Street itself. She noted that she supported the alternative language the Staff presented for the Master Plan. She also noted that the AIA submitted language suggestions to the Commissioners as well.

Commissioner Chambless noted that it was possible for a skywalk to become architectural art and not blighted.

Brandon Wilhemsen (student) noted that the skybridge would provide unity to the development that would be lost otherwise by the interruption of Main Street. Secondly, the skybridge could enhance Main Street by becoming a charming landmark, while also providing variety in the downtown architecture.

Kat Kivett submitted the following comments: My concern is reduced TRAX ridership with the convenience of the skybridge and parking garages. More people will drive which equals more traffic and reduced parking availability.

Cindy Cromer noted she concurred with Ms. Mitchell and the AIA. She also noted she was happy to see that for the time being the First Security Bank building would not be demolished. She stated the interfaces to the project from the east, west, and south needed to be addressed by the Community. She did not see a compelling need to extend the tunnel underneath Social Hall Avenue. Ms. Cromer also noted that the City could retain the air rights and create its own public walkway insisting upon a design that is fair to the view corridors as well as other merchants' south on Main Street.

Chairperson McDonough inquired what would represent a fair skywalk.

Ms. Cromer noted that a fair skywalk in her terms would mean that if she were on the second floor of the proposed development that there would be easy access and encouragement in the design to go down instead of straight across the skybridge.

Kirk Huffaker (Utah Heritage Foundation) noted again that the U.H.F. would like the applicant to review the preservation of the First Security Bank Building. He noted that he would like to see the City be a mix of old and new buildings, that designed connection from inside the City Creek Center to the outside connections of downtown, could only create a better economic future for the City Creek Center and the downtown that surrounds it.

Shane Carlson (Avenues Housing Compatibility Committee) noted that he sent a survey to 70 people to gather information on what the communities' opinions of the City Creek project are. Most of the 22 respondents said they agreed with the project, but that actual public comment seemed to be unobtainable.

Commissioner McHugh questioned the significance of the unscientific survey.

Karla Wheezing (Economic Development Manager; Downtown Alliance) noted that they supported the effort and investment that is being put into the revitalization of downtown. She noted that they would like to see this project quickly move forward.

Steve Scott (Director of Community Development for Zions Bank) noted that from his experience and from the office workers around the downtown area the collective feeling was long overdue excitement. He noted that he fully supported the skybridge, and believed it would be a tourist attraction.

Mr. Gibbons thanked the public and the Commissioners for their comments. He noted that many experts had taken the time over the past three years to analyze numerous options and possibilities for the proposed project.

Commissioner Muir complimented the applicant on their outreach efforts to the public.

(This item was heard at 10:27p.m.)

Mr. Pace noted that the language of the Master Plan was such that exceptions would be made on a case-by- case basis by the City Council with the normal input by Planning Commission required by City ordinance.

Chairperson McDonough closed the public hearing.

After much debate the Commissioners decided to stay with the original version of the proposed Master Plan Language Amendment as listed in the Staff Report, with some modifications.

Vice chair Wirthlin move that regarding Petition 400-06-37 the Planning Commission forward to the City Council a positive recommendation with the following amendments to the Salt Lake City Downtown Master Plan as follows:
"View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South, and 300 South, and are discouraged on other streets ~~except in extenuating circumstances~~. ***The City Council may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that:***

1. ***All other alternatives for creating a successful link between major developments on both sides of a street have been evaluated and conclusively found not to be feasible or effective; and***
2. ***The design of a skywalk is such that it would not substantially impair or impact a view corridor; and***
3. ***A skywalk would not materially detract from pedestrian and commercial activity at the street level.***

The City shall have significant design input and final design approval of the skywalk.

Seconded by Commissioner McHugh.

All in favor Vice Chair Wirthlin, Commissioner Chambless, Commissioner Woodhead, Commissioner Muir, Commissioner Forbis, and Commissioner McHugh voted, "Aye". Commissioner Scott opposed. The motion passed.

Chairperson McDonough noted that she did not feel that the other two actions required by the Planning Commission, as stated in the summary of actions presented by the applicant PRI, had been significantly reviewed in order to call for a vote.

Commissioner Woodhead agreed.

Commissioner Forbis noted that the other actions needed to wait depending on what the City Council decided regarding the forwarded Master Plan amendment language.

Chairperson McDonough recognized that the Planning Commission could not yet evaluate whether or not the actions on a skybridge complies with the elements of the proposed language, until the Master Plan amendment was approved in final form.

Chairperson Woodhead noted she agreed because of lack of a design for the skybridge. She noted a decision could not be made to satisfy the proposed Master Plan amendment without making a finding on the amendment as a whole.

Chairperson McDonough noted that substantial demonstration had not been given for part 3 of the amendment.

Vice Chair Wirthlin noted that he felt that there was substantial information provided by the applicant for the Planning Commission to decide on criteria 1 and 3.

Commissioner Forbis noted that he did not feel comfortable approving the skybridge in parts, but would rather approve it as a whole decision.

Mr. Pace noted that the Planning Commission just needed to make a recommendation on item 2. The decisions would follow concerning whether the project met the Master Plan Amendment. He also noted that it would not be productive for the City Council to receive only a partial recommendation on items 1, 2, and 3.

Commissioner Forbis noted that by crafting the language, a message was being sent to the applicant/developer to proceed.

Mr. Wheelwright noted that the Planning Commission should consider that the City Council might significantly amend the proposed language, and if a general go ahead had already been given to the applicant, there was a possibility that the criteria could be changed.

Chairperson McDonough noted that the Planning Commission should also vote on the Social Hall Avenue request.

Regarding Petition 400-06-38 Commissioner Forbis made a motion pertaining to A request for the following partial street closures, with the exception of a. under Petition 400-06-38 which will be continued.

b. **Social Hall Avenue east of State Street to allow the sale of subsurface rights under a portion of Social Hall Avenue for an extension of an underground pedestrian corridor;**
c. **South Temple between Main Street and State Street to allow the sale of subsurface rights for the construction of a median parking ramp;**
d. **100 South between Main Street and State Street to allow the sale of subsurface rights for the enlargement of an existing median parking ramp; and**
e. **West Temple between South Temple and 100 South to allow the sale of subsurface rights for the enlargement of an existing median parking ramp recommending the Planning Commission forward a favorable recommendation to the City Council with conditions:**

1. **That the existing public and private utility infrastructure be maintained in a manner acceptable to the City's Public Utilities Department.**
2. **That the street closure ordinance be conditioned upon payment to the city of fair market value of the street property, consistent with Salt Lake City Code 2.58.**
3. **Above grade level structures be minimized and any visual obstructions to pedestrian and pedestrian crossing's be minimized.**

Seconded by Commissioner McHugh.

All in favor voted "Aye". The motion passed unanimously.

Chairperson McDonough noted there was no unfinished business.

(The meeting adjourned at 11:01 p.m.)

Tami Hansen, PC Senior Secretary

EXHIBIT 6

MISCELLANEOUS DOCUMENTATION

Petition 400-06-38: City Creek Center Partial Street Closures

City Creek Center

Presentation to
Planning Commission

Property Reserve, Inc.

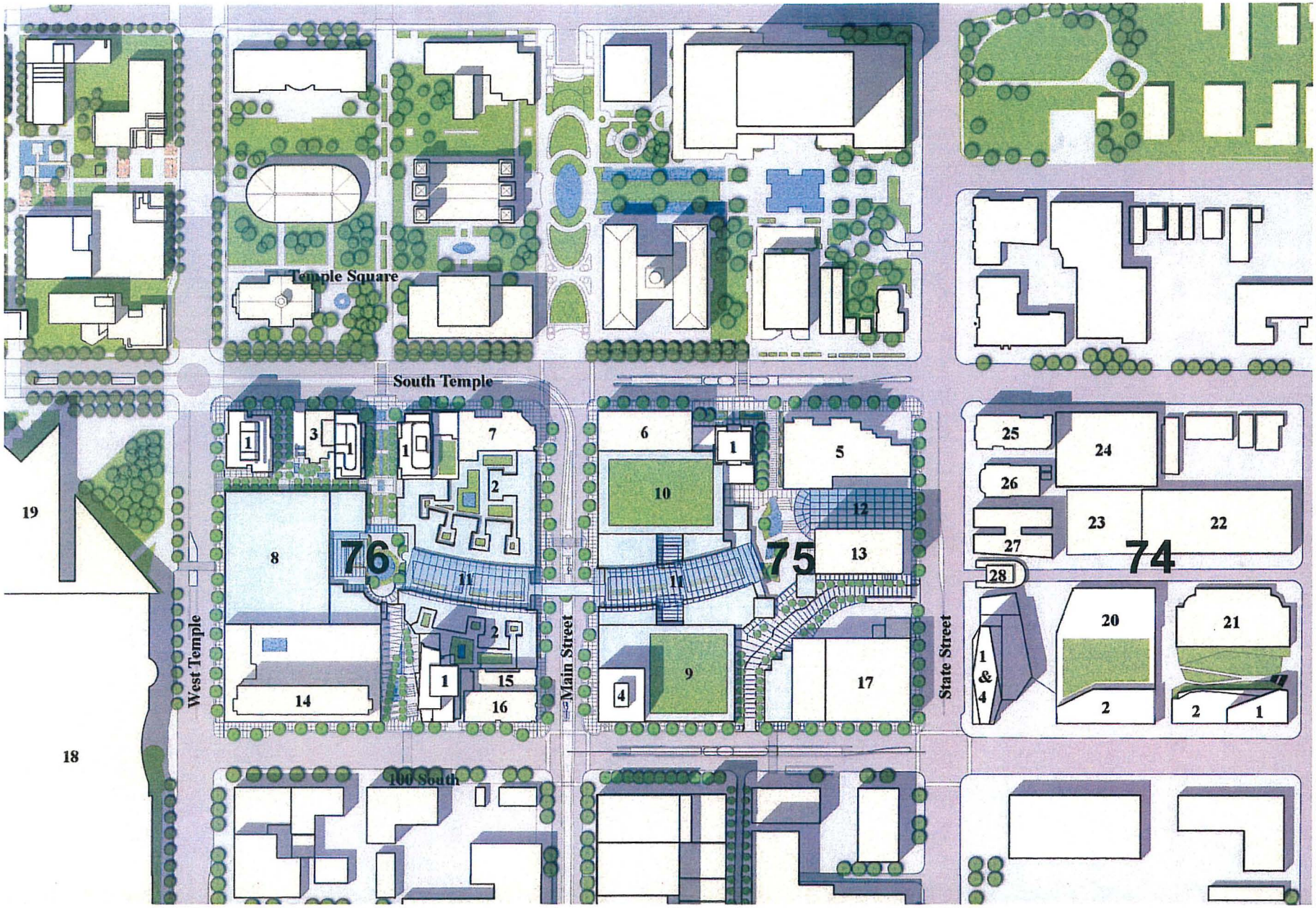
PRI

The Taubman Company

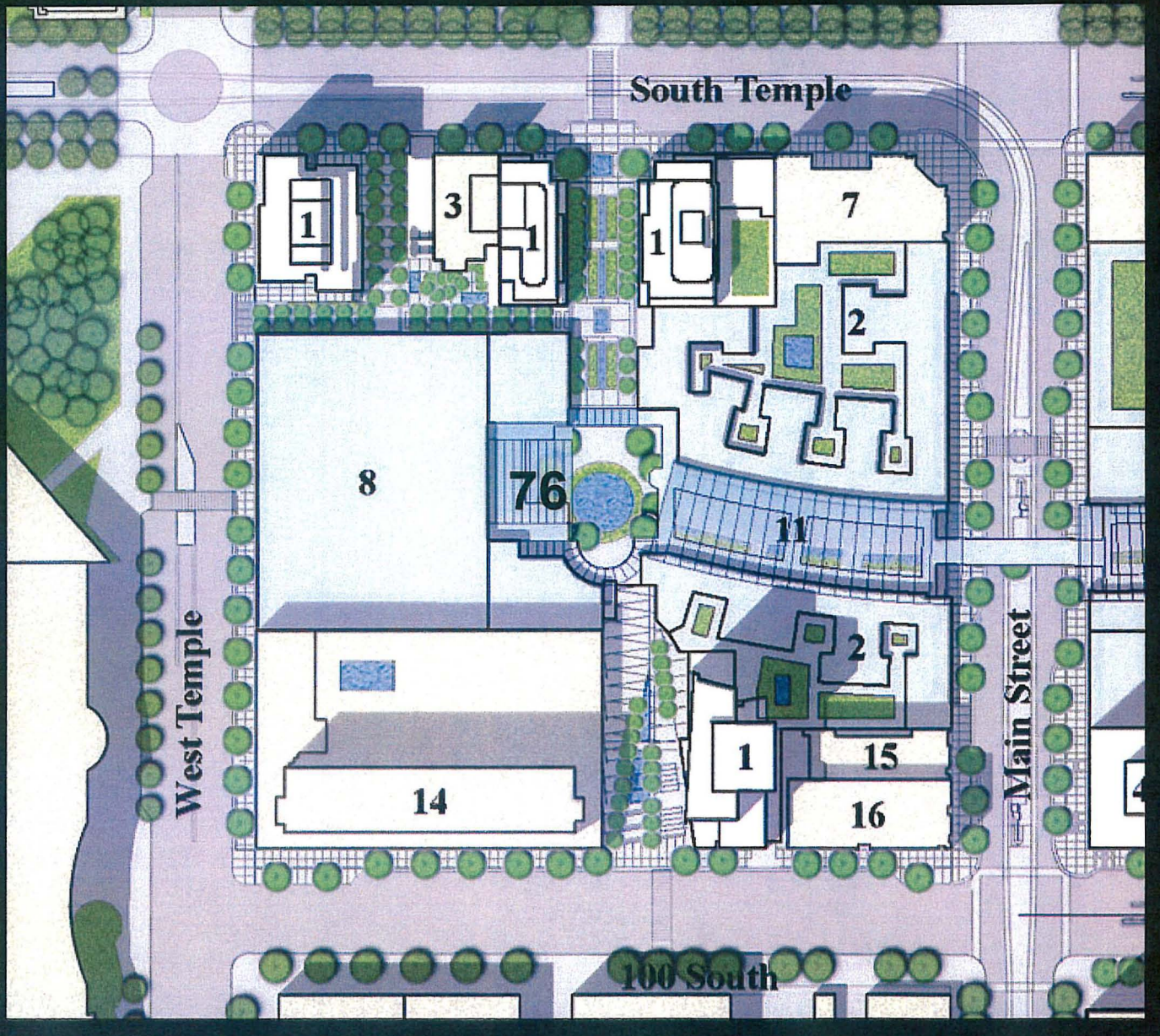
Taubman

November 8, 2006

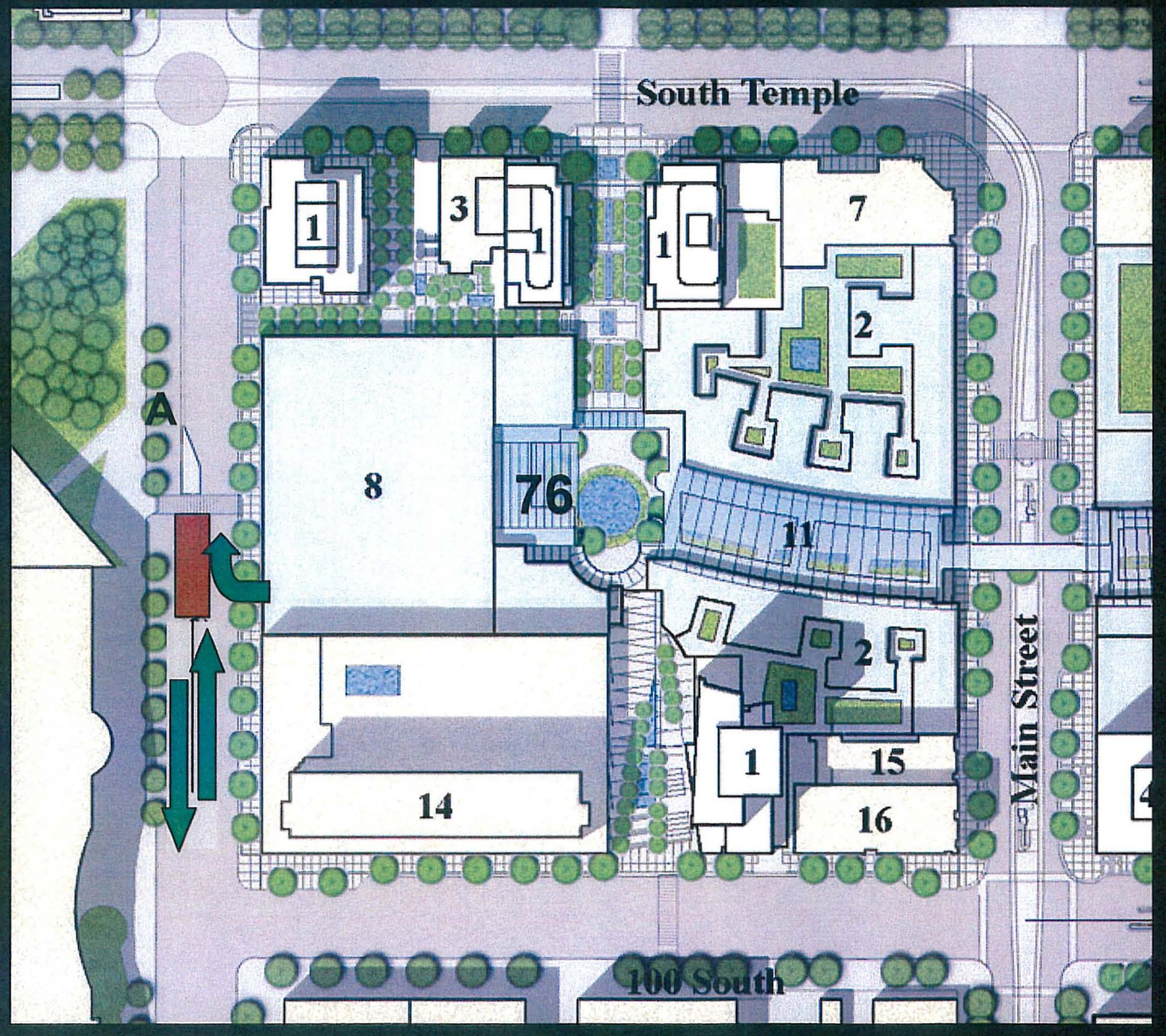
Traffic Circulation



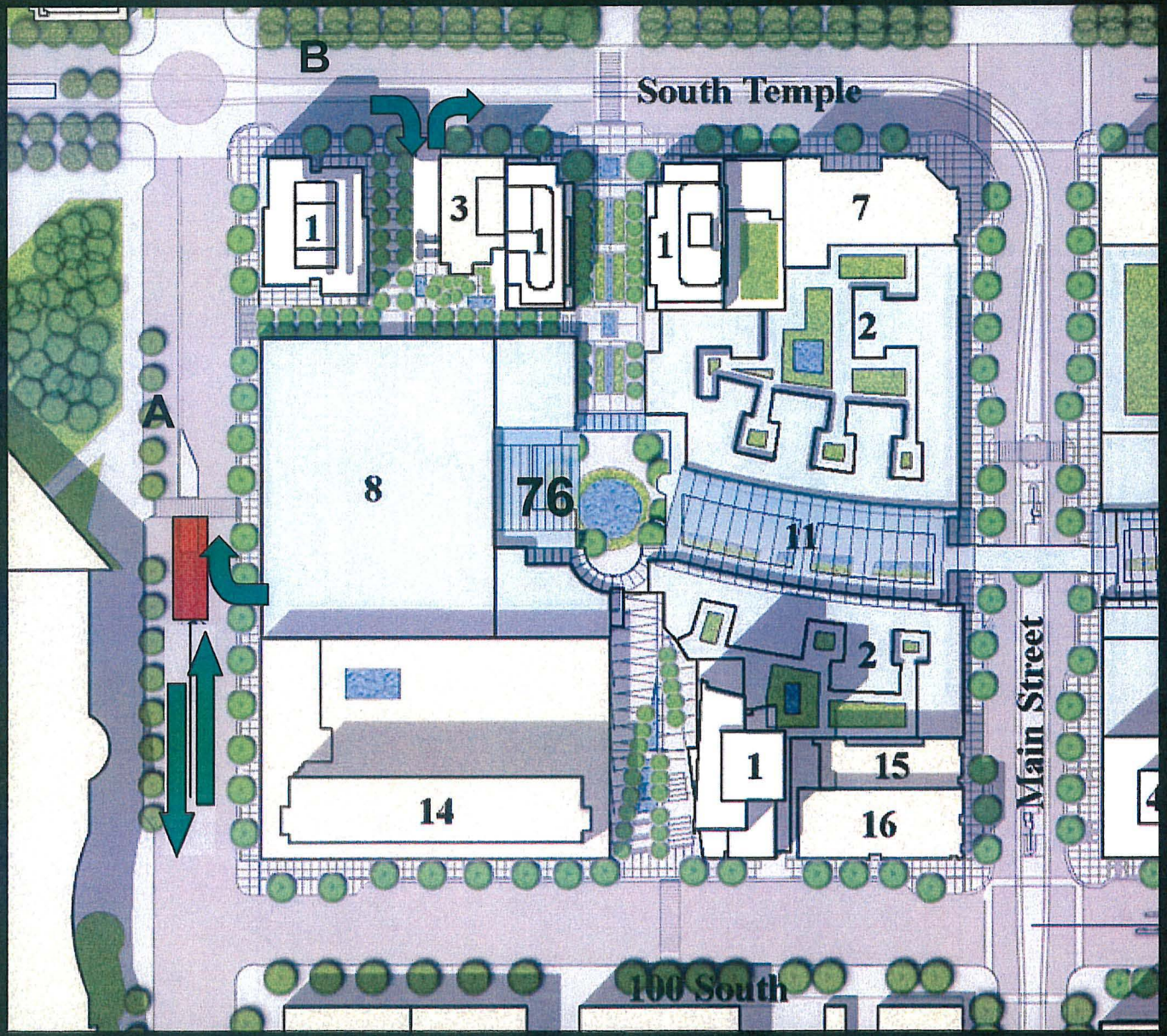
Parking Ingress and Egress



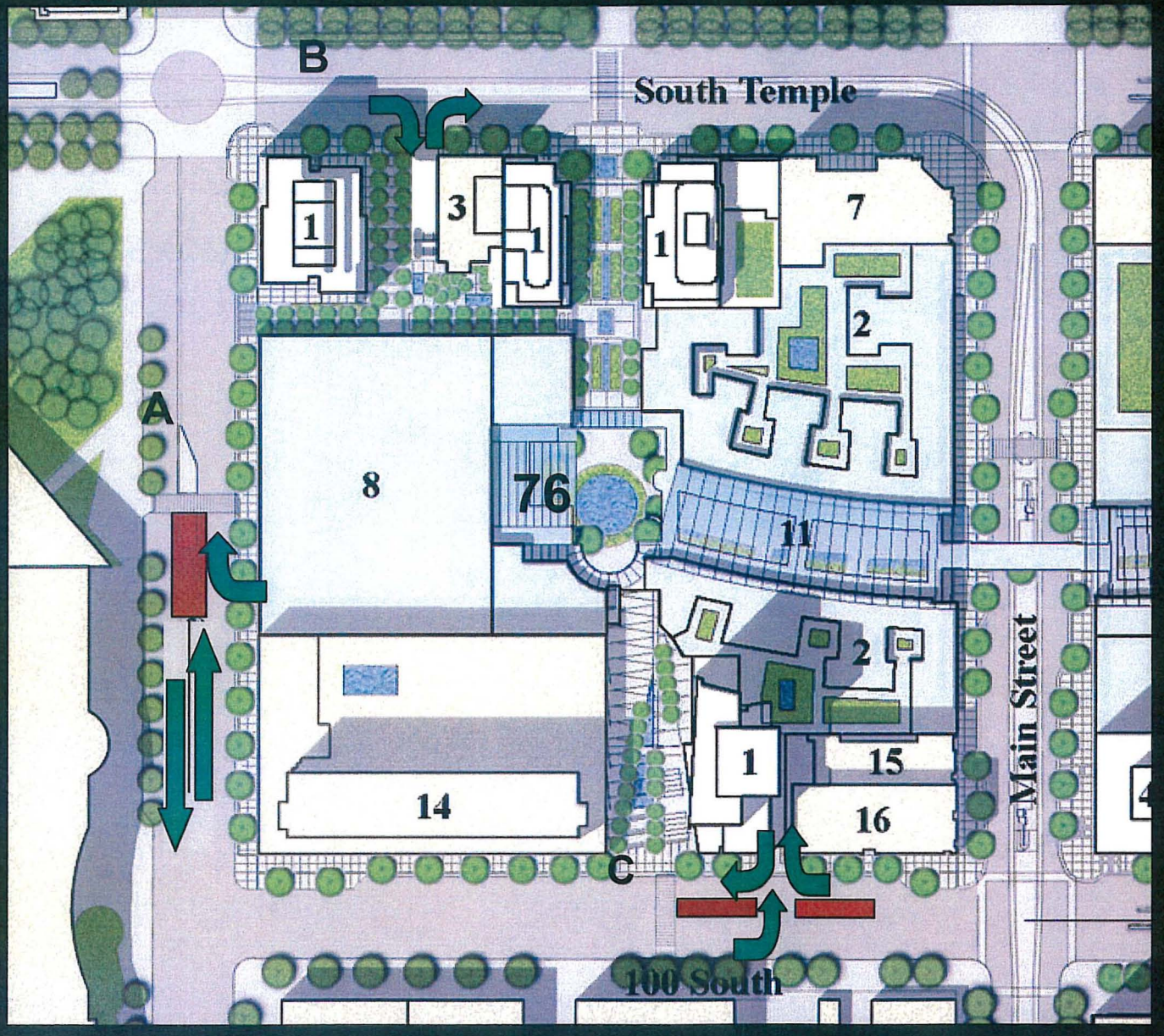
Parking Ingress and Egress



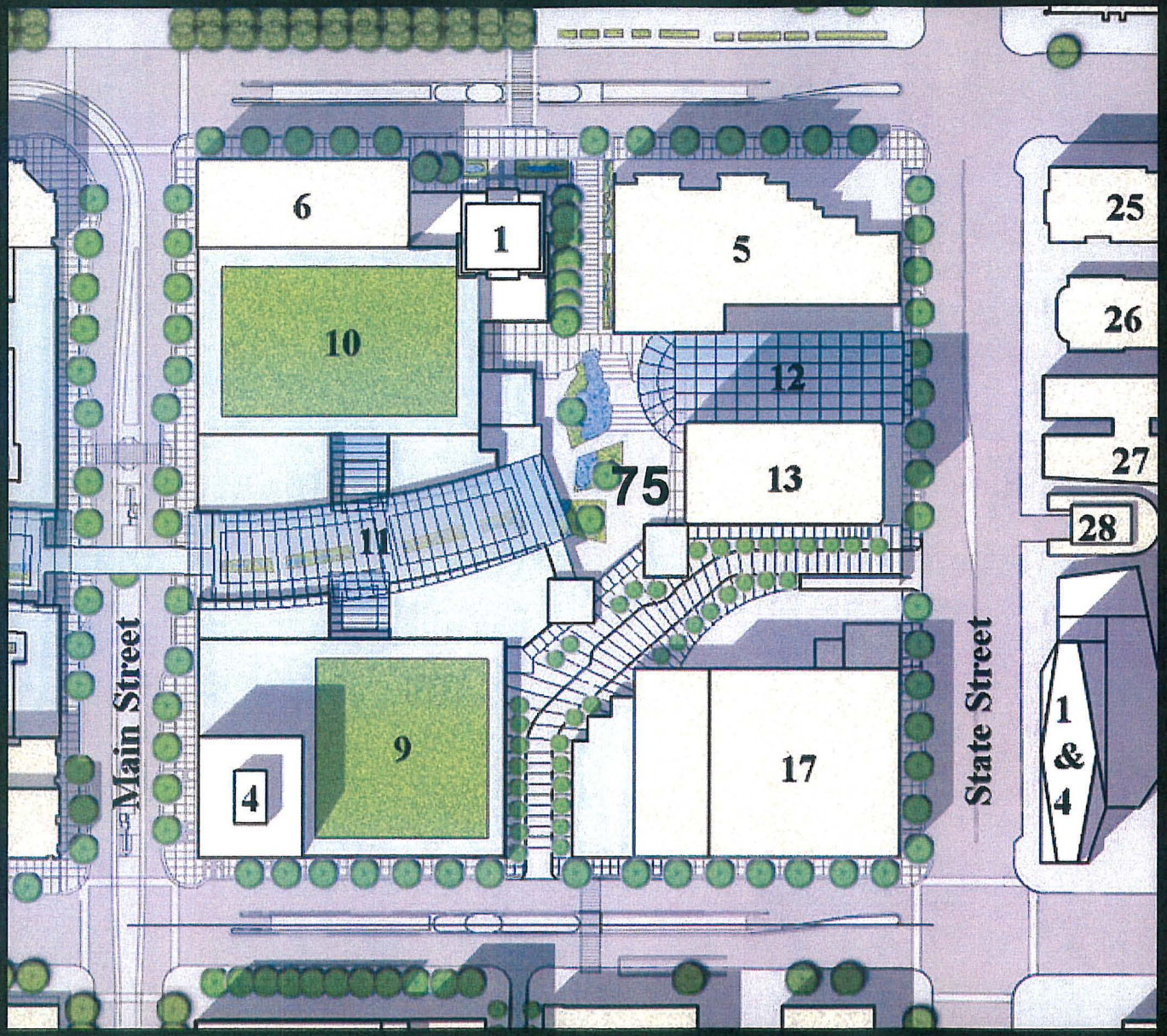
Parking Ingress and Egress



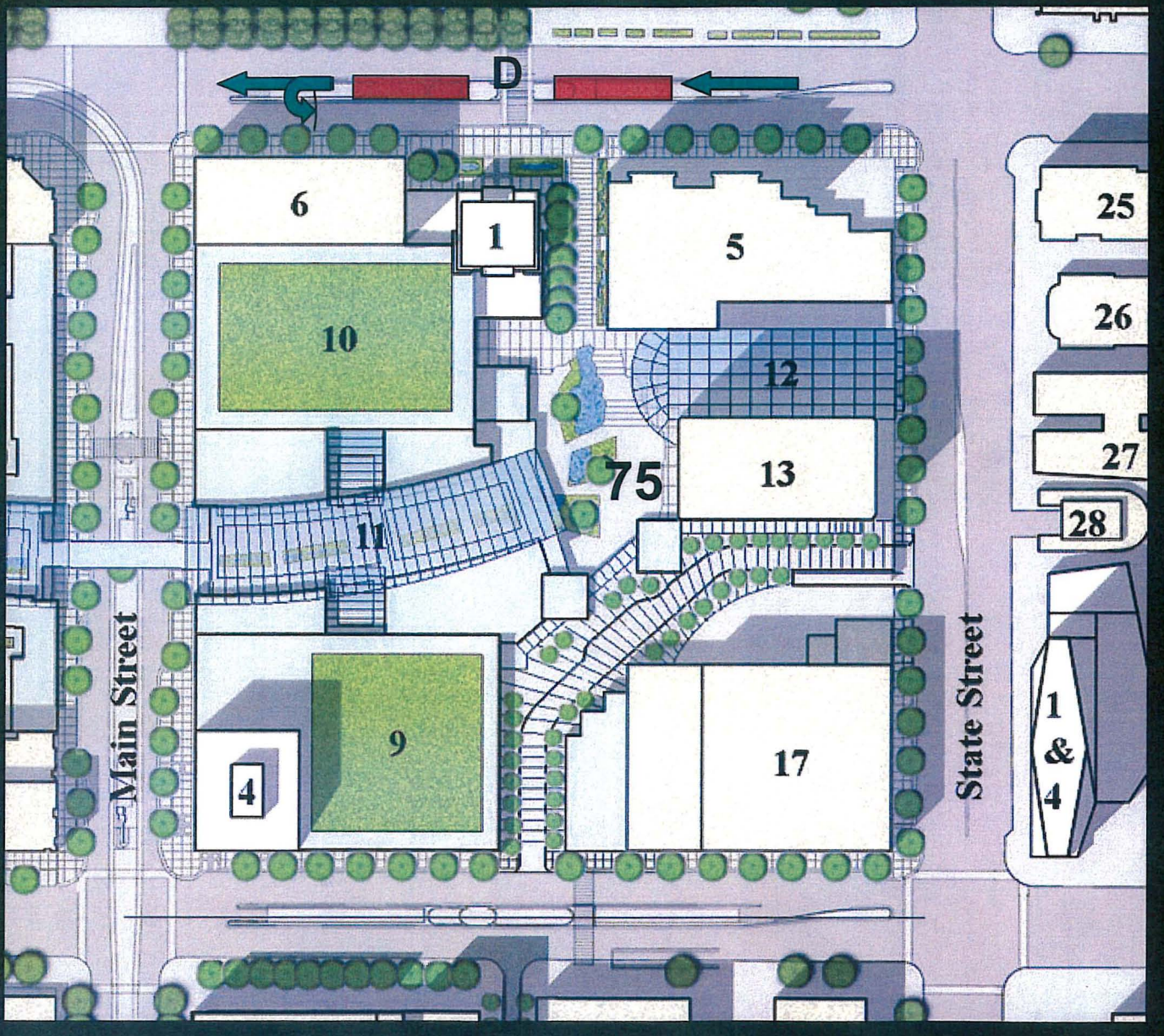
Parking Ingress and Egress



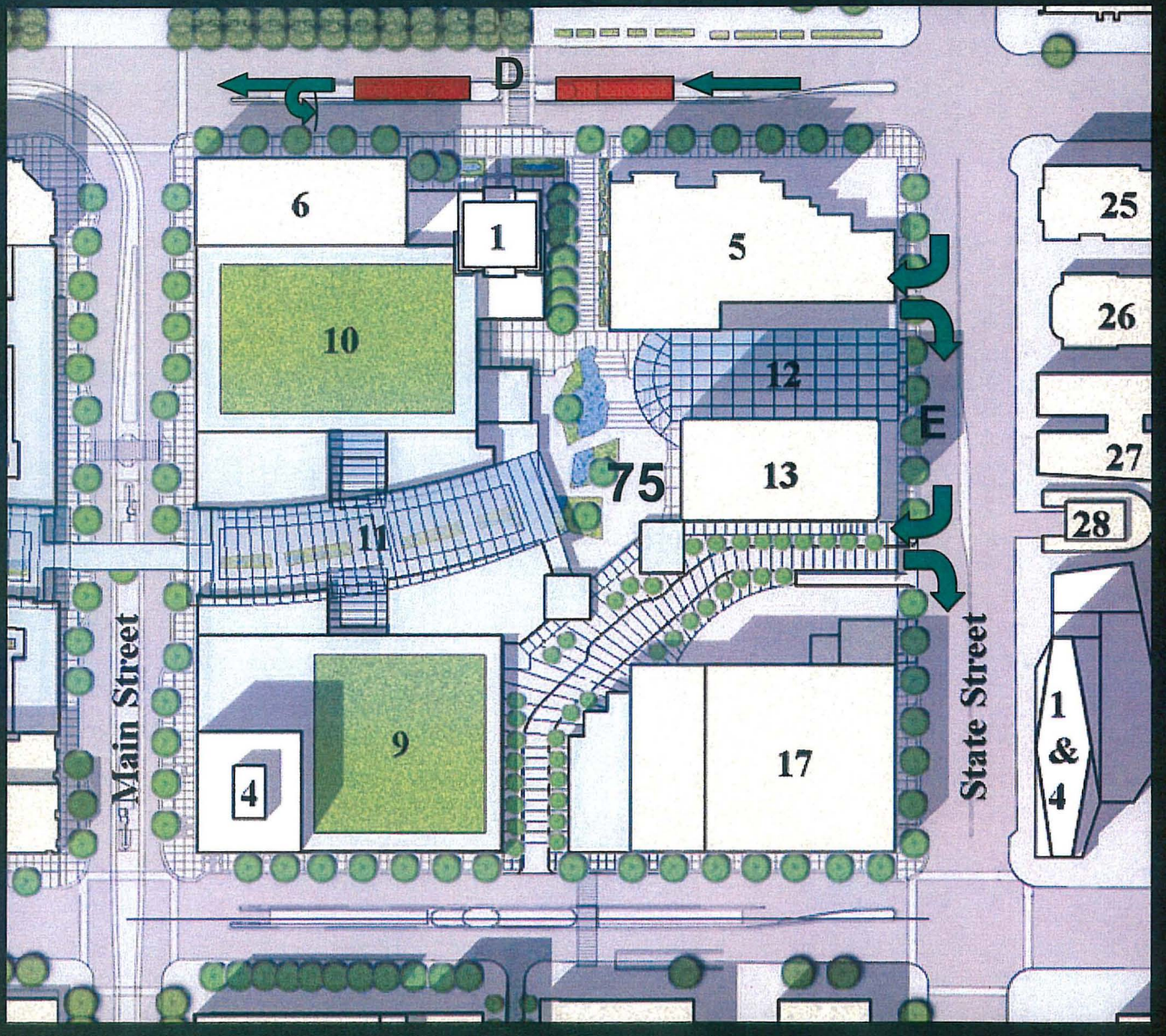
Parking Ingress and Egress



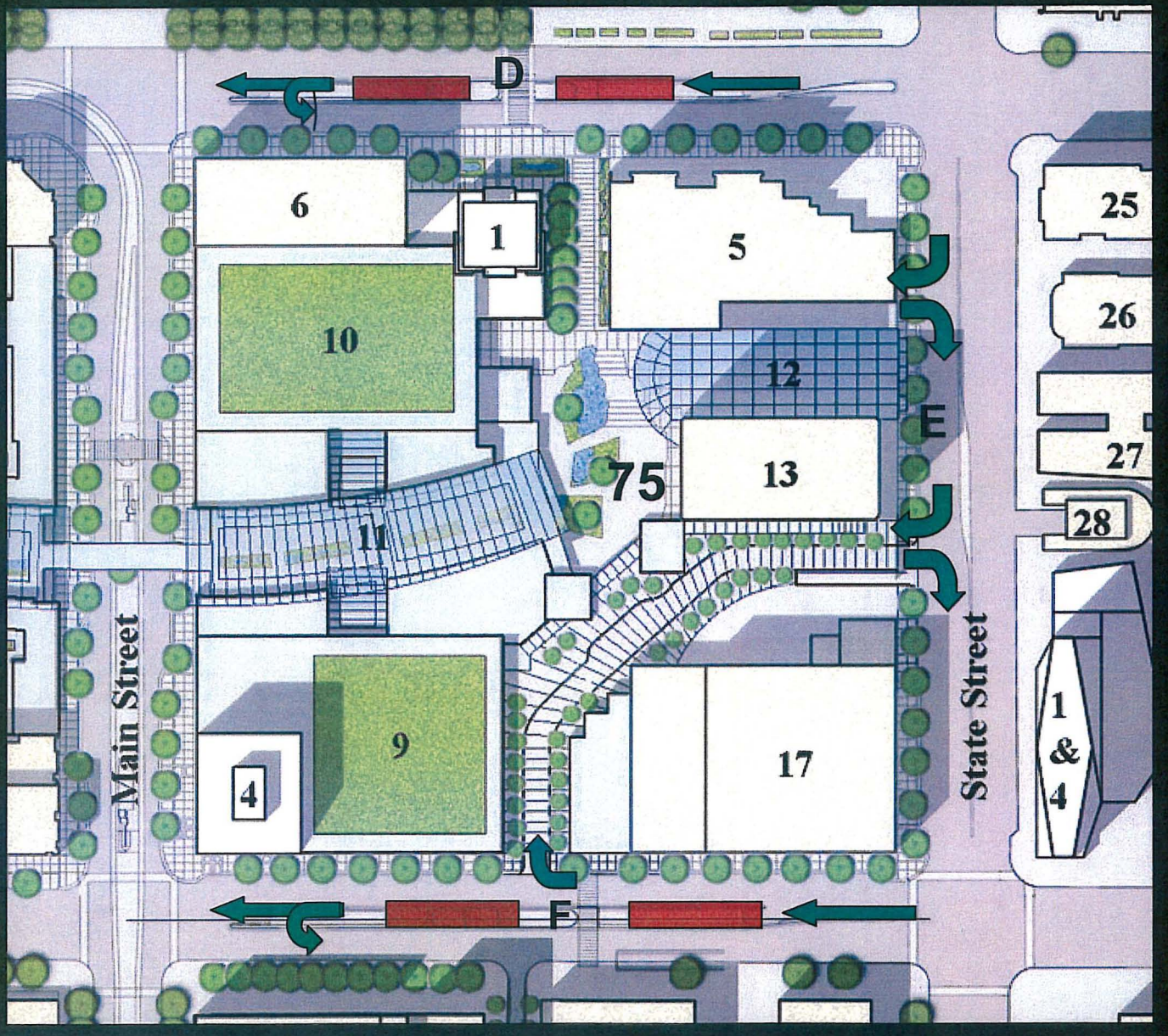
Parking Ingress and Egress



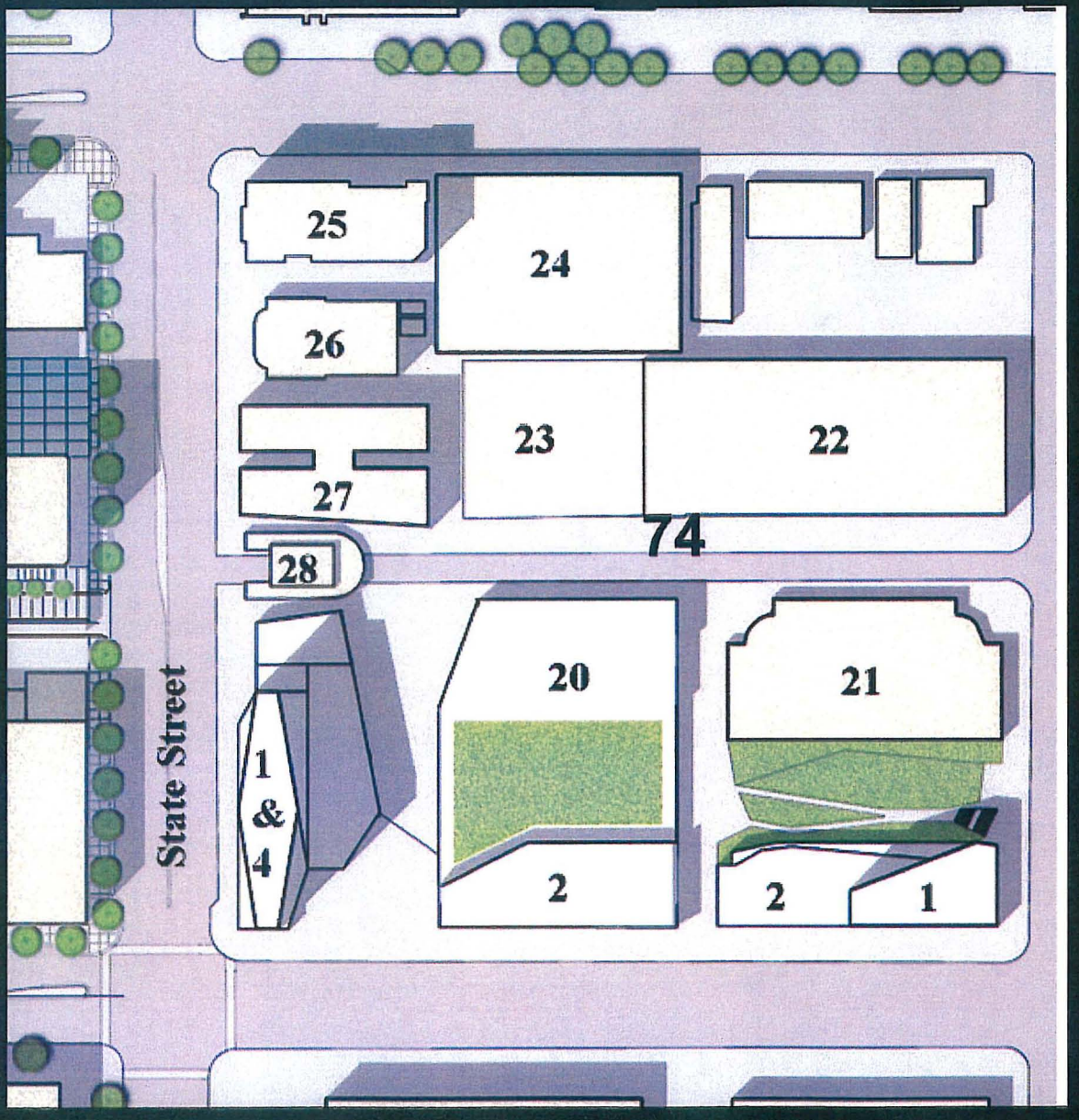
Parking Ingress and Egress



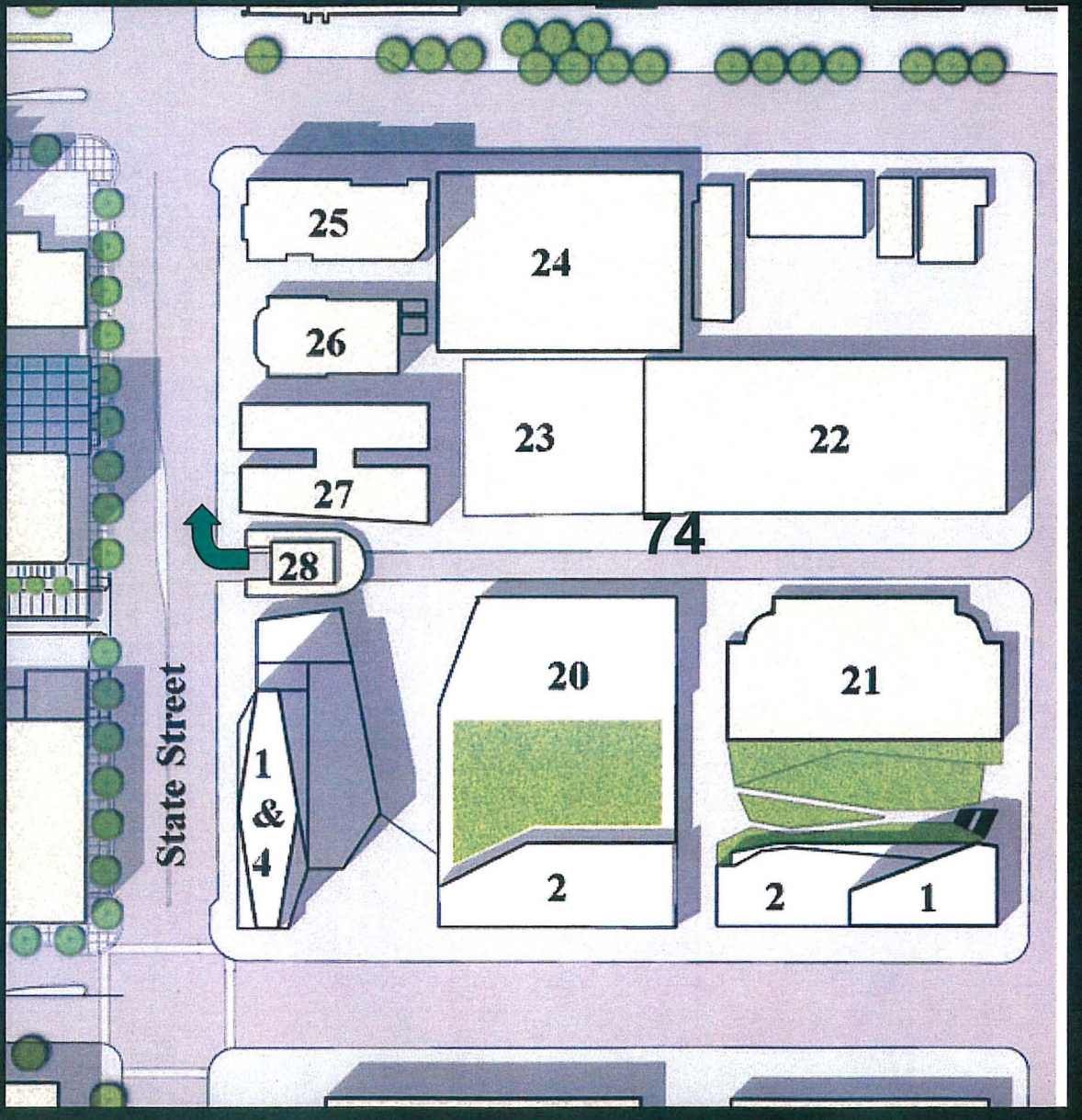
Parking Ingress and Egress



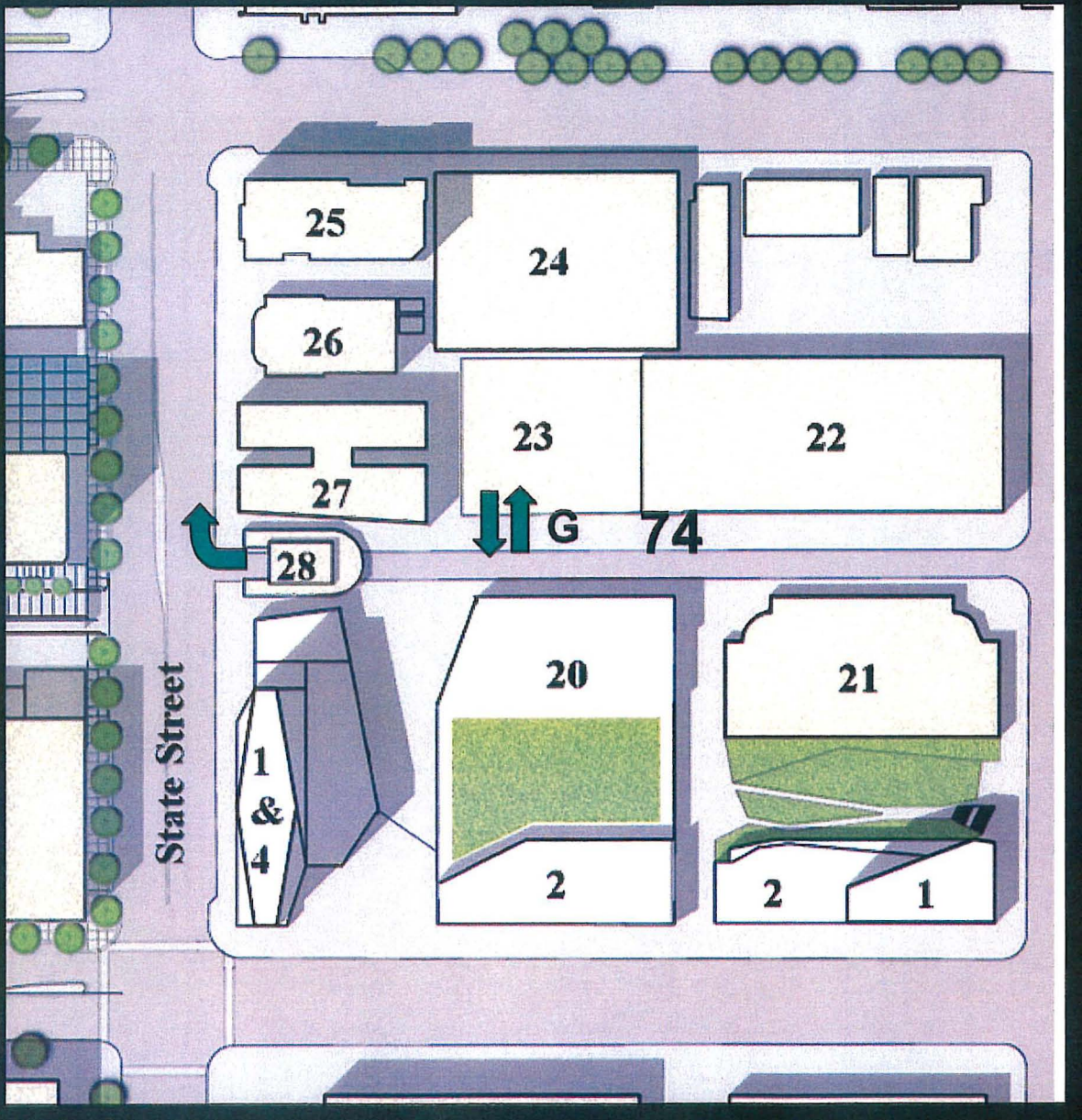
Parking Ingress and Egress



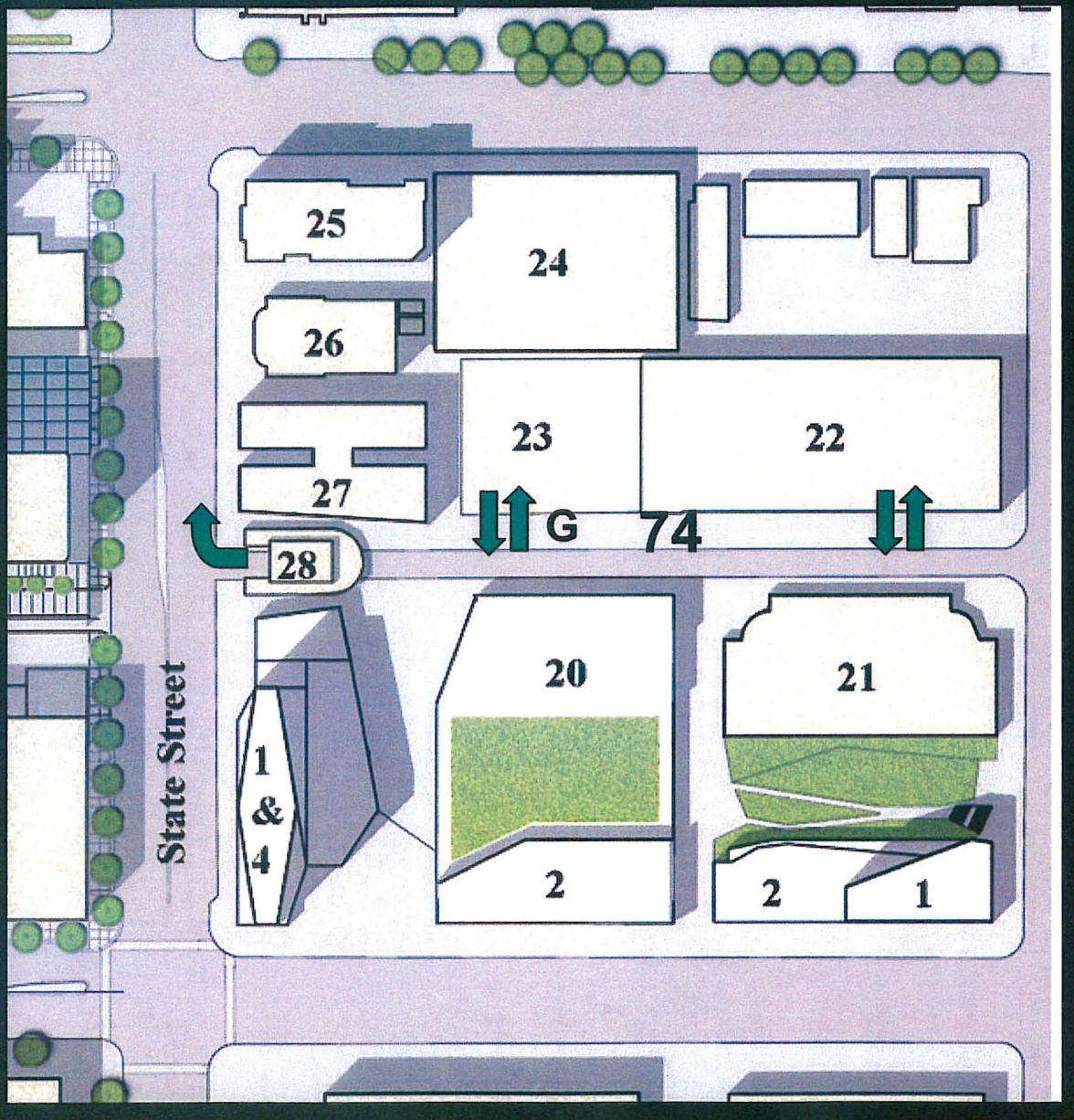
Parking Ingress and Egress



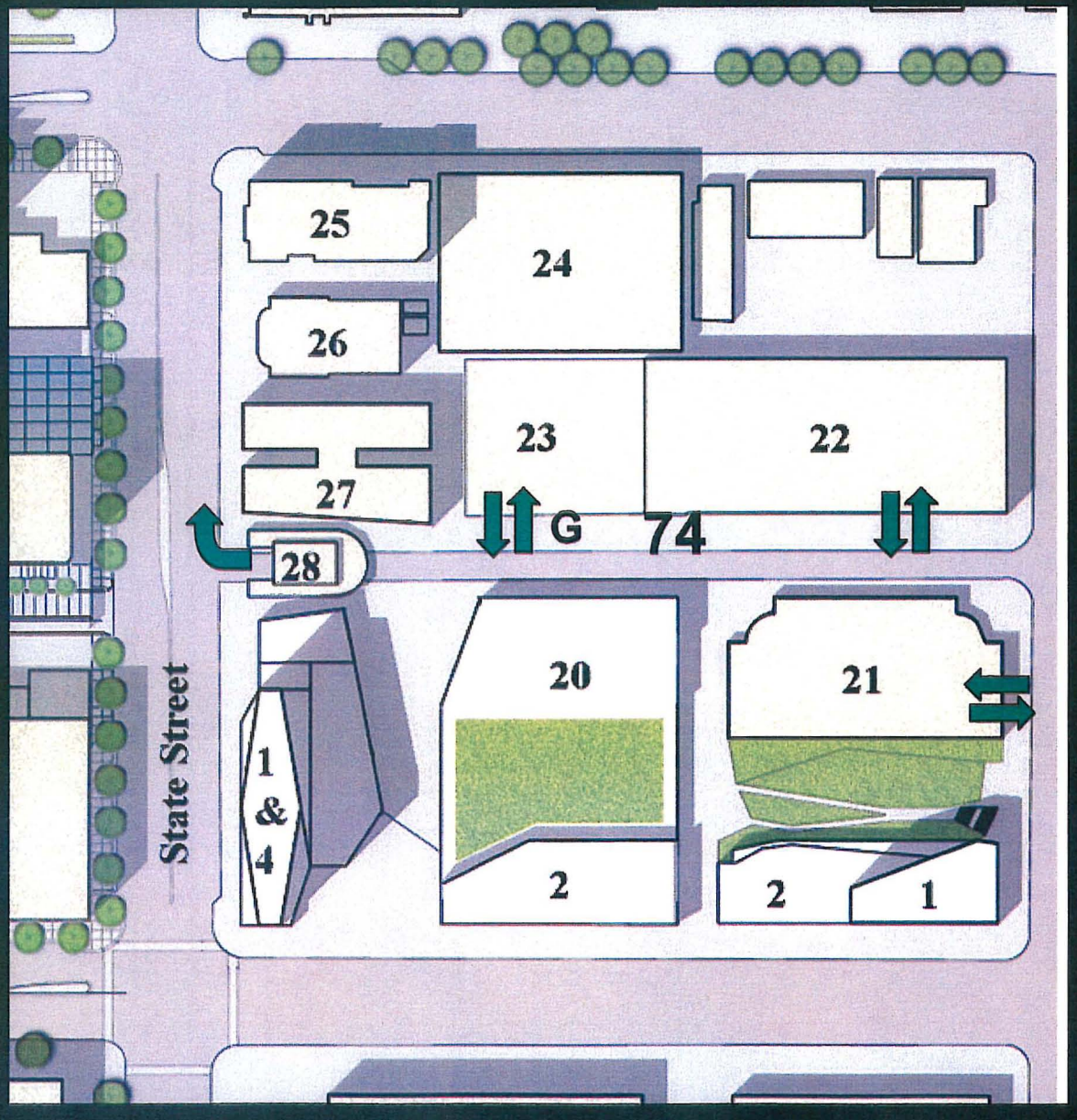
Parking Ingress and Egress



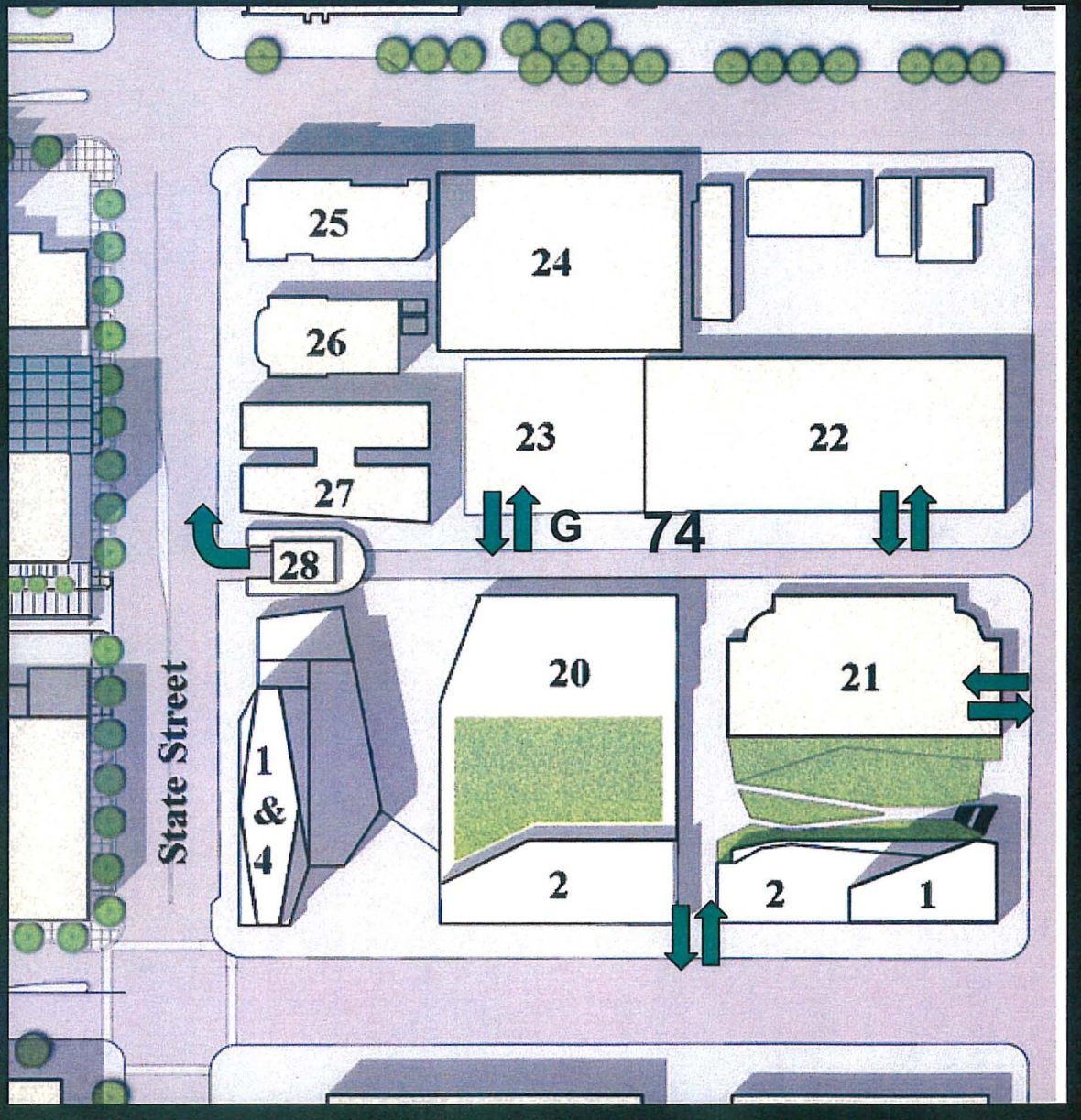
Parking Ingress and Egress



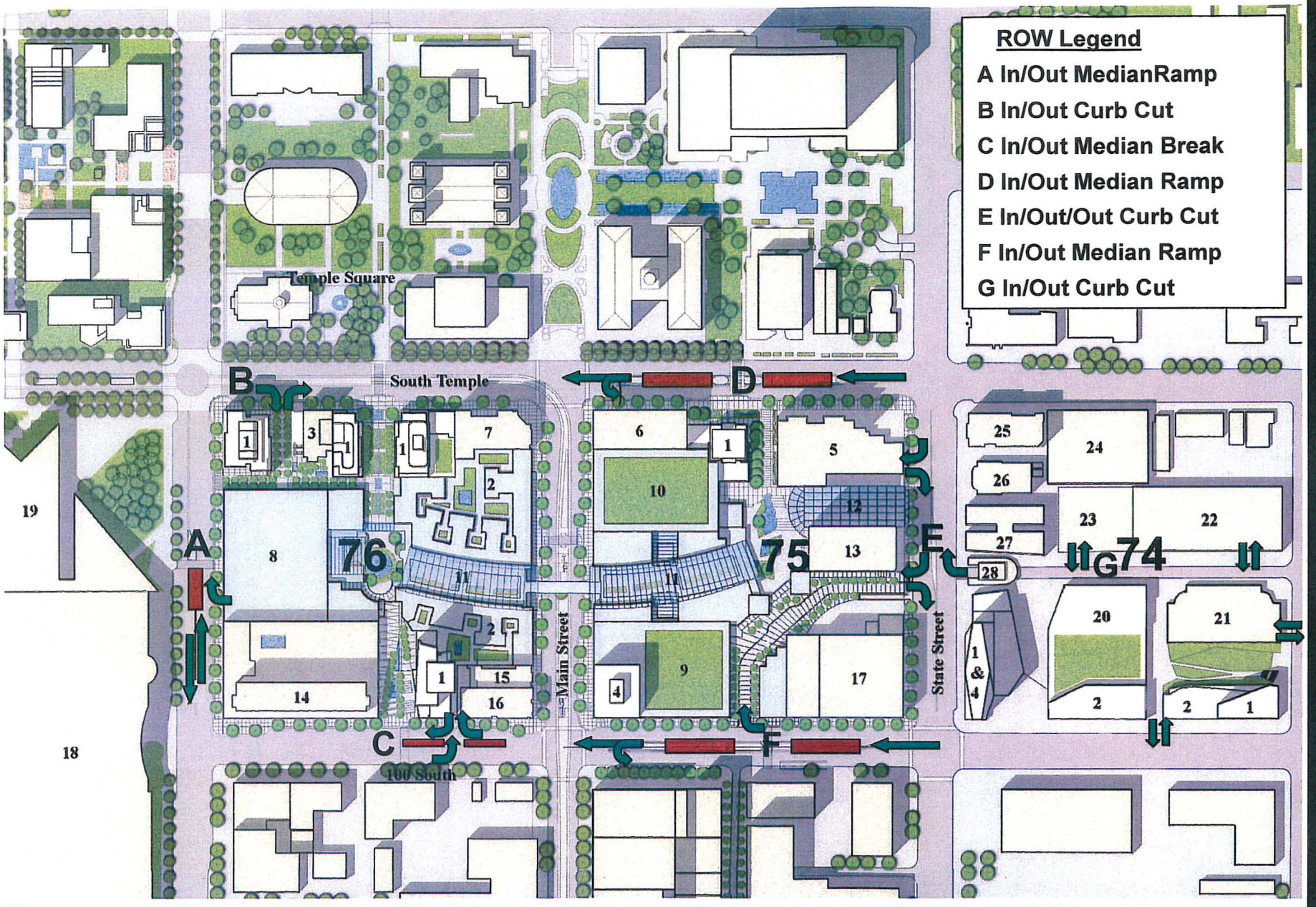
Parking Ingress and Egress



Parking Ingress and Egress

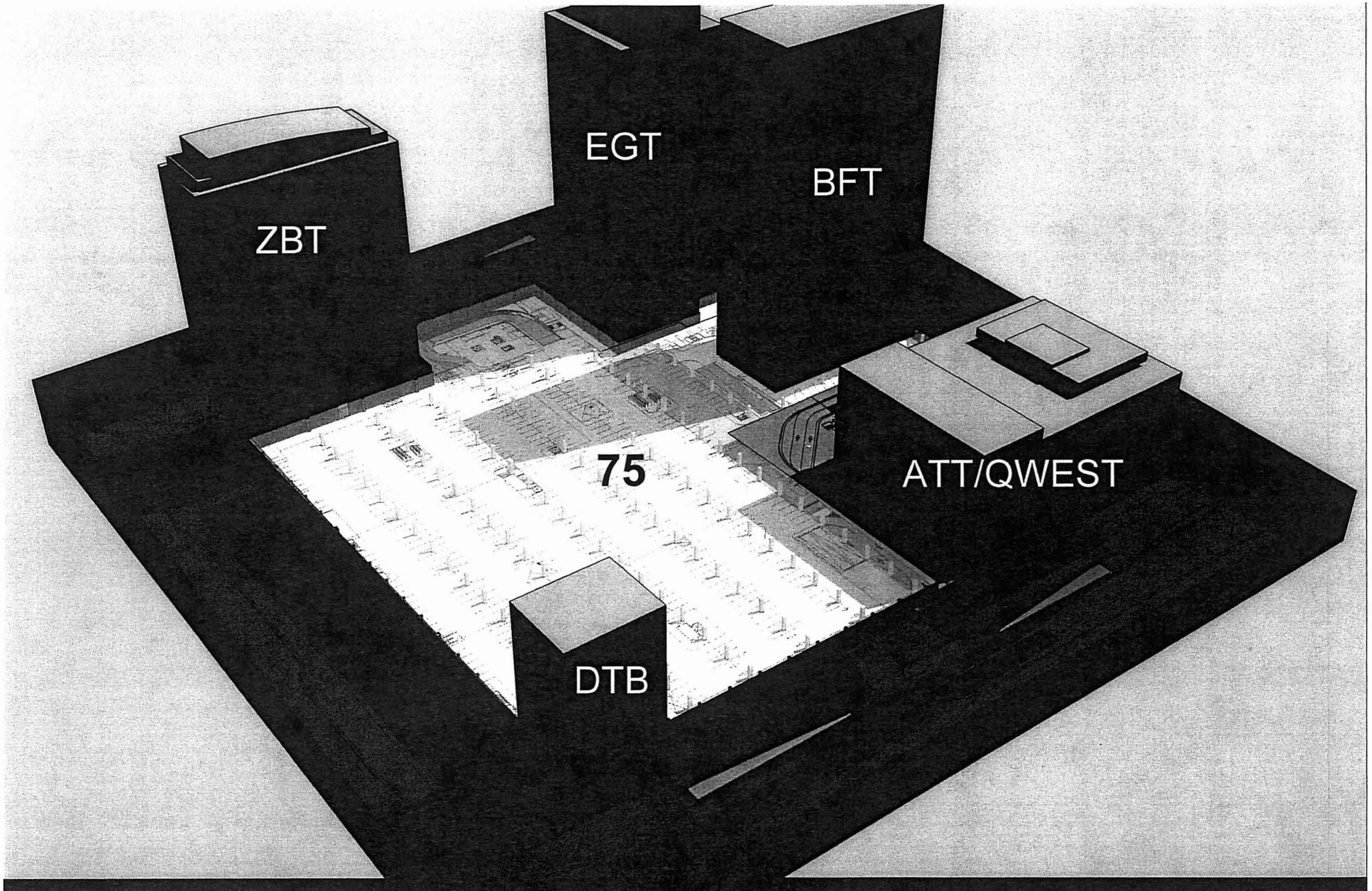


Parking Ingress and Egress



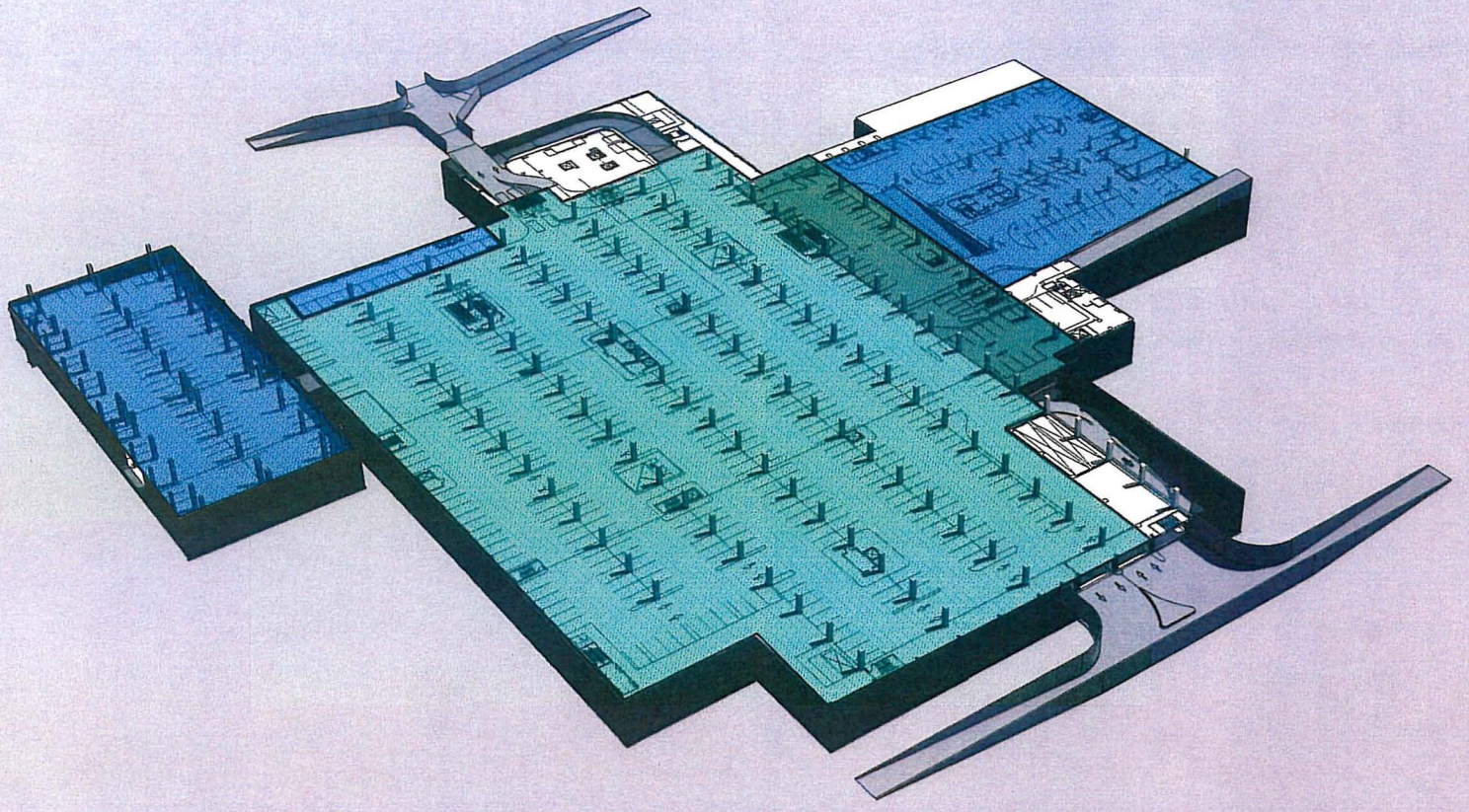
Parking Ingress and Egress

Parking



Below Grade Parking

B75



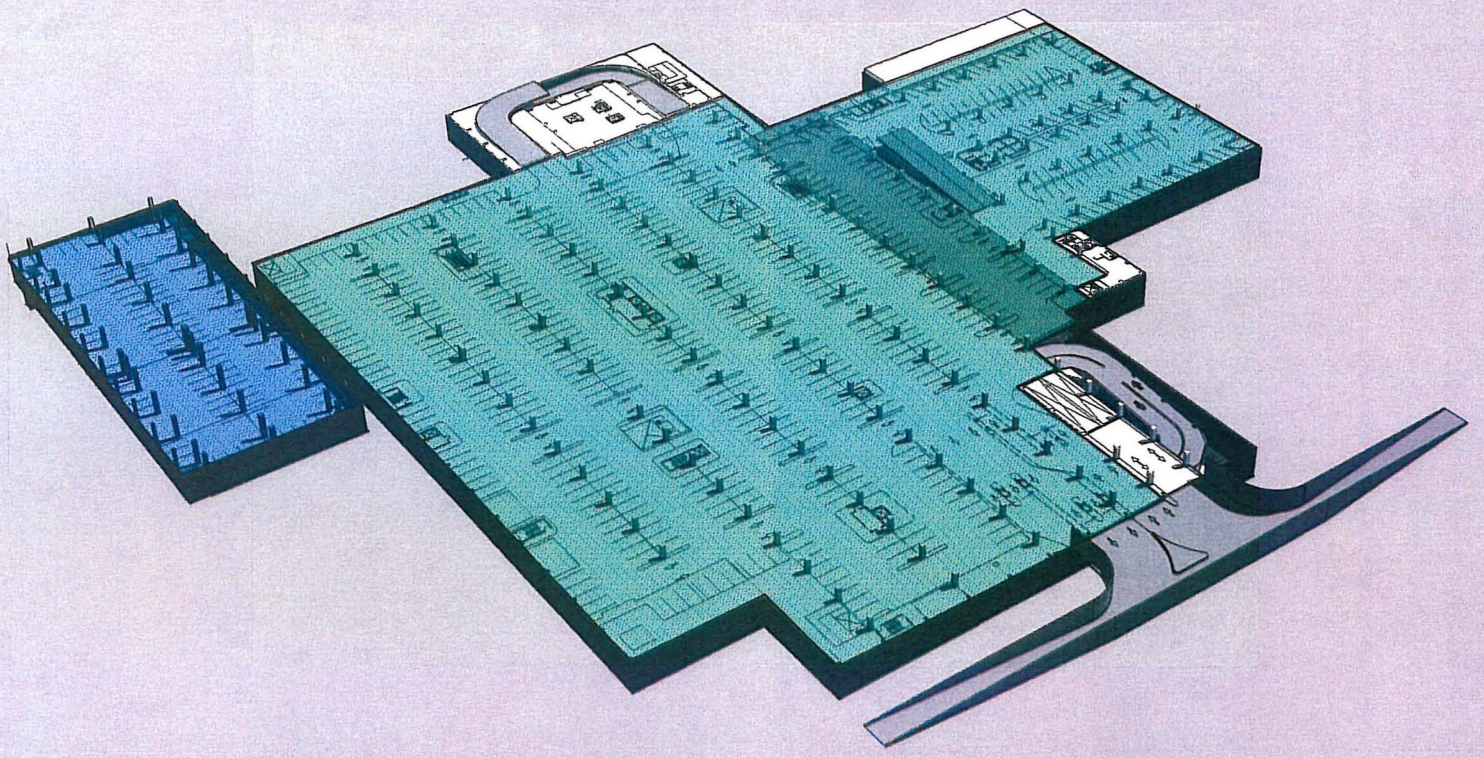
Below Grade Parking

B75-P1

RESIDENTIAL

RETAIL

OFFICE



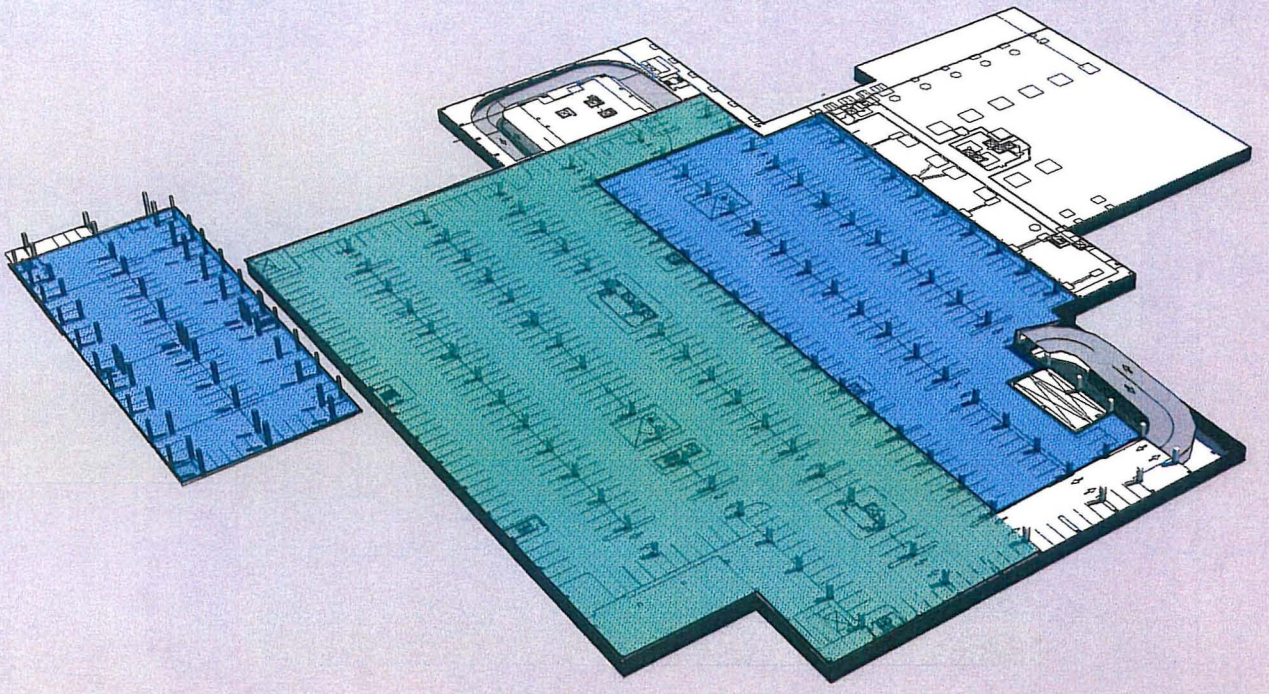
Below Grade Parking

B75-P2

RESIDENTIAL

RETAIL

OFFICE



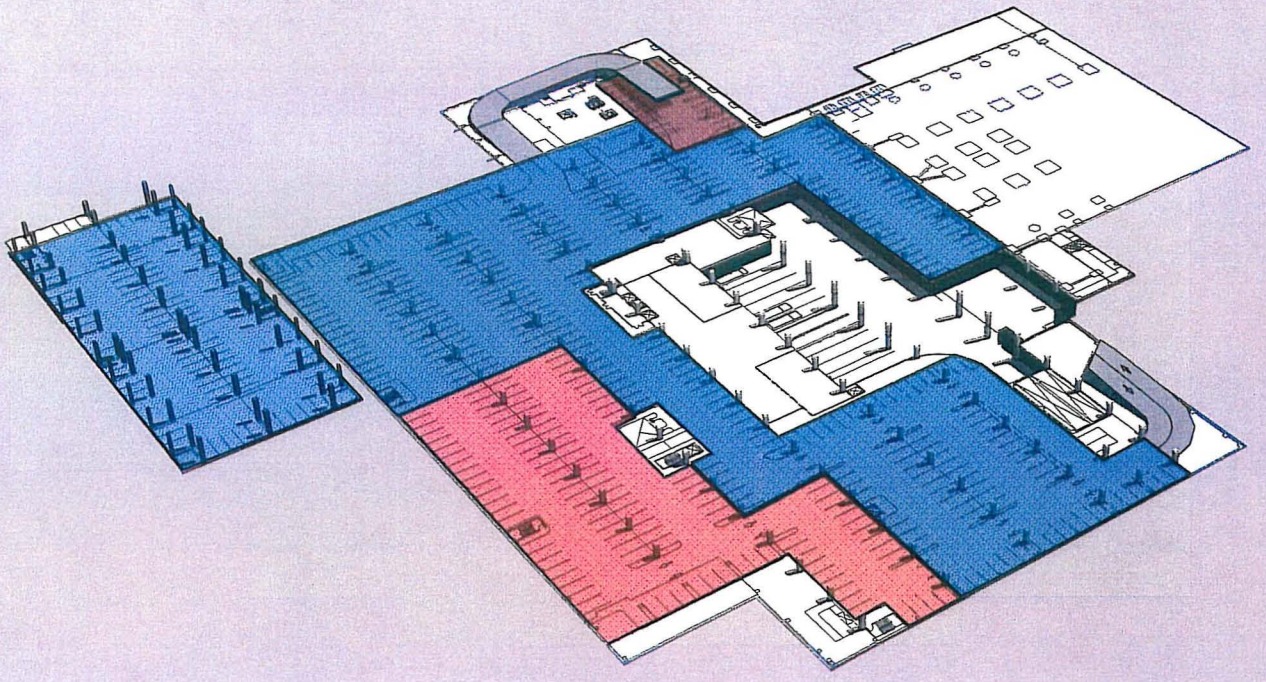
Below Grade Parking

B75-P3

RESIDENTIAL

RETAIL

OFFICE

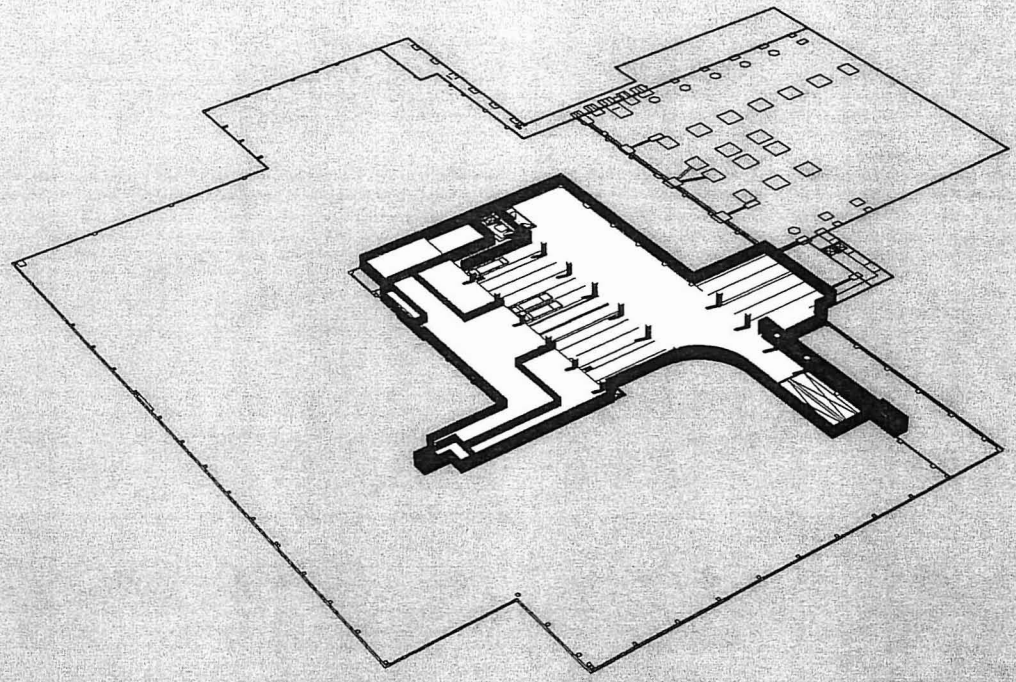


Below Grade Parking
B75-P4

RESIDENTIAL

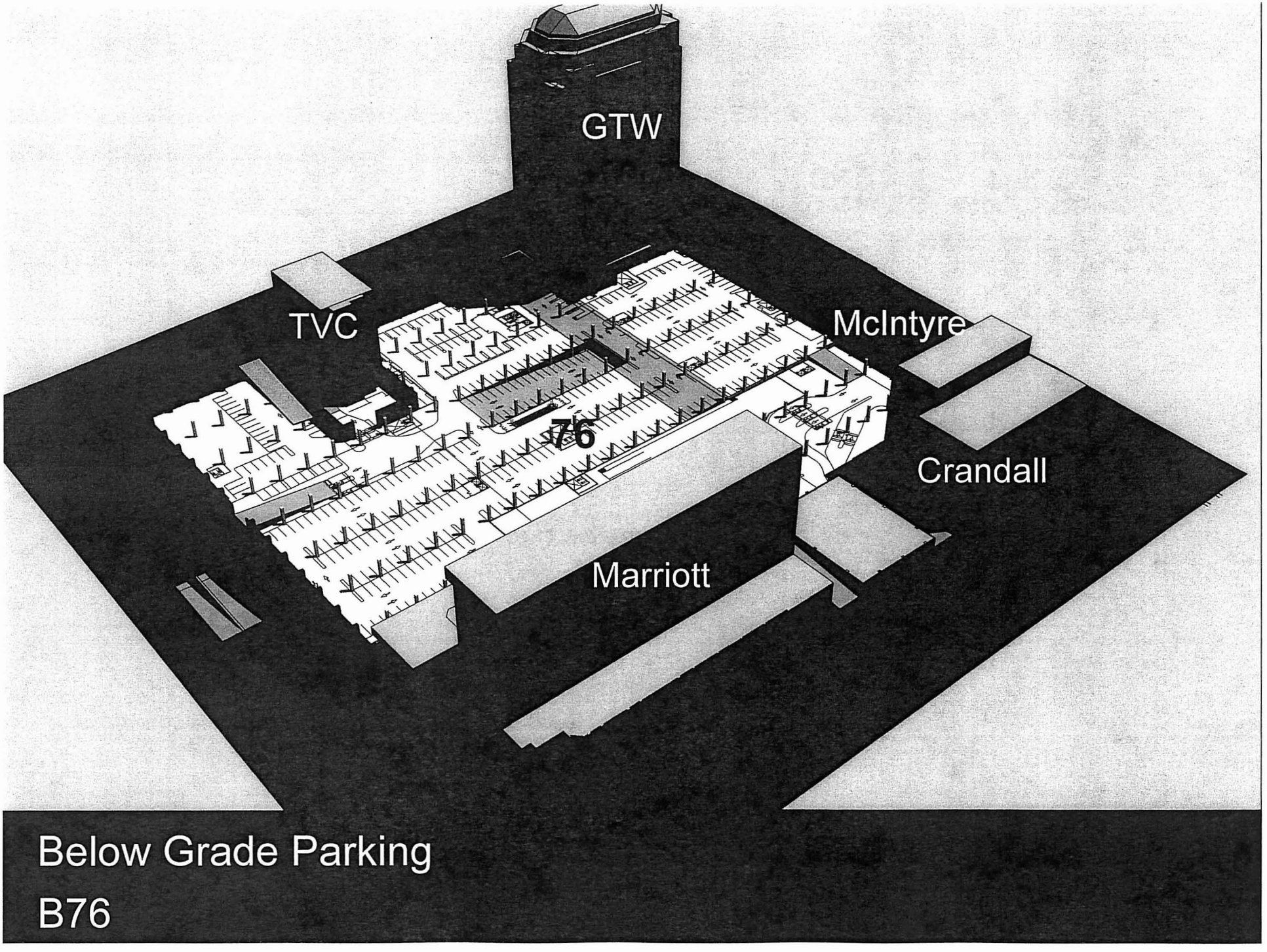
RETAIL

OFFICE



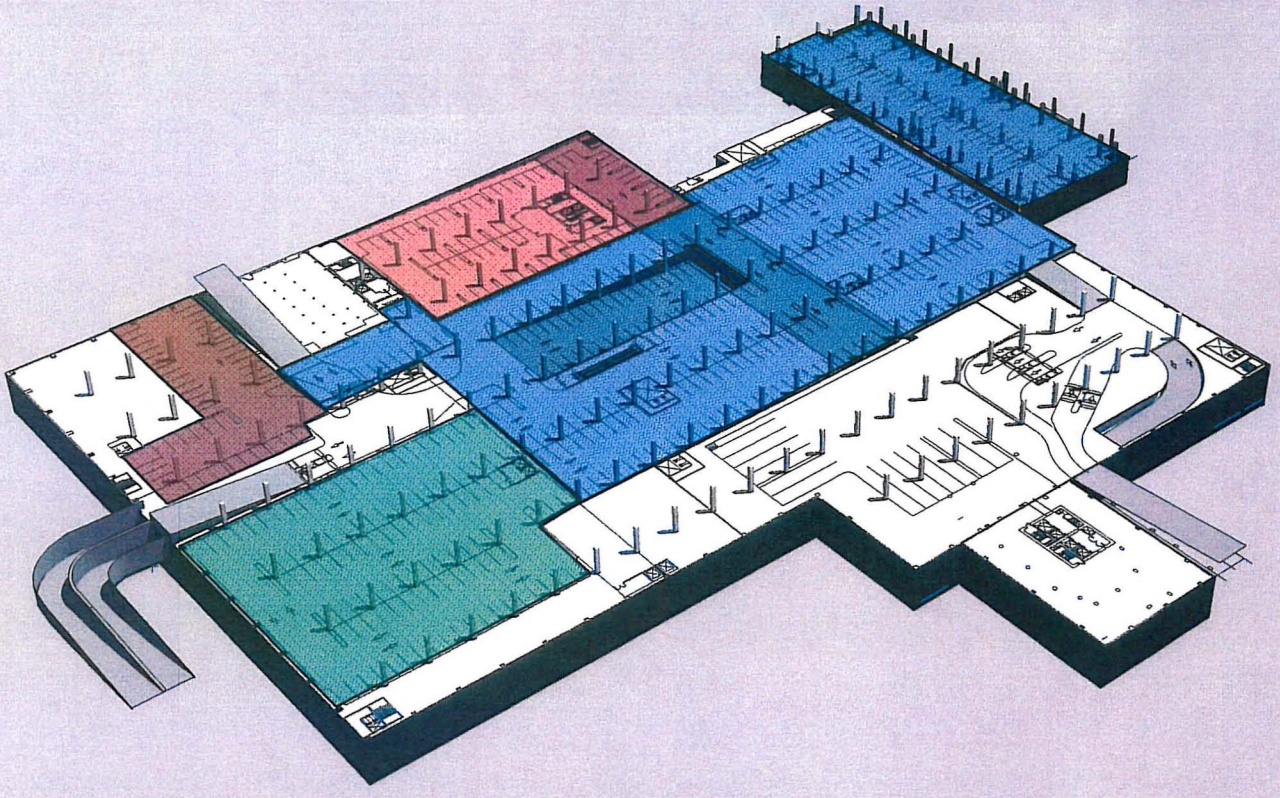
Below Grade Parking
B75-Dock

RESIDENTIAL
RETAIL
OFFICE



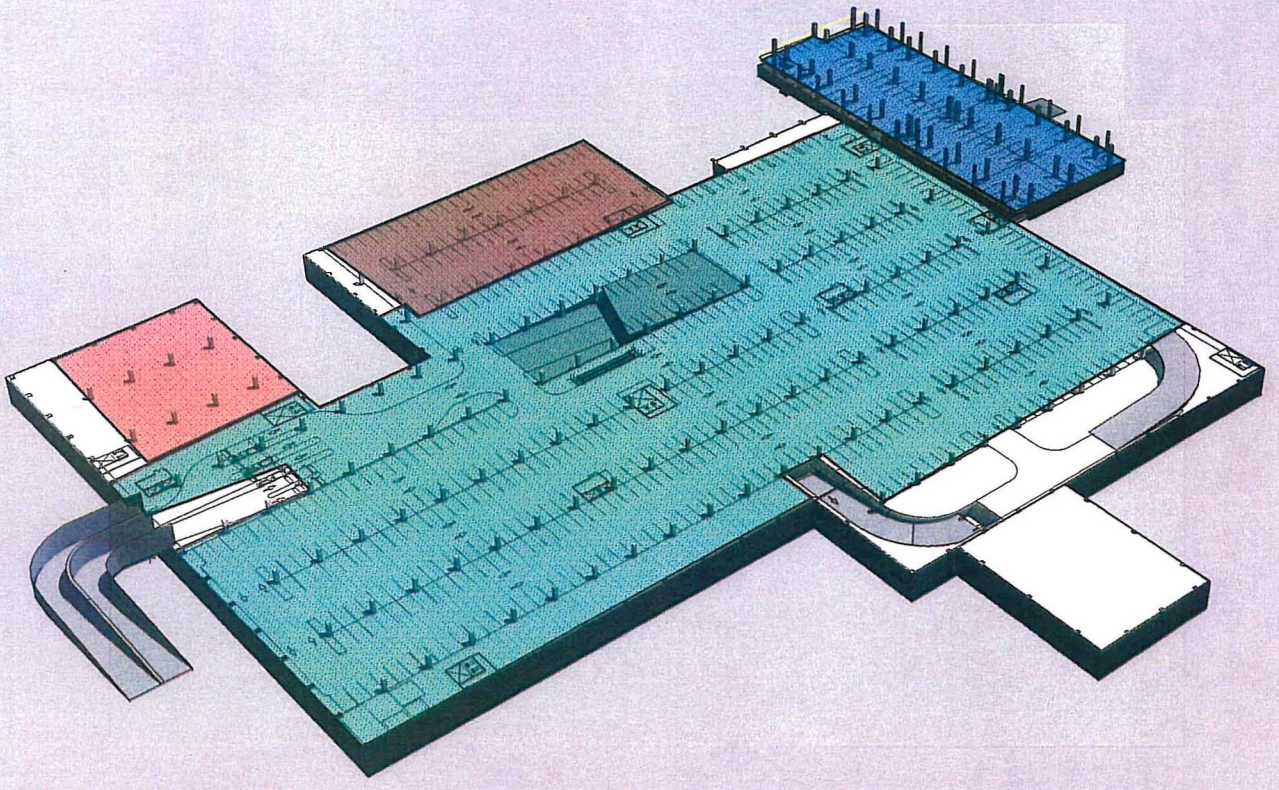
Below Grade Parking

B76



Below Grade Parking
B76-P1

RESIDENTIAL
RETAIL
OFFICE



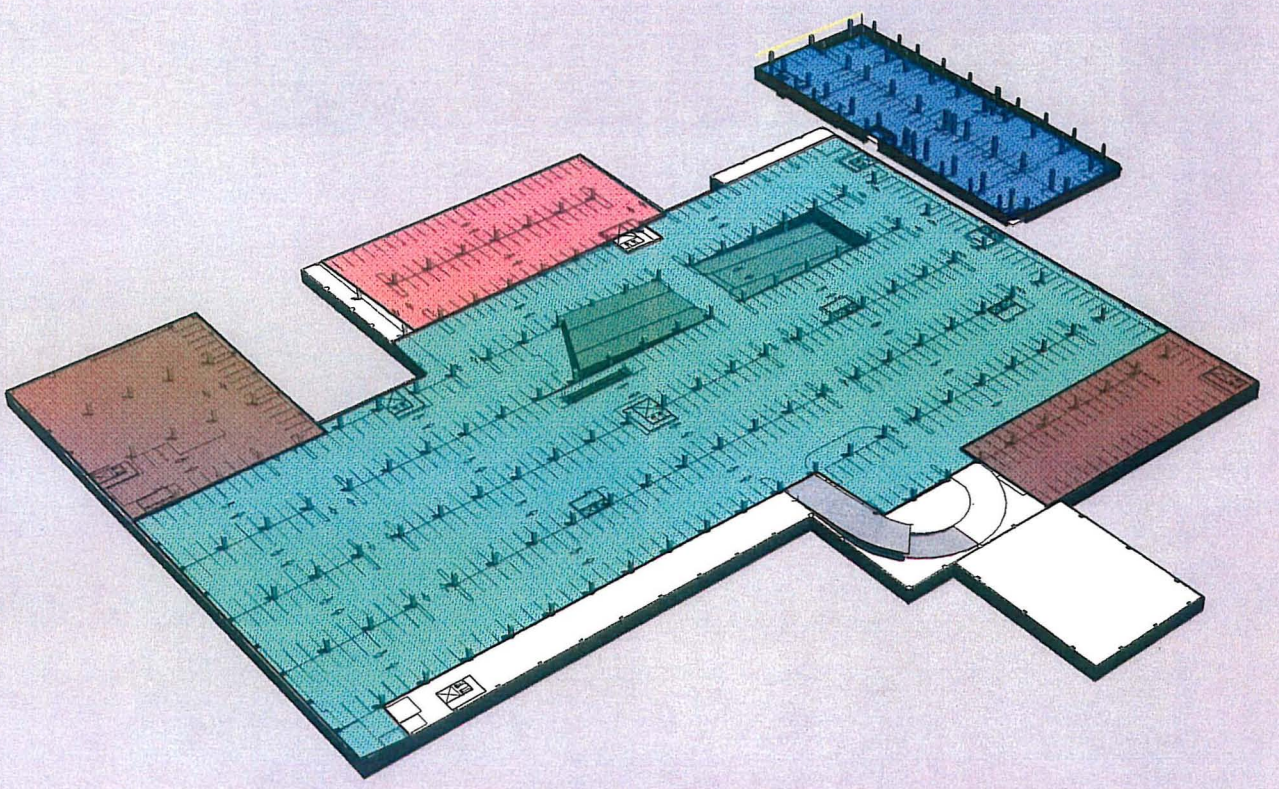
BELOW GRADE PARKING

B76-P2

RESIDENTIAL

RETAIL

OFFICE



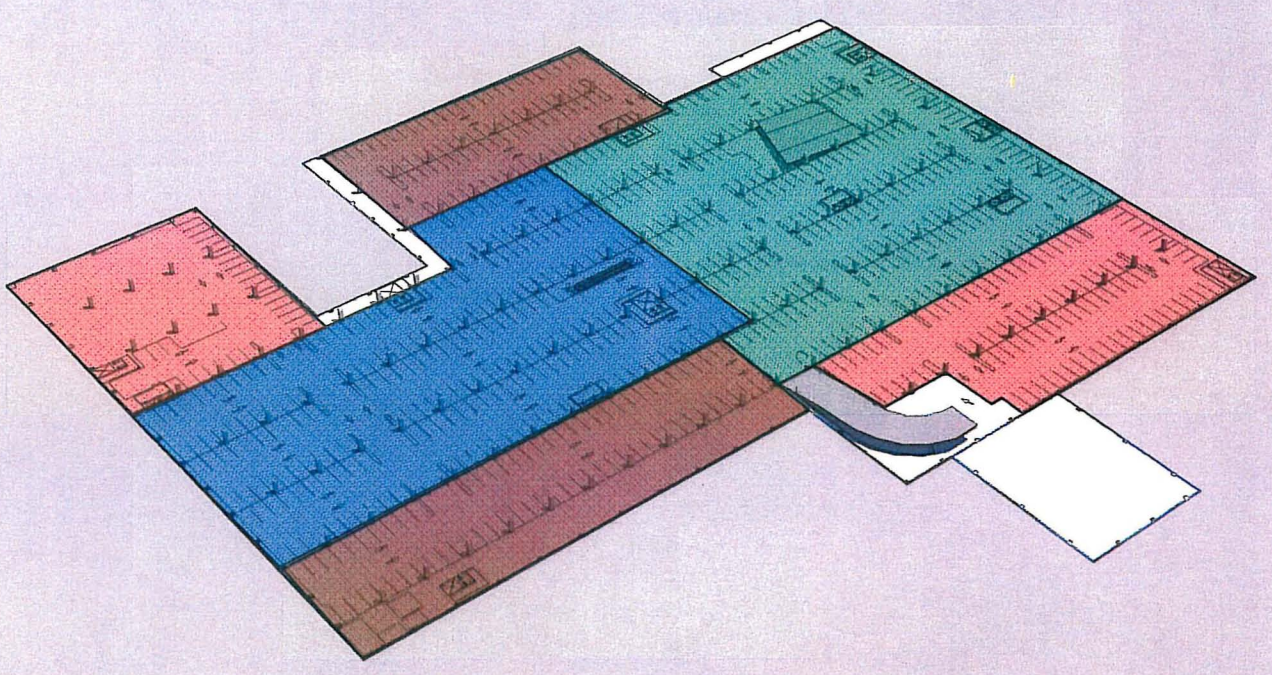
BELOW GRADE PARKING

B76-P3

RESIDENTIAL

RETAIL

OFFICE



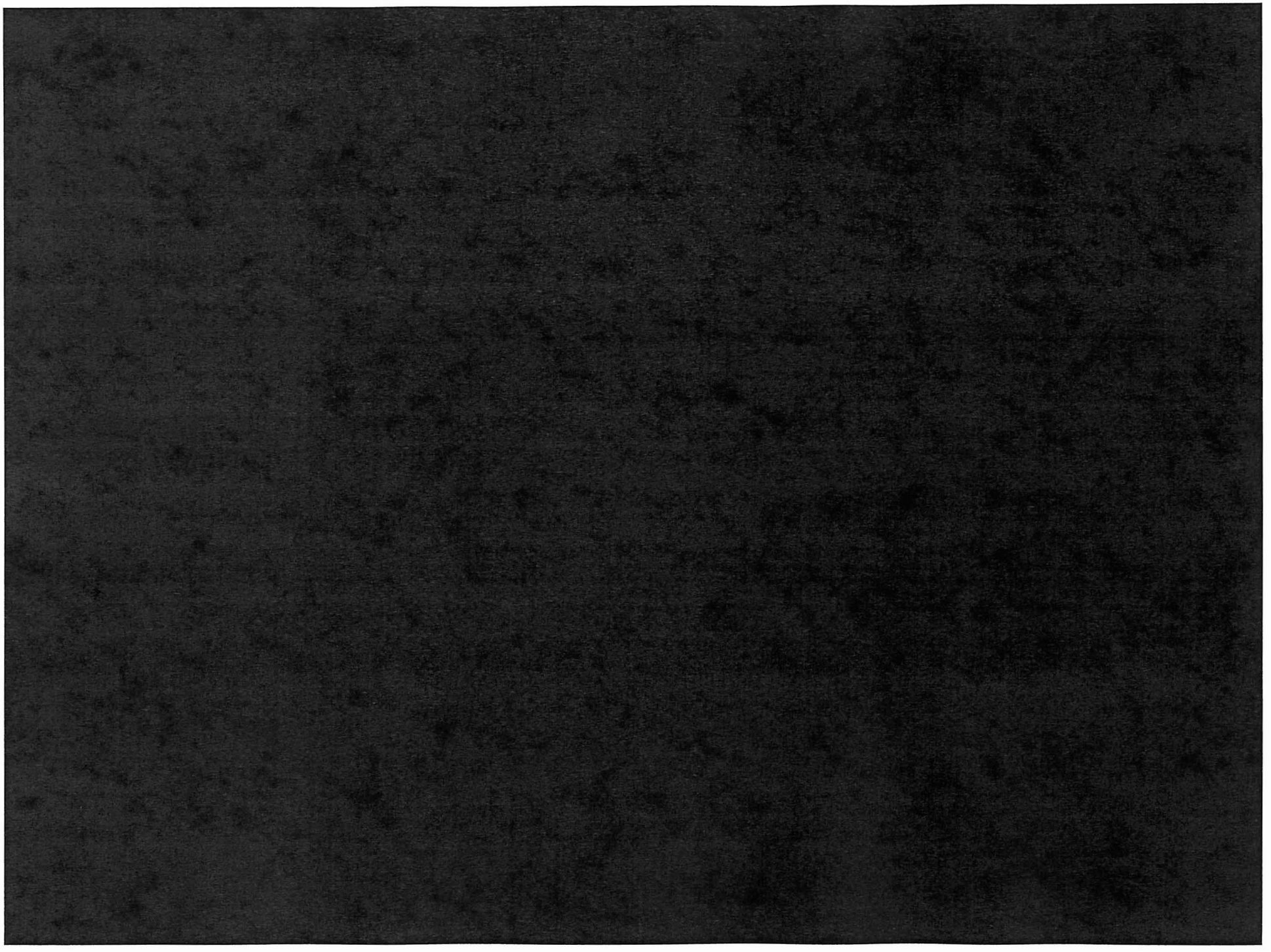
BELOW GRADE PARKING

B76-P4

RESIDENTIAL

RETAIL

OFFICE



Pedestrian Circulation System and Pedestrian Connector

PARTNERS/STAKEHOLDERS

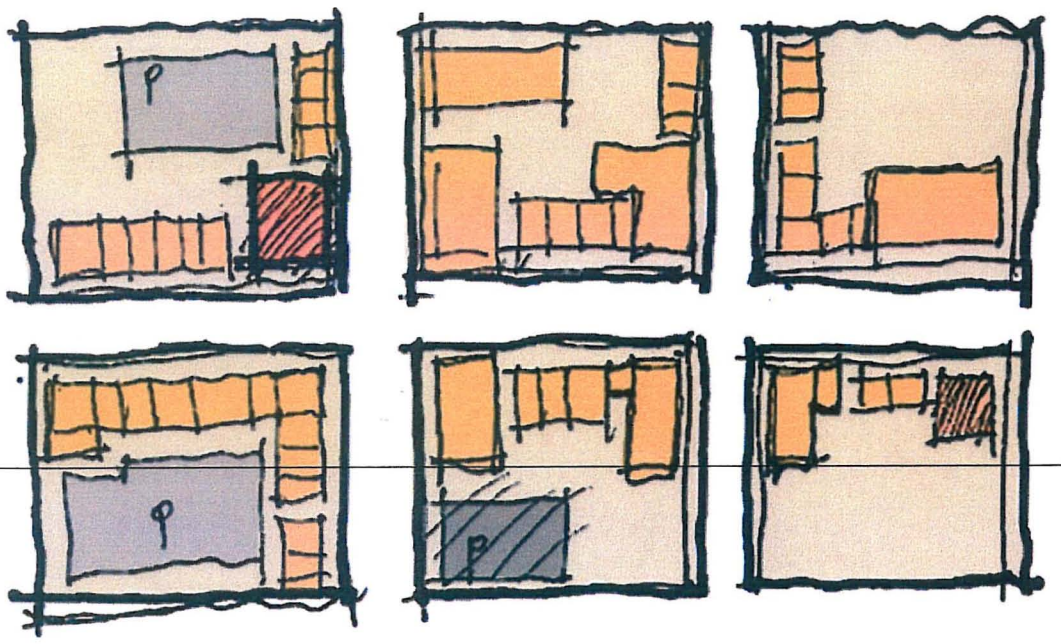
- PRI
- Taubman
- Nordstrom/Macy's
- Specialty Shops
- Salt Lake Community
- Central Business District/Adjacencies
- Once In A Lifetime Opportunity

- Callison Architects, Seattle, WA and Santa Monica, CA
- Zimmer Gunsul Frasca Partnership Architects, Portland, OR
- FFKR Architects, Salt Lake City, UT
- SWA Landscape Architects, San Francisco, CA
- Walker Parking Consultants, Boston, MA and Indianapolis, IN
- JPRA Architects, Farmington Hills, MI
- BKBC Architects, Walnut Creek, CA
- Hobbs & Black Architects, Ann Arbor, MI
- GBS Architects, Portland, OR
- Skidmore Owens & Merrill Architects, San Francisco, CA

RETAIL DESIGN PRINCIPLES

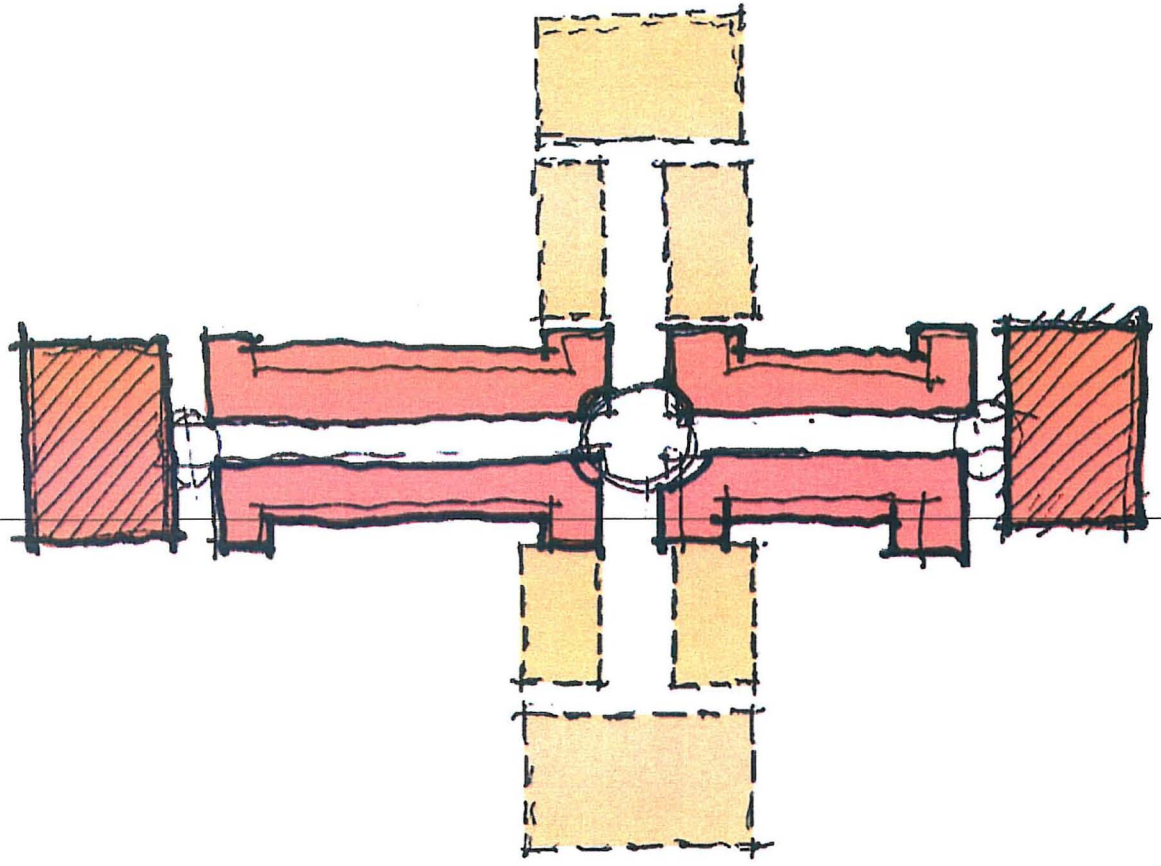
- Department stores (2-3) to create destination/regional draw
- Contiguous “critical mass” of retail specialty shops / flexibility
- Great sight lines from both levels of the retail street
- Comfortable walking distances
- Convenient vertical transportation
- Bring as many customers passed as many retailers as possible on any given visit

RETAIL HISTORY/EVOLUTION



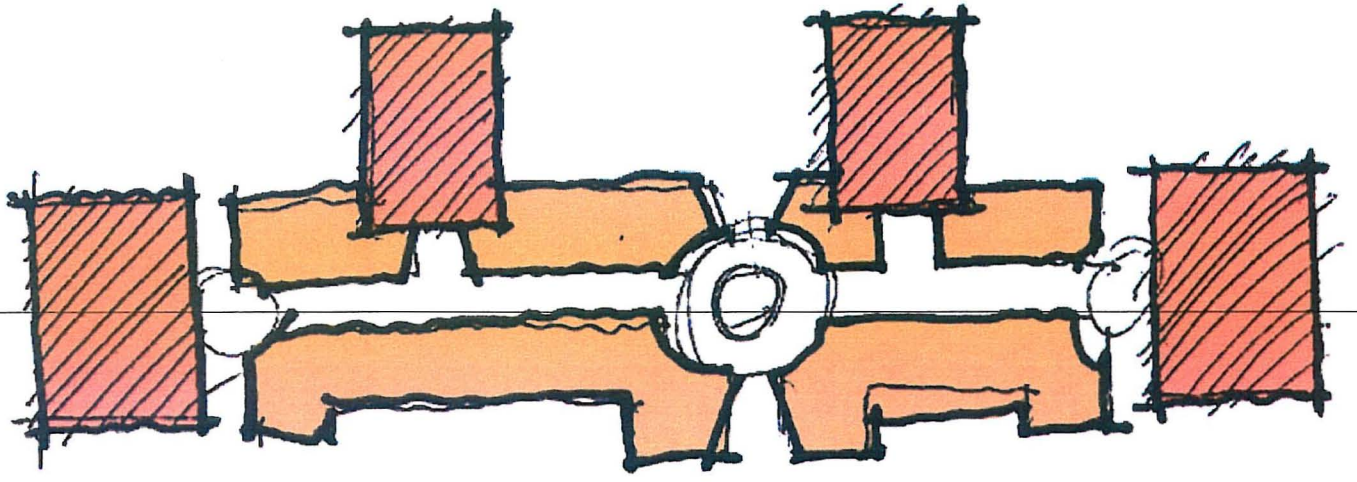
Downtown Retail Model

(Before Suburban Mall)



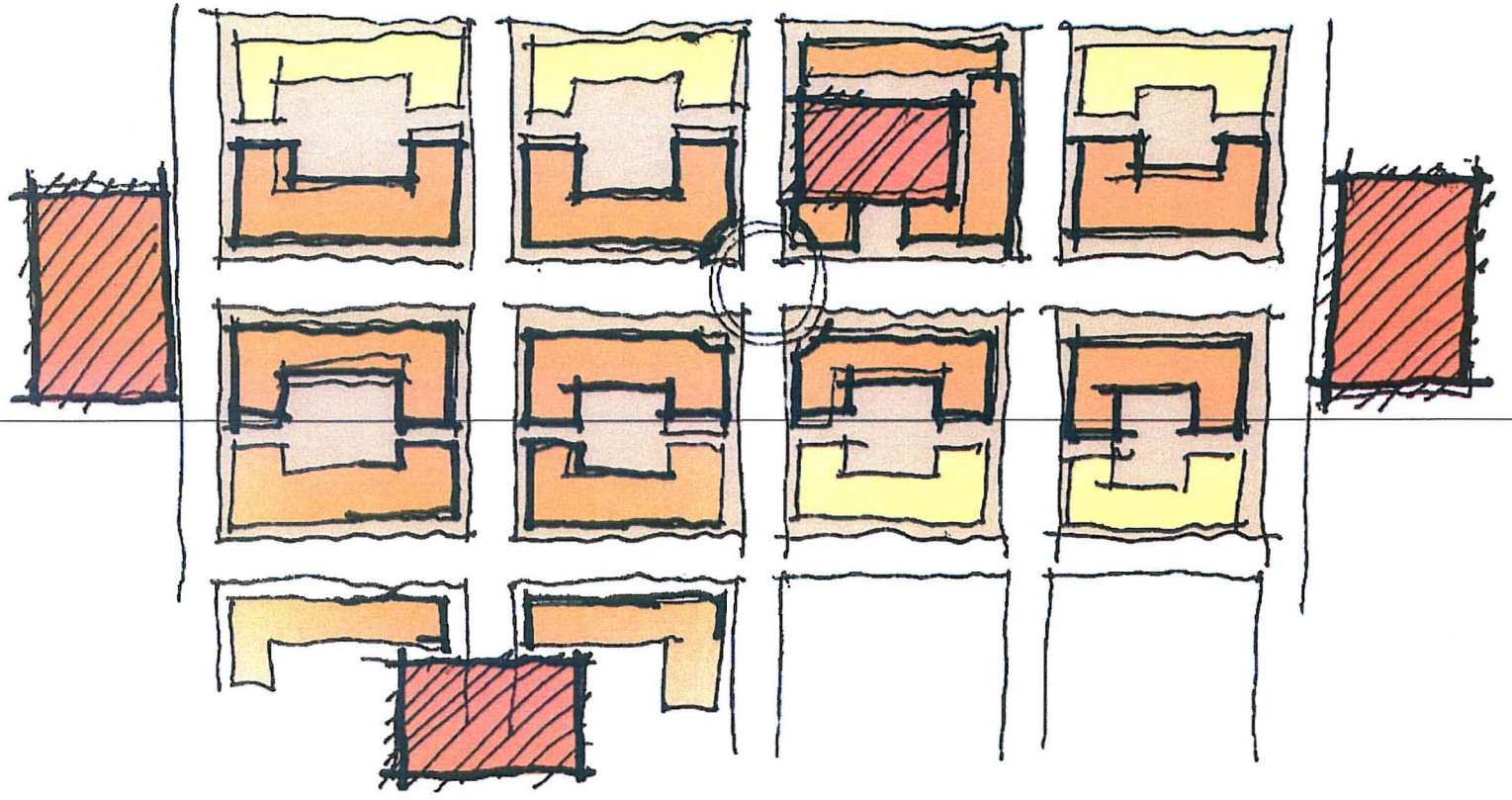
Suburban Retail Model

(One Level Retail "Street")



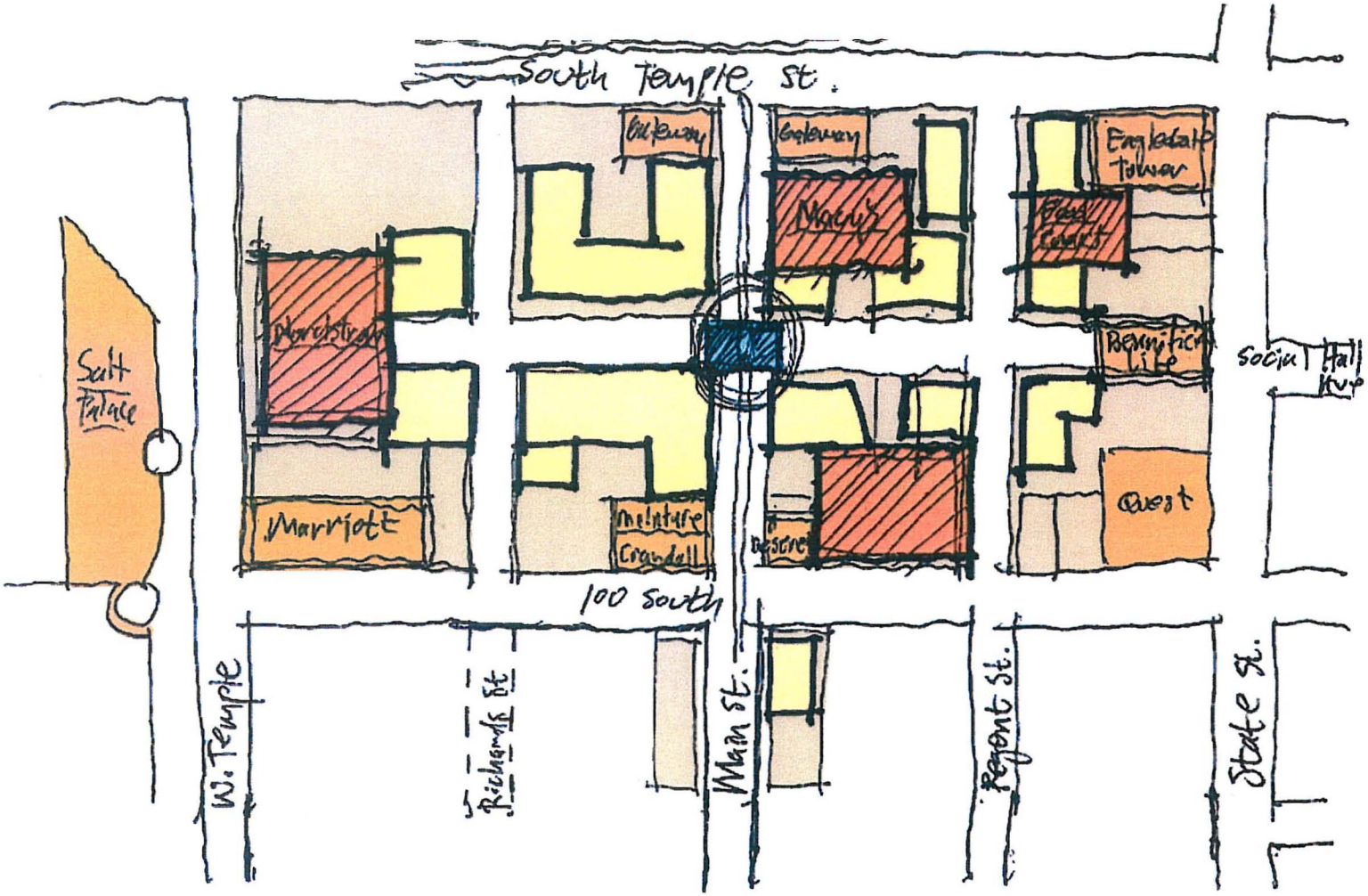
Suburban Contemporary Retail Model

(Two Level Retail “Street”/Vertical Loop)



New Urbanist Contemporary Grid

(One Level Retail “Street”)



Redevelopment/Urban Infill Grid

(Two Level Retail "Street")

East/West Building Cross Section

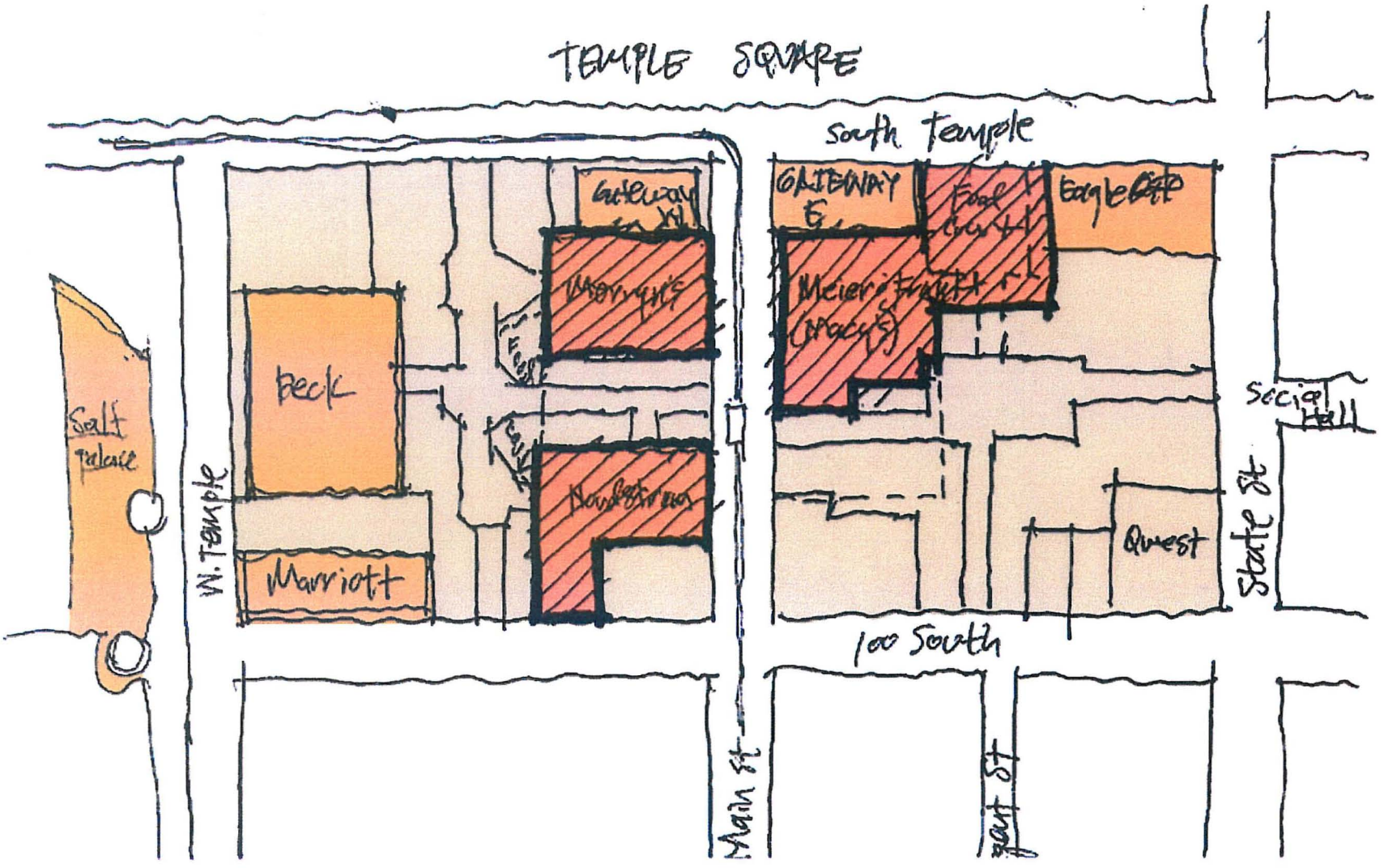
(Two Level Retail "Street" with Pedestrian Bridge)

URBAN DESIGN GOALS

- Integrate into City grid creating multiple links to Main Street
- Respect existing sight lines
- Enliven Main Street and adjacent streets in the Retail Overlay District/CBD
- Create stronger connectivity with new and existing office, residential and adjacent uses
- Open up blocks
  - Create porosity, new vistas and sight lines
  - Create smaller blocks, shorter walking distance
  - Easy access to Main Street and adjacent streets
- Strengthen connectivity/remove physical barriers

SITE ANALYSIS

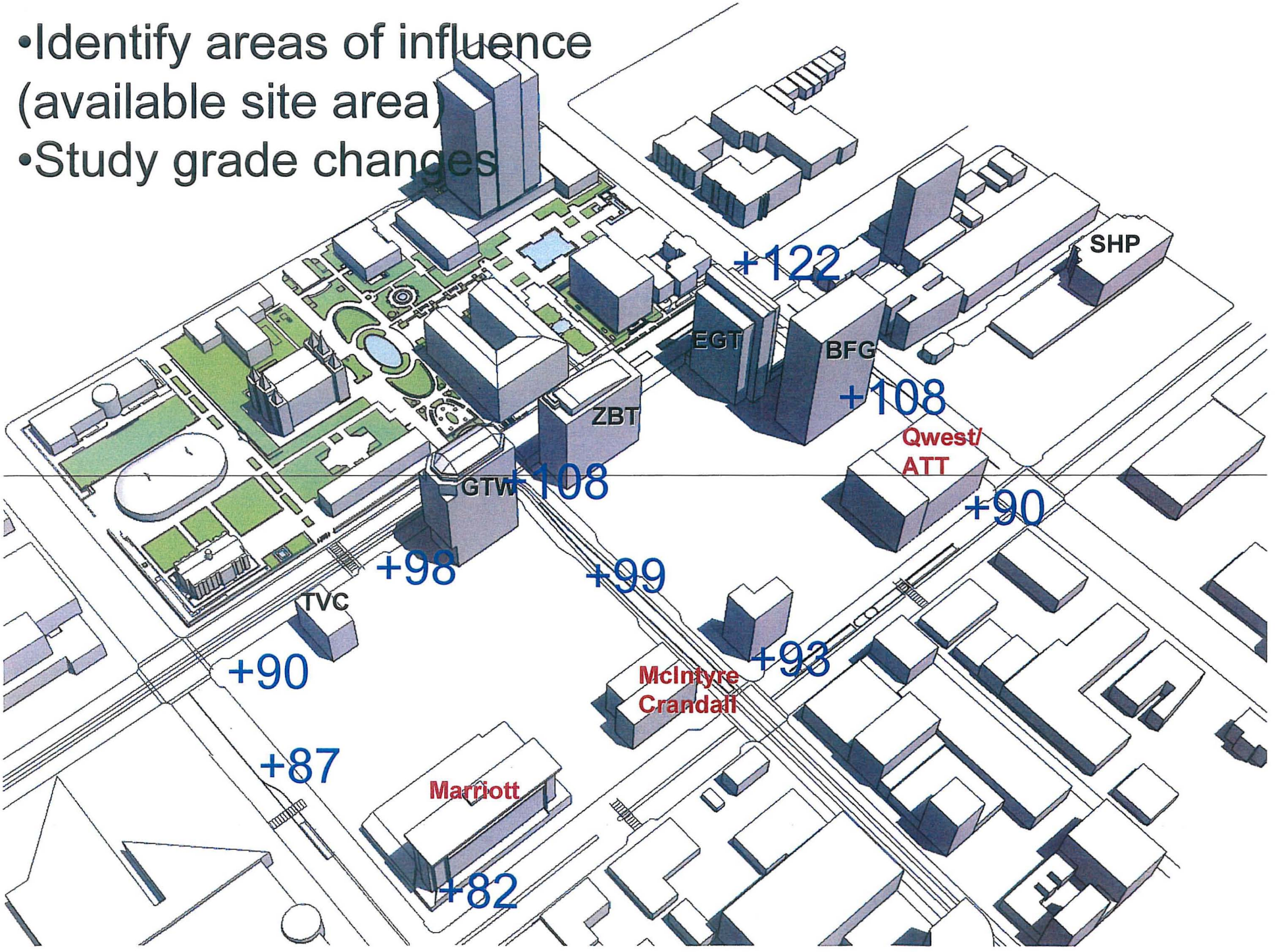
- Existing conditions
- Adjacencies
- Understand why Main Street isn't thriving
  - Department Stores not synergistic with specialty shops
  - Acts as two separate centers vs. one contiguous retail experience
  - Difficult to access from all sides
  - Not pedestrian friendly/too many dead ends
  - Does not promote East/West pedestrian movement/connectivity



Existing Conditions

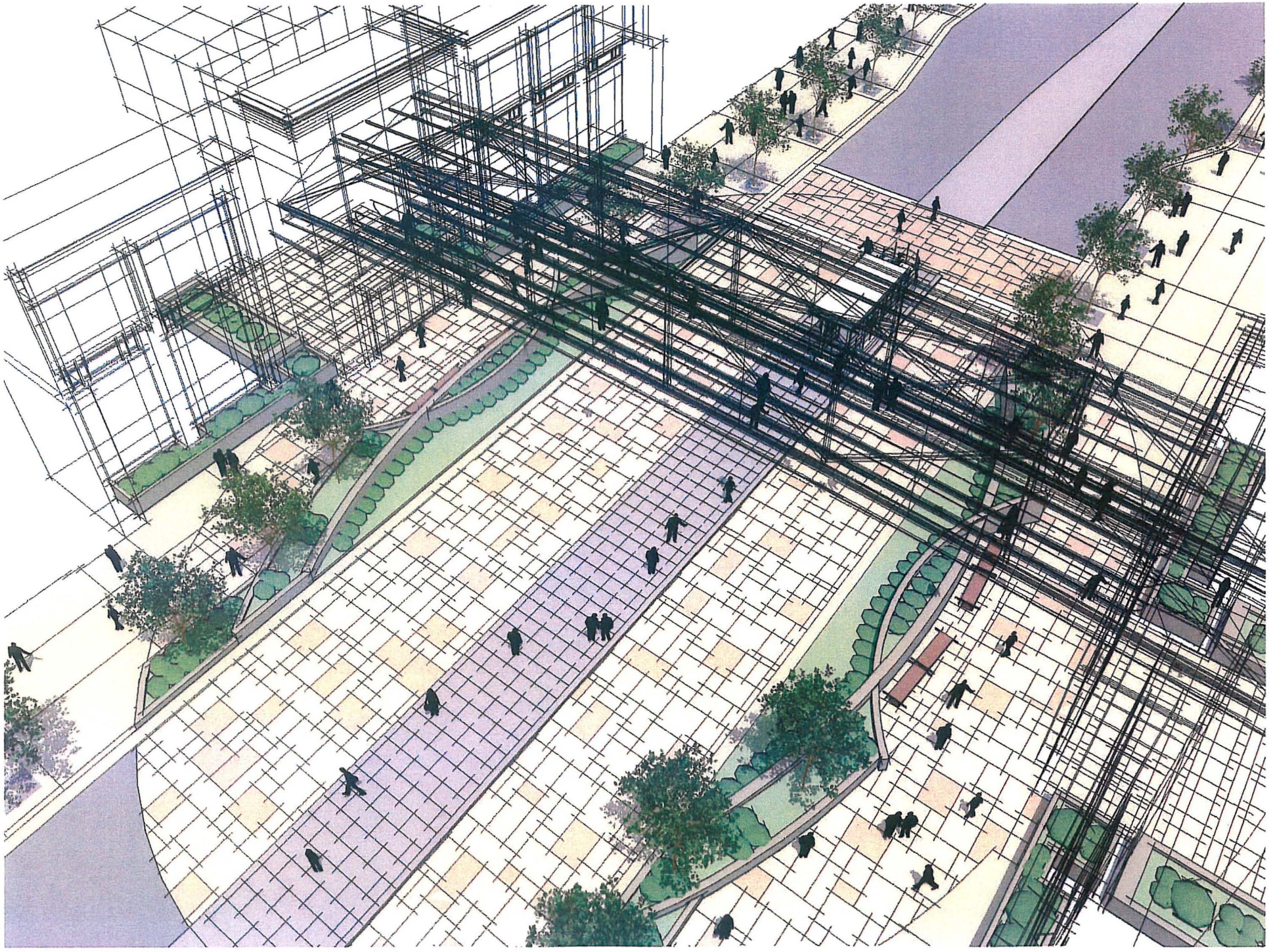
SITE DESIGN

- Identify areas of influence (available site area)
- Study grade changes

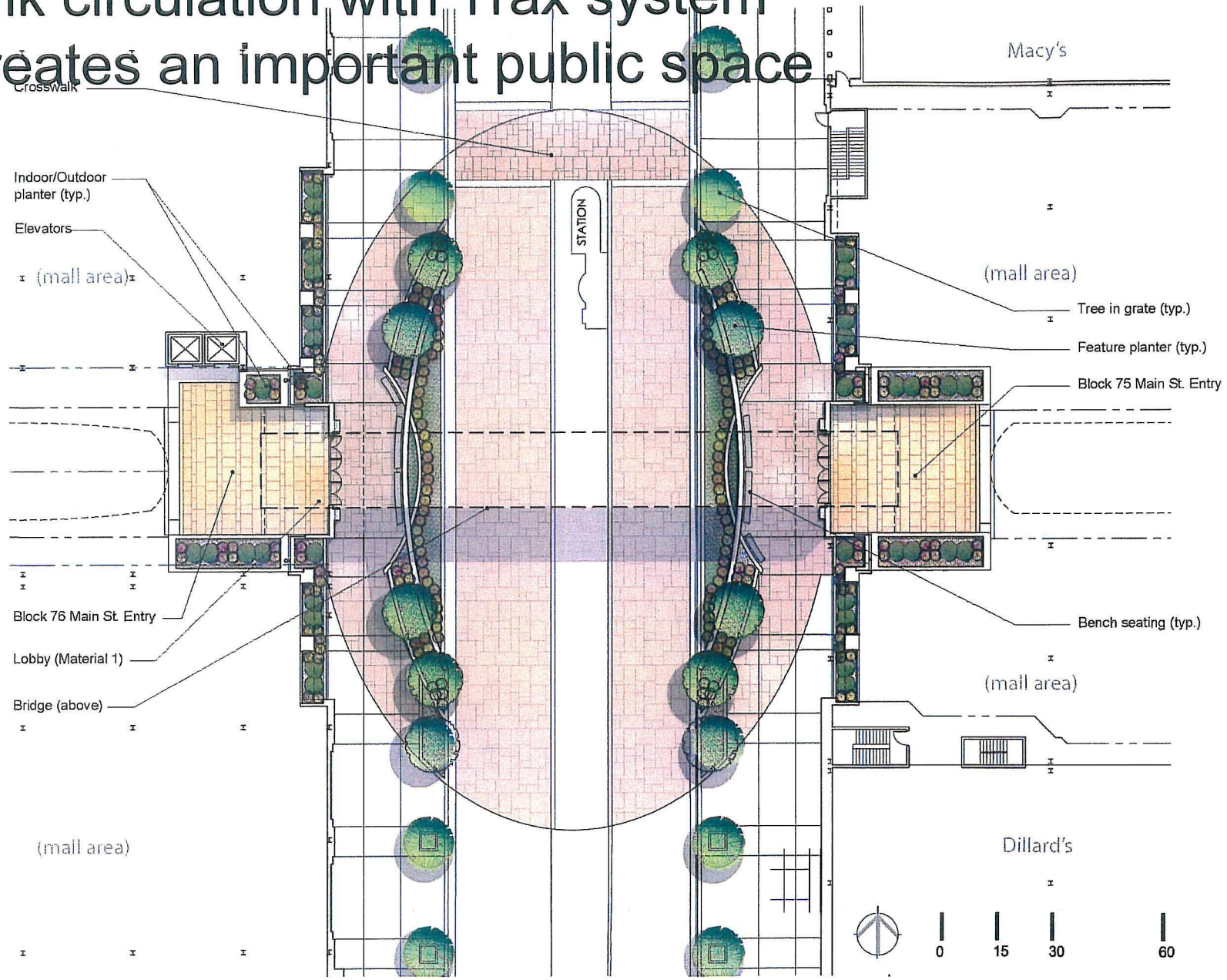


- Optimize department store locations

- Identify specialty retail shop opportunity
- Identify Main Street restaurant and retail opportunities
- Create synergy between both blocks

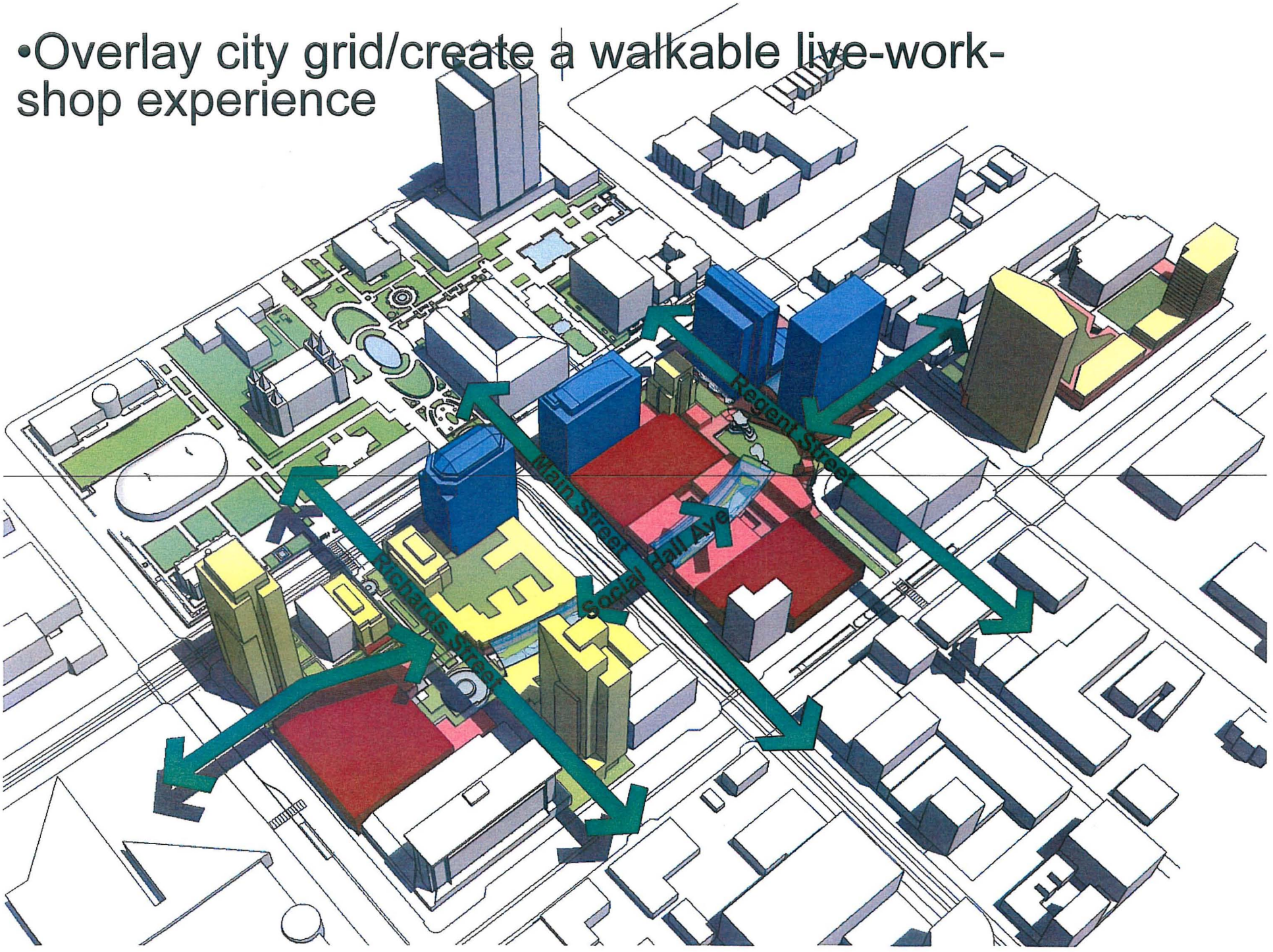


- Link circulation with Trax system
- Creates an important public space

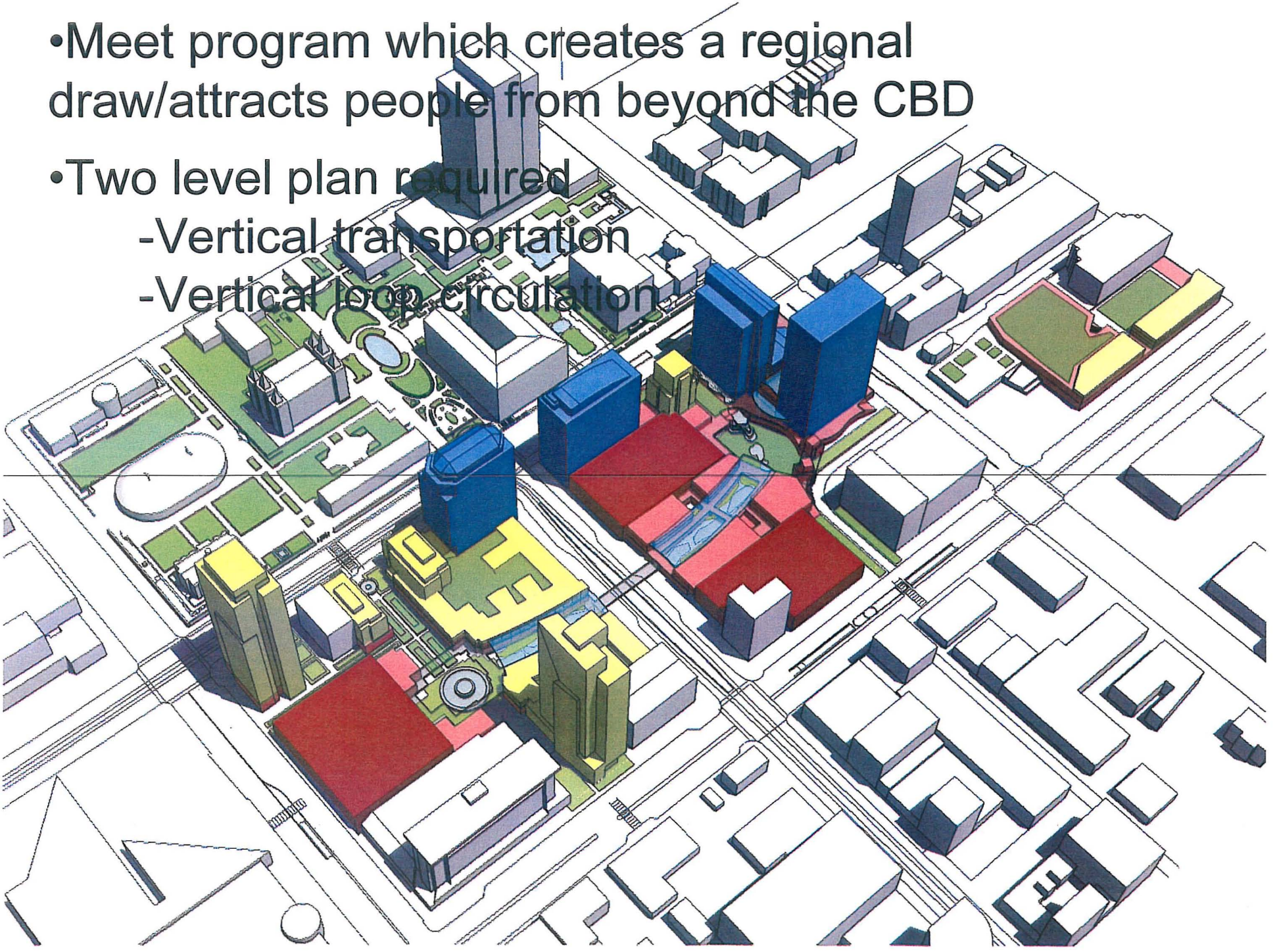


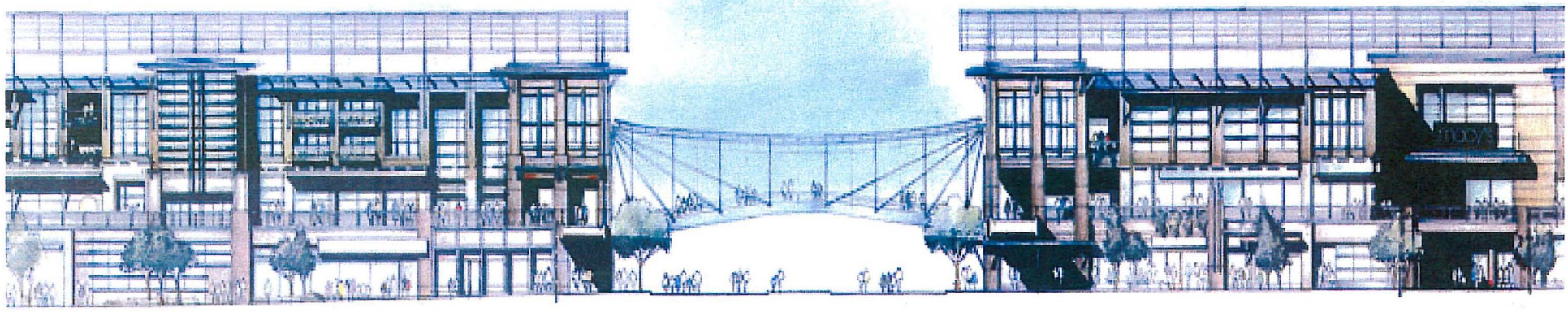
Connection over Main Street is critical
-Multiple options for pedestrian entrances
-Create large open civic spaces
-Acts as the conduit to the mixed-use components

•Overlay city grid/create a walkable live-work-shop experience

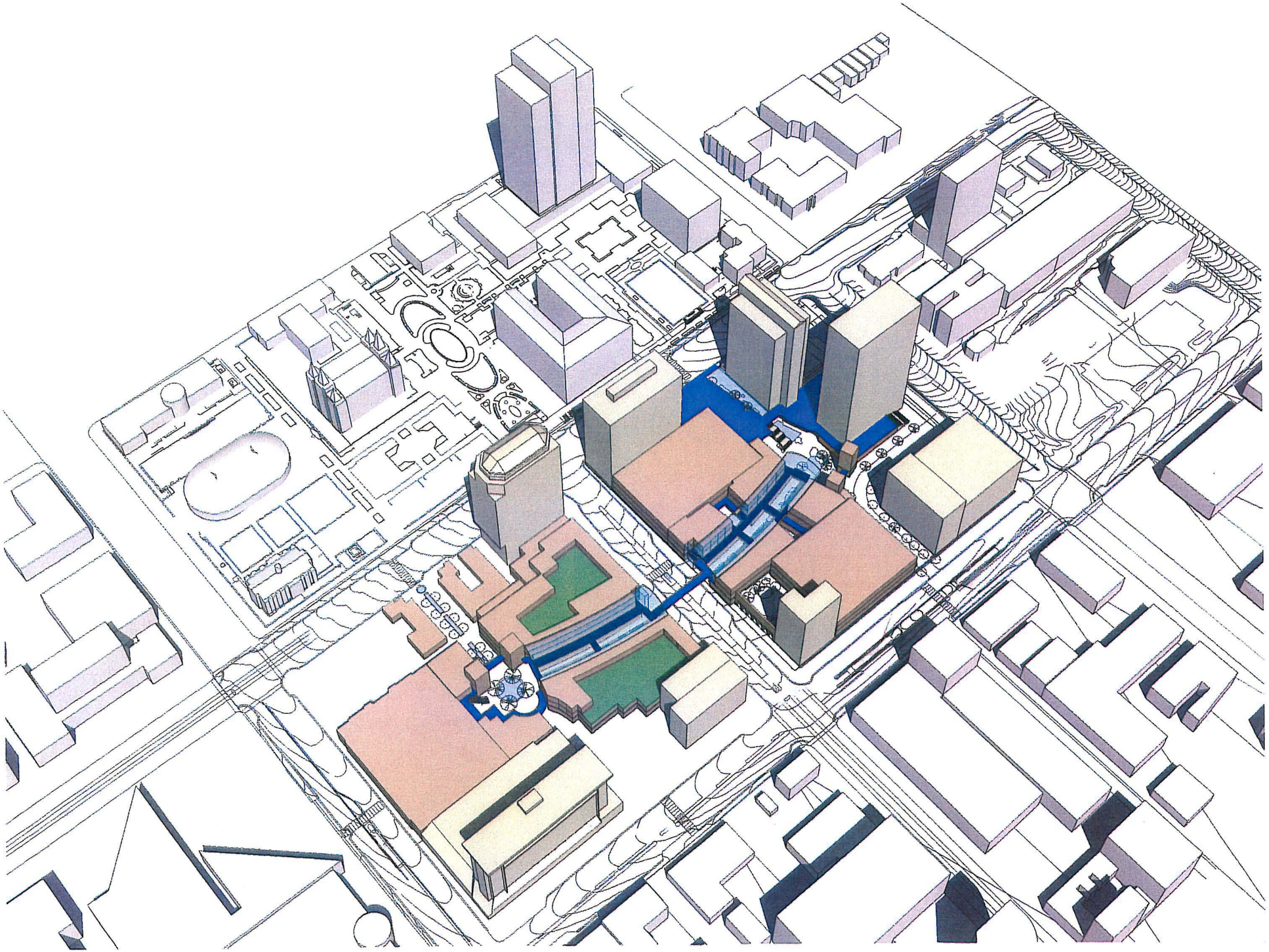


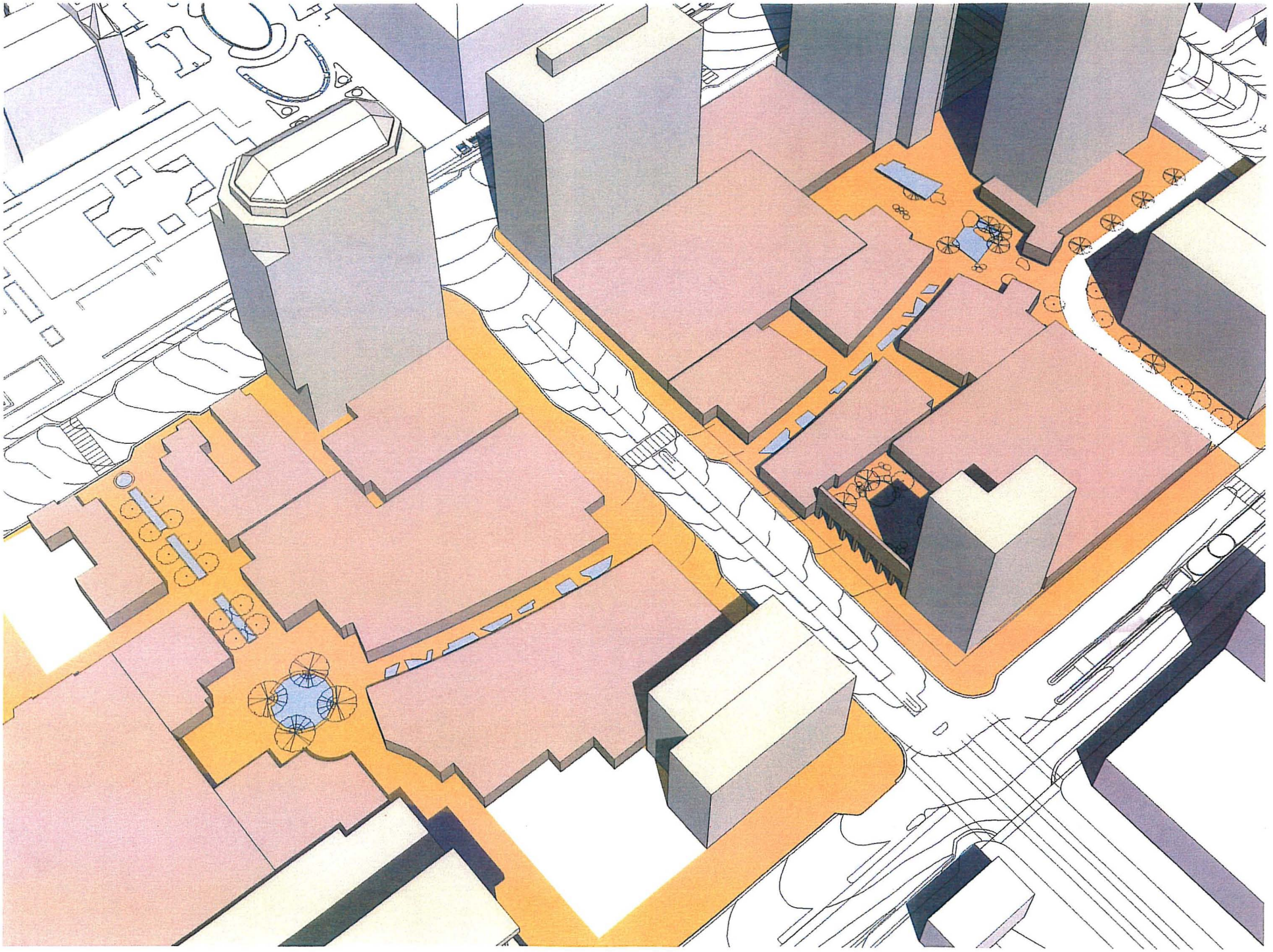
- Meet program which creates a regional draw/attracts people from beyond the CBD
- Two level plan required
  - -Vertical transportation
  - -Vertical loop circulation

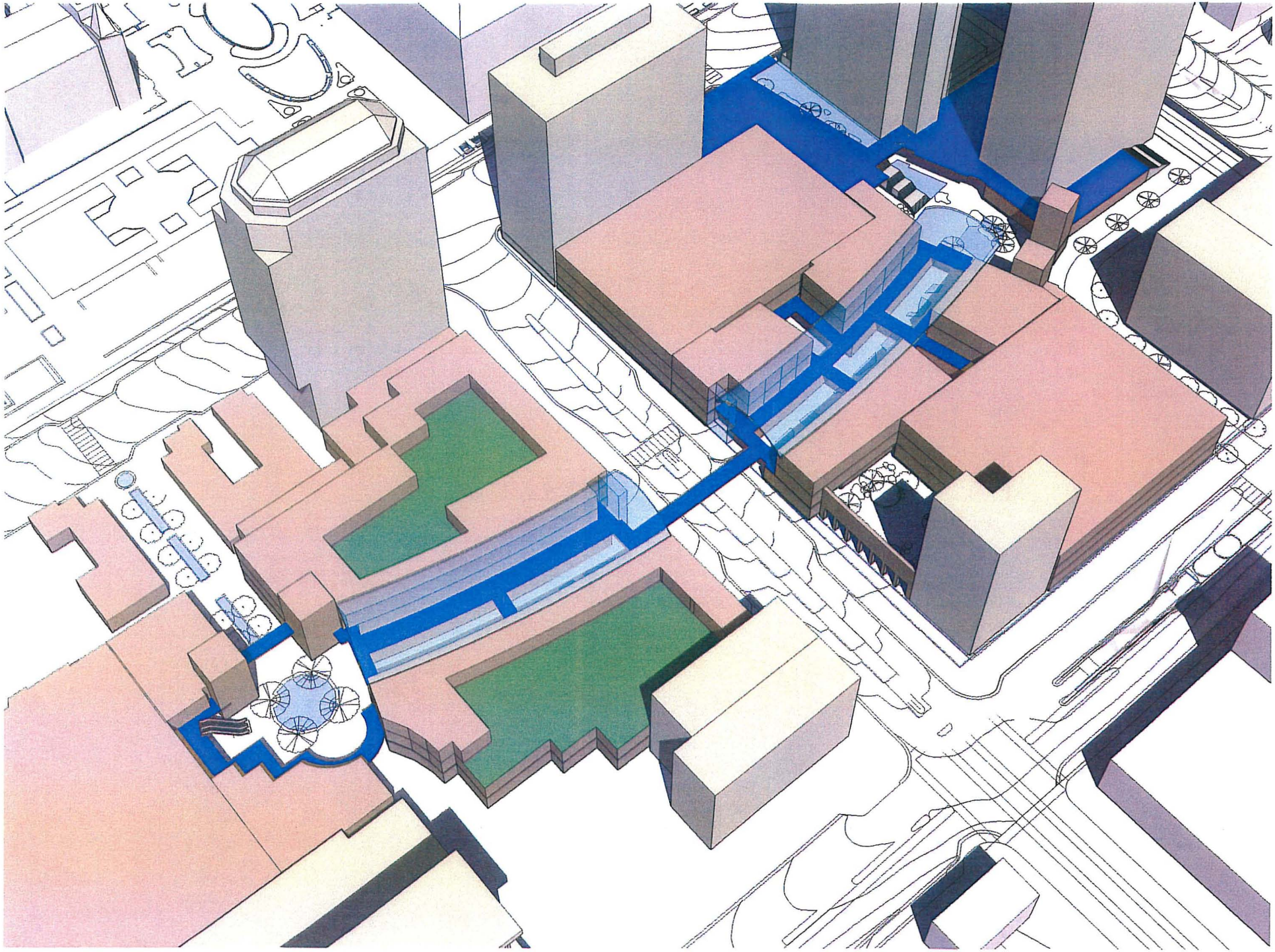




Big
Brothers
Big
Sister.

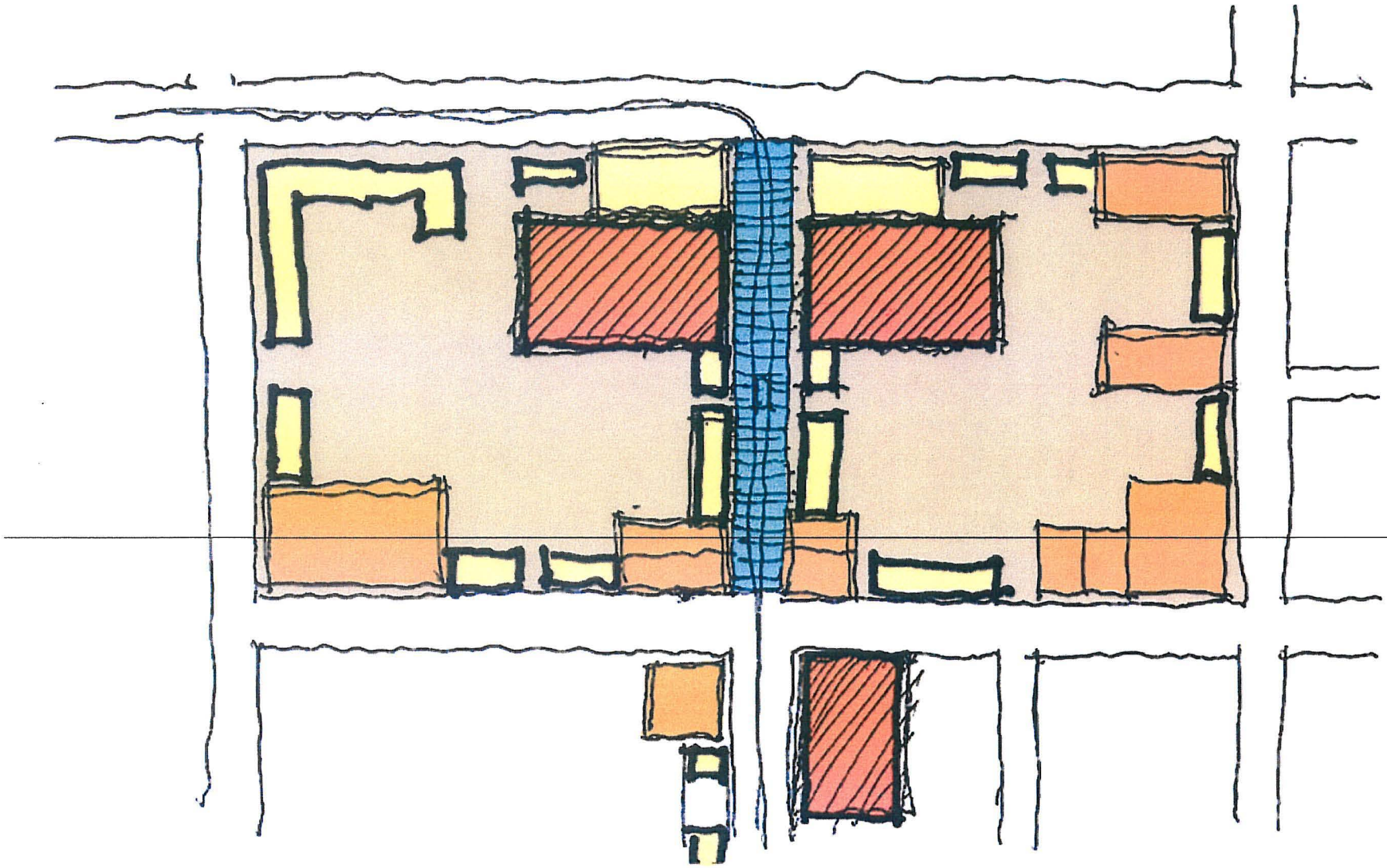






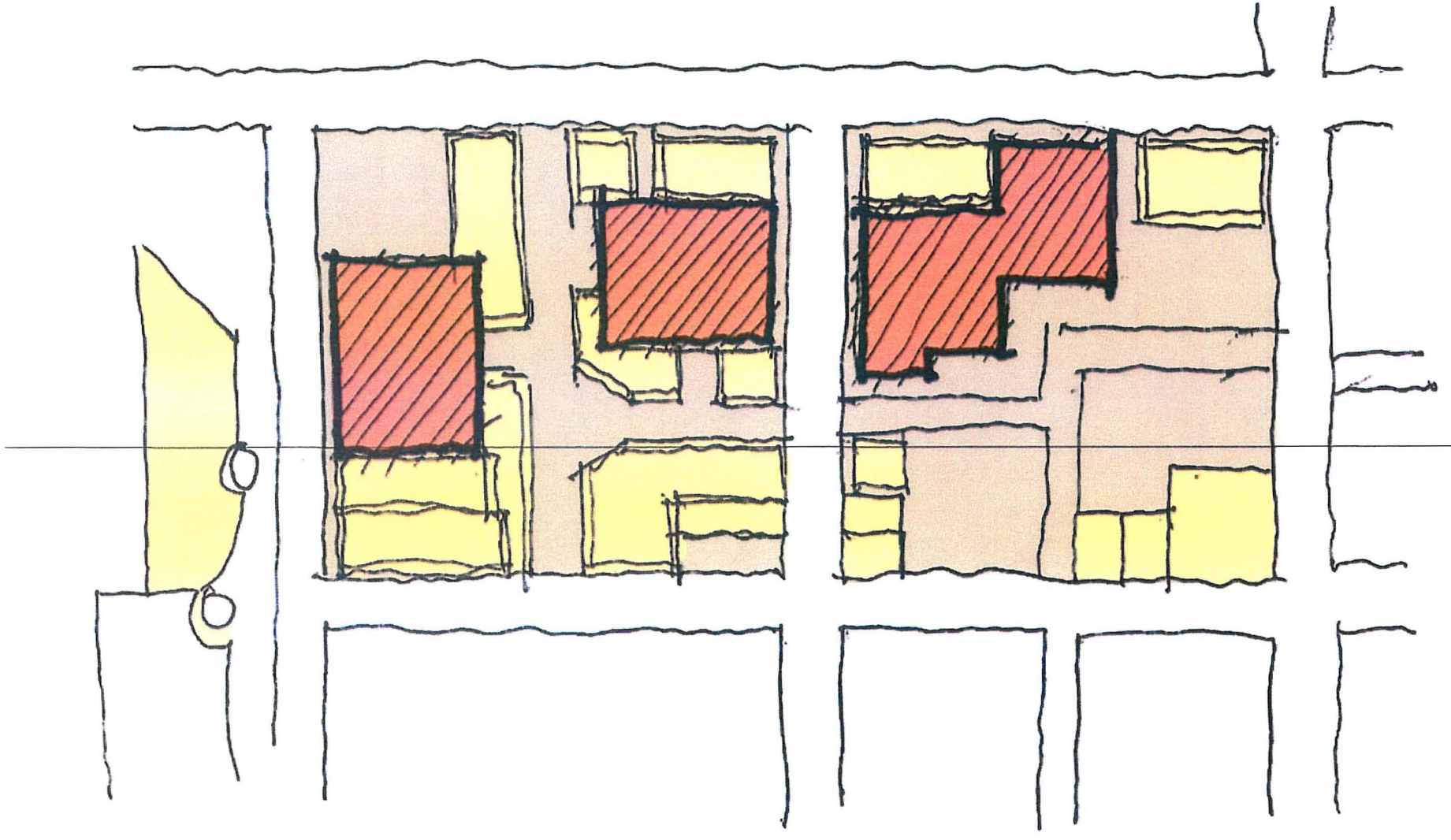
ALTERNATES CONSIDERED

- Close Main Street
- One level retail
- Block 76 only
- Block 76 and Block 69 south of 100 South
- Underground tunnel connection



Close Main Street

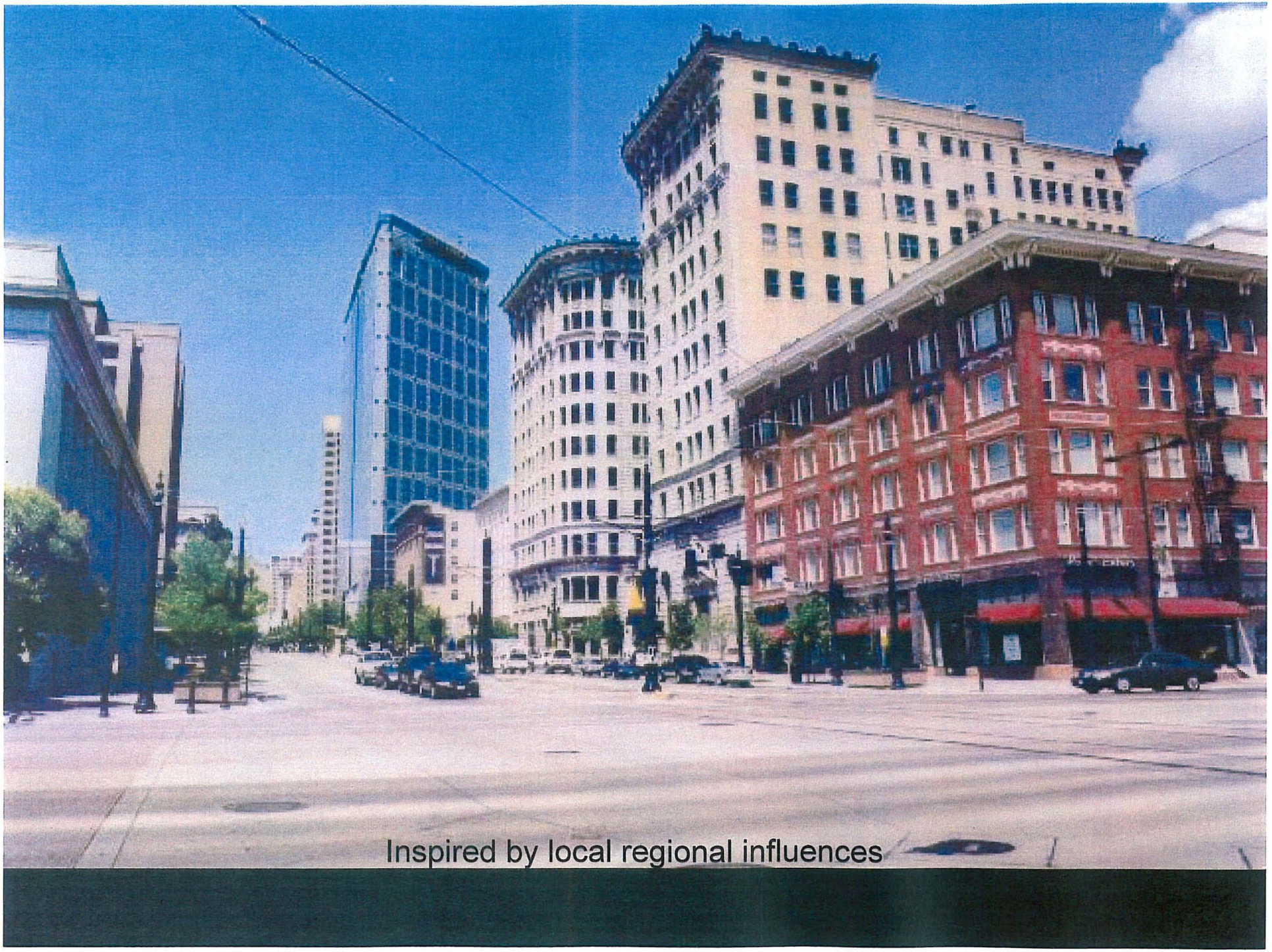
(One Level Retail "Street")

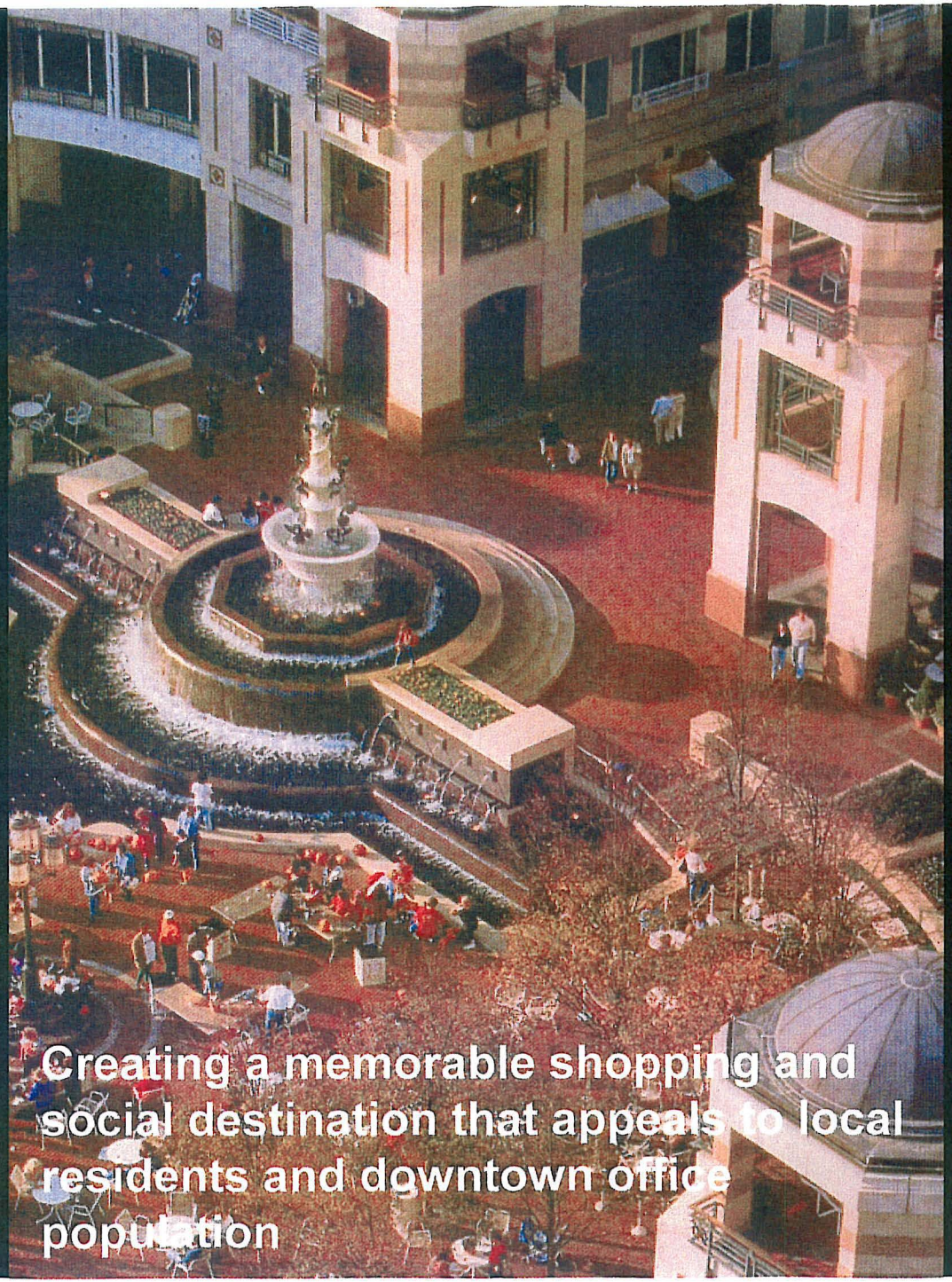


Primary New Retail on Block 76

(Lacks Critical Mass)

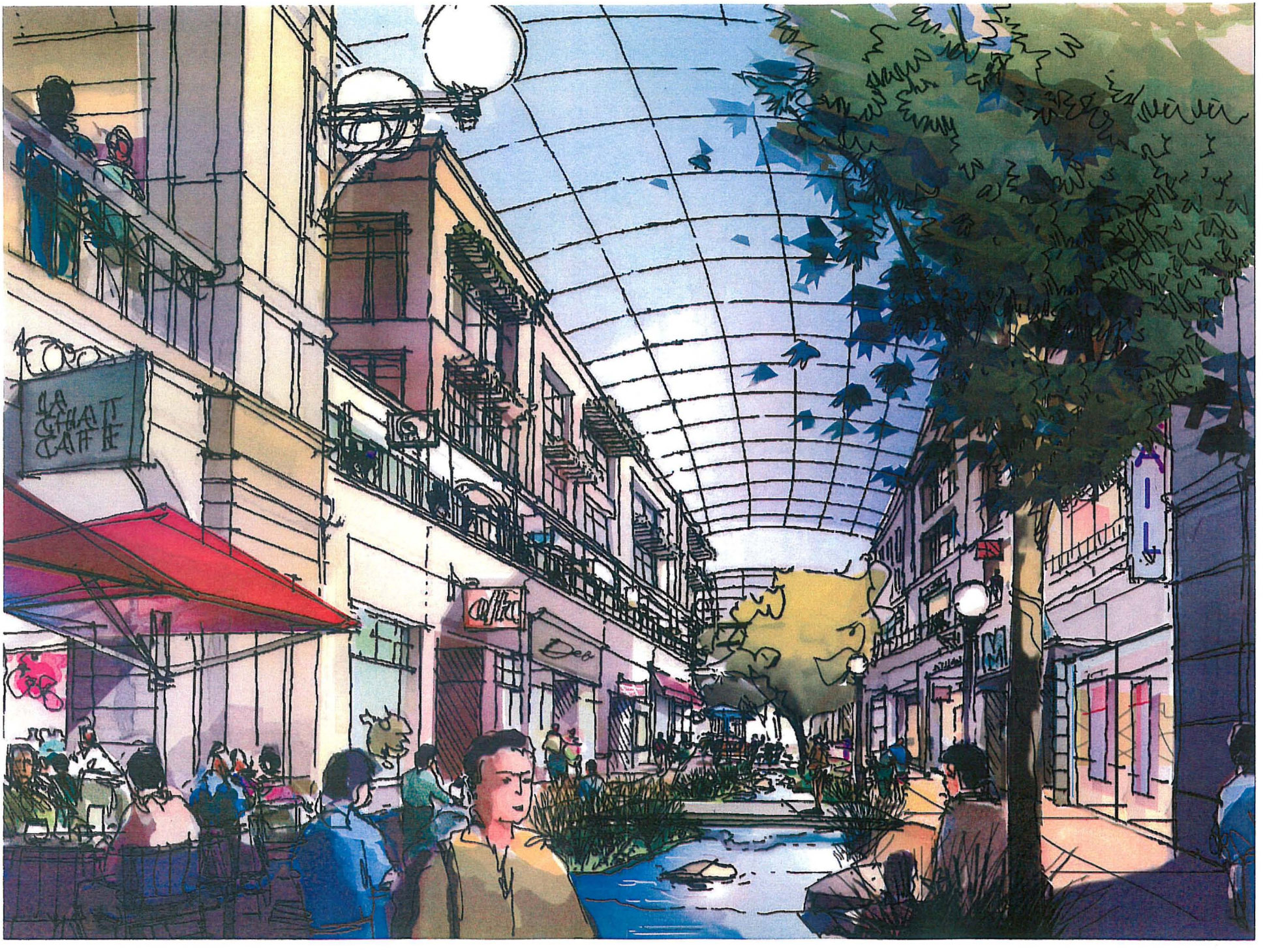
ARCHITECTURE

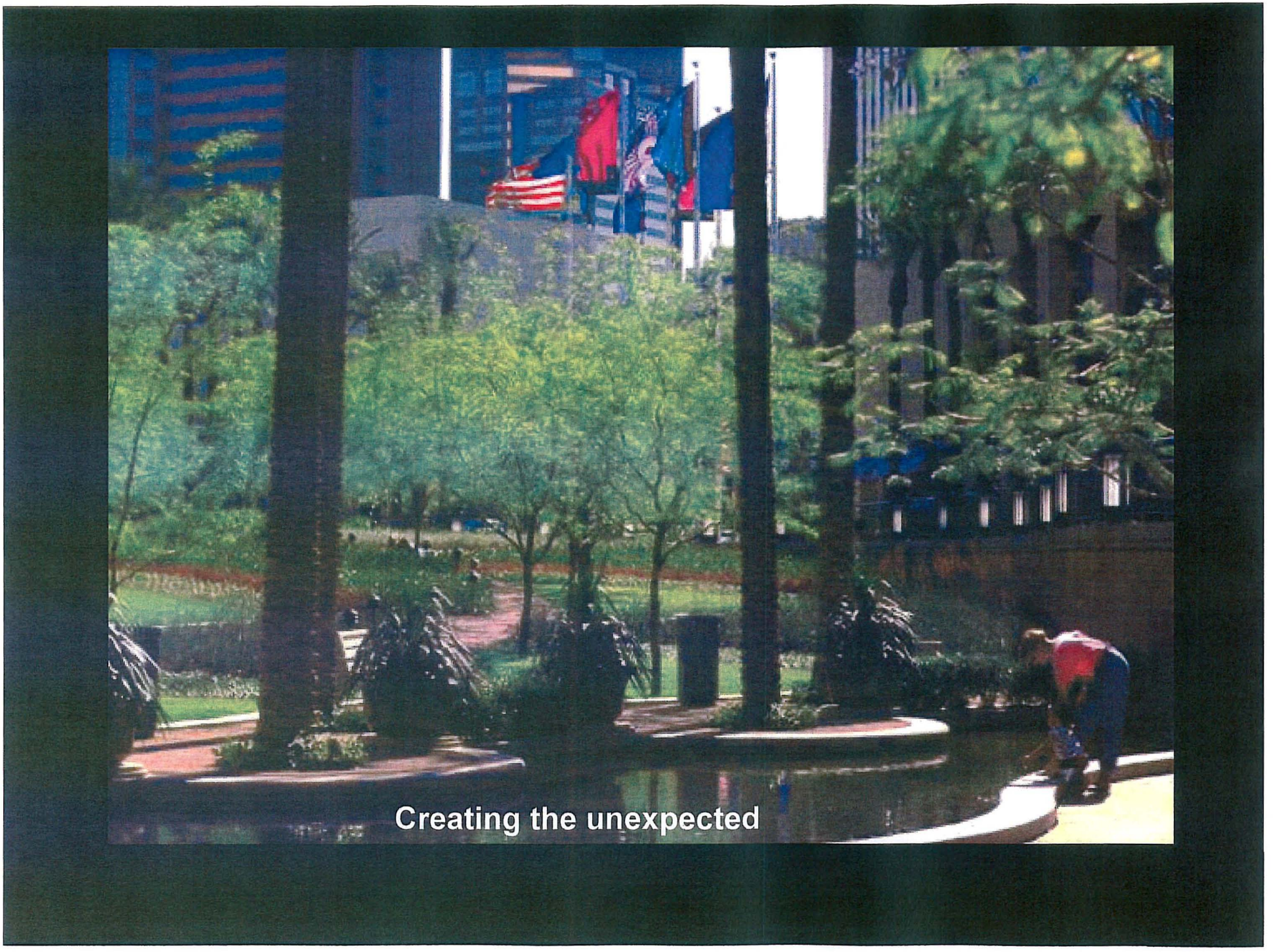

Inspired by local regional influences

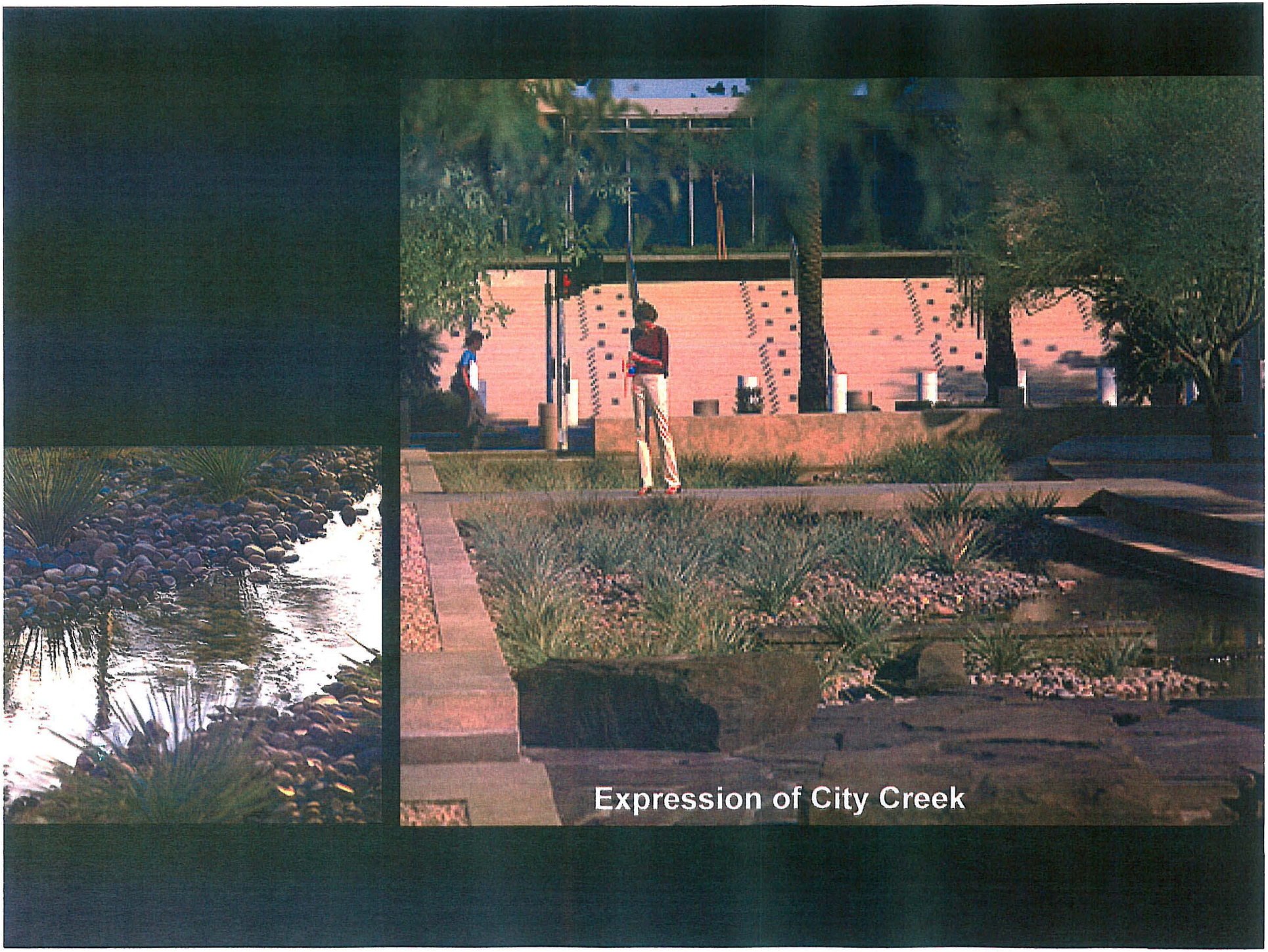

Creating a memorable shopping and social destination that appeals to local residents and downtown office population

SABRETT
SABRETT
SABRETT
SABRETT
CITYPLACE

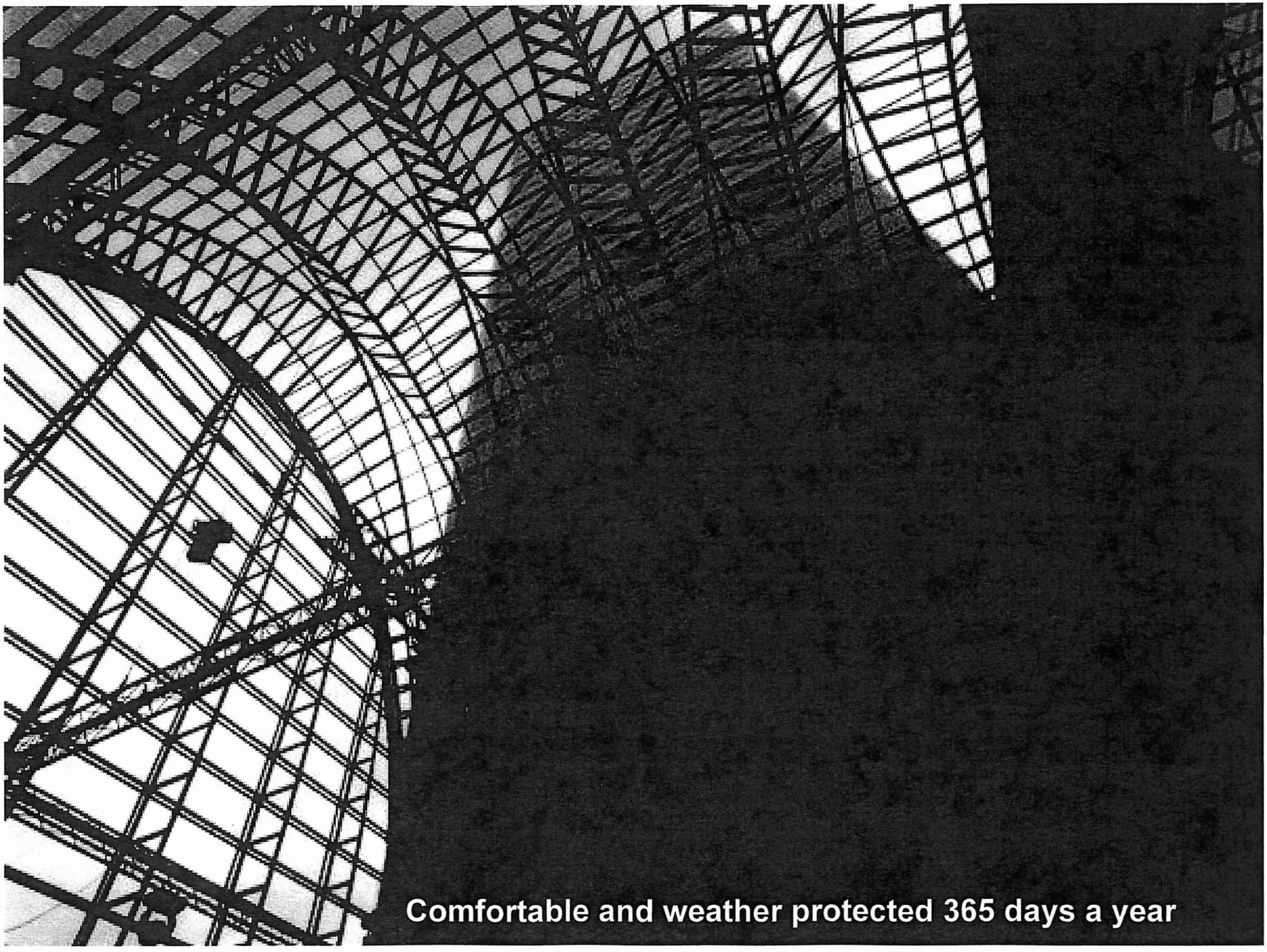
World class shopping experience using quality materials, natural light, weather protected, landscape and gardens, great amenities


LA CHAT CAFE


Creating the unexpected

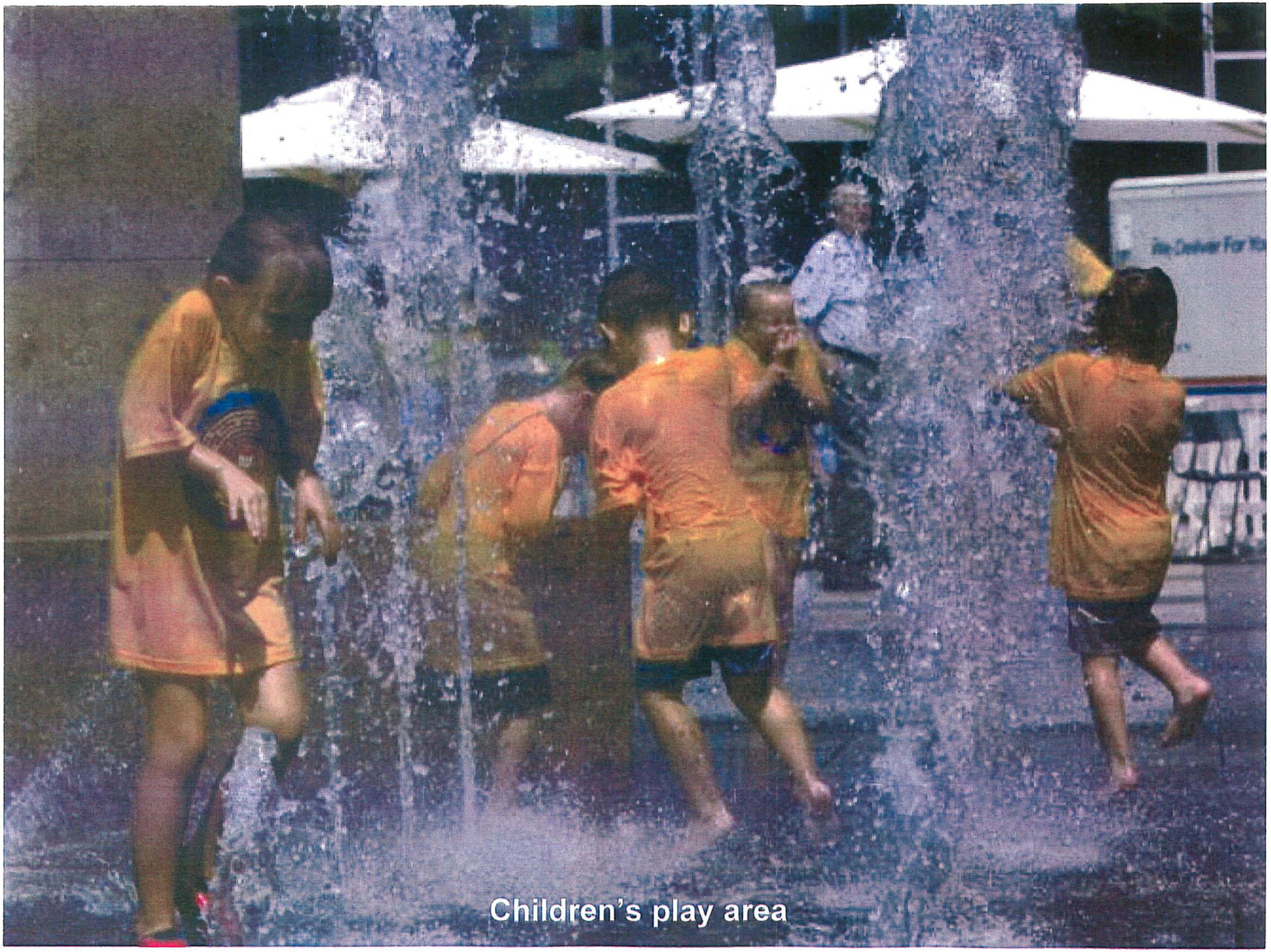

Expression of City Creek

Street/ Urban park environment


Comfortable and weather protected 365 days a year

Invigorate Main Street

Comfortable amenities



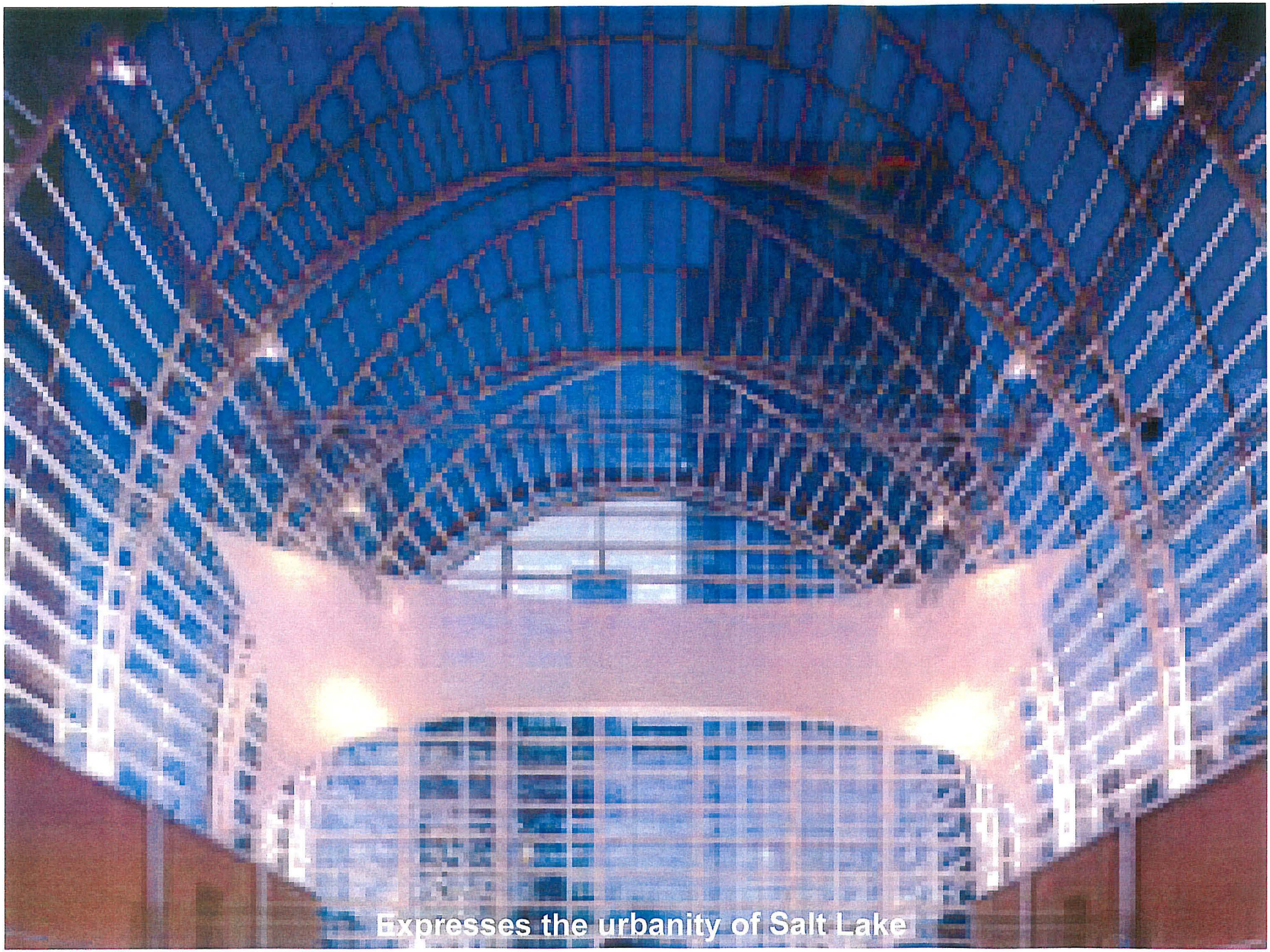
Children's play area

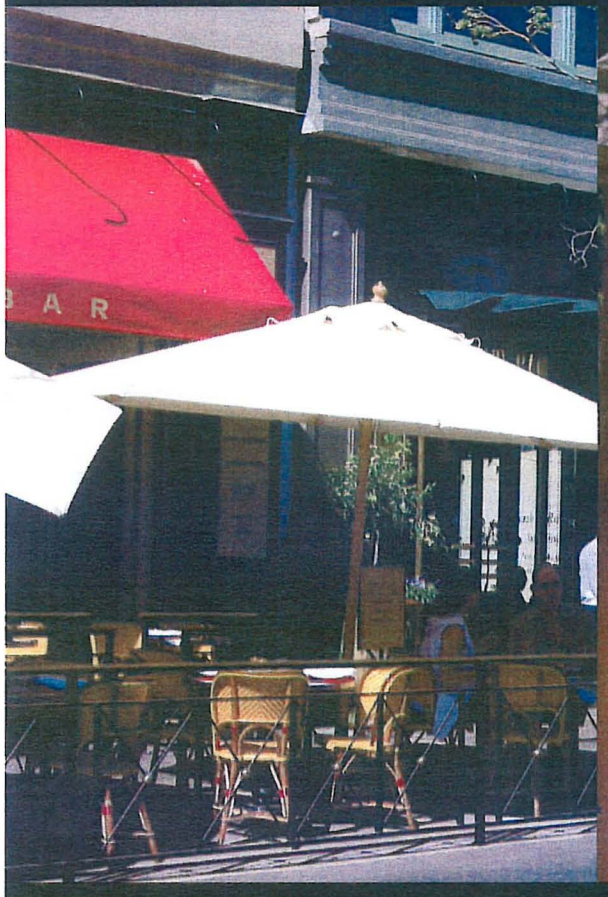
Interactive fountains

Interactive fountains

State of the art food court

State of the art food court


Expresses the urbanity of Salt Lake



Express the urban setting

EXHIBIT 7

PUBLIC COMMENT

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, May 01, 2007 11:46 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Michele Andrus
Email: kinkokat@comcast.net
Comments: Not that it will make any difference now that the planning commission has voted, but I always wondered why the old malls couldn't be connected by a skybridge, and why such a stink is being raised about it by the mayor now. As long as TRAX runs along Main St, I feel much safer crossing above (even if Main St is made into a pedestrian mall with no car traffic). I've long had the impression that Rocky will oppose whatever LDS Church proposes, even if it makes perfect sense.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, April 26, 2007 9:25 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Rojon Q. Alexander
Email: rahface@msn.com
Comments: I think its a wonderful idea it will boost the job market in are city

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, April 25, 2007 2:55 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Erin Nielson
Email: erin.nielson@svn.com
Comments: I actually have a question about the amount of retail square footage there will be out of the 20 acres.

Thank you.
Erin Nielson

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, April 17, 2007 8:33 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Paul McAllister
Email: nospam1@slcunderground.com
Comments: Please be sure to invite an H&M store (including a mens department). Fashionable Utah yuppies love it but we have to go to CA or the East coast to find one. Thanks for passing this to the responsible party!

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, April 06, 2007 1:02 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Kevin L Astle, M.D.
Email: klastle@msn.com
Comments: I am excited about proposed development downtown. A well done shopping development would do much to bring my family back to downtown more often for shopping and recreation. I grew up shopping "downtown" and have been sorry to see it decline. I am strongly in favor of a Main Street "skybridge" connecting the two halves of the development. I find voiced concerns about aesthetics and view impediments to be unfounded. A well designed structure could blend into the surrounding lines of downtown and be visually appealing or nearly invisible depending on its design. I do not visit downtown for views of the mountains- not that much view is possible anyway. At any rate a bridge would really only affect views, or impair sight lines in a fairly small area of the street below, a tiny fraction of the overall area of Main Street. I also find little value in arguments that a bridge would hurt ground level merchants. Second level stores typically fare worst in malls because shoppers start at ground level- which would still be true with a bridge. I believe easy movement within the development at all levels ultimately helps all merchants by attracting more shoppers. I particularly support a bridge for two very practical reasons. As a parent with still young children, having a way to cross Main Street without having to return to ground level and negotiate traffic, crosswalks, and stoplights is a huge plus for both safety and convenience reasons. Indeed, in past years, while shopping at ZCMI or Crossroads, I often avoided transiting between the two malls for precisely that reason. I think the commercial planners have a valid point when they posit that a bridge is vital to the commercial success of the project. I also support a bridge as a critical link for the elderly and the disabled. After knee surgery last year, I spent 6 weeks on crutches. Stairways became unsafe nightmares to navigate. Walking distances which before seemed trivial suddenly became endurance marathons. Yes, elevators can replace escalators and staircases for the disabled- but they usually involve detours and sometimes lengthy waits. Crossing streets at crosswalks is also much more difficult for both disabled and elderly populations with steps and bumps that impede easy travel. Many elderly persons move so slowly and haltingly that they fear crosswalks because they cannot travel the necessary distance in the time allowed. A bridge would shorten and simplify walking distances within the development which would benefit the elderly, the disabled, and those with young children immensely in both safety and convenience. I have read criticisms of a sliding walkway as anti-exercise. Such a walkway, if it can shorten walking distances for the populations I've mentioned, would be a huge and much appreciated asset. There will still be ample opportunity to walk for those physically able who seek exercise. I see clear benefits in both safety and convenience to a bridge. I believe the expert opinion of the developers should be heeded. I believe concerns voiced thus far over a bridge will prove to have little practical impact and seem vastly overblown once the project is completed. One other thought regarding views, I imagine the view from the bridge, looking down over Main Street, or up towards Temple Square, especially at Christmas time with all the lights and decorations, would be beautiful and unique. A view from such a perspective is currently unavailable. I might come downtown to shop just to see it.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, April 04, 2007 12:12 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Anonymous
Email: Anonymouse@yahoo.com
Comments: The sky bridge is nothing more than a lazy old retail device. It keeps people in the mall, that's it's sole purpose. If it was really to keep people off the street, they should propose building one to access every block in the area, not just the two mall blocks. Think of the entire downtown area as one "mall", or downtown experience. You want it to be easily navigated, not be forced subconsiously to shop more across the sky bridge. Closing the street to vehicle traffice accomplishes the same result... people can easily access across the street. It also creates a better street presence. You can plant greenery and add benches. People will still go across the street if the shop they want to shop is located there. Taubman points to Cherry Creek as a model for what they are doing. Cherry Creek is just a mall with a big attached garage! To see some interesting retail, look north of cherry creek and you will see a ton of furniture shops, integrated with housing. It's much livlier and a more interesting shopping experience. The Cherry Creek Mall is completely seperate from that experience. Imagine how much better it could have been if they had been integrated.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, March 21, 2007 6:43 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Rob Eldredge
Email: robeldredge@gmail.com
Comments: Don't approve the sky bridge across Main Street! Sky bridges have a long history of removing pedestrian activity from the street, and would not enhance the vitality of downtown. The City Creek development instead of isolating itself from the city should attempt to ingrate itself into the whole by redesigning plans to accomadate the existing crossing at trax platform making it truely accessible to all modes.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, March 21, 2007 6:43 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Rob Eldredge
Email: robeldredge@gmail.com
Comments: Don't approve the sky bridge across Main Street! Sky bridges have a long history of removing pedestrian activity from the street, and would not enhance the vitality of downtown. The City Creek development instead of isolating itself from the city should attempt to ingrate itself into the whole by redesigning plans to accomadate the existing crossing at trax platform making it truely accessible to all modes.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, March 20, 2007 12:28 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: kay papulak
Email: kayp@burgoyne.com
Comments: I think skybridges are just fine.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Saturday, March 17, 2007 11:43 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: C. Dean Larsen
Email: cdlarsen70@yahoo.com
Comments: Concern has been expressed about the visual and related impact of the connecting walkway over Main St. as part of the proposed City Creek development. As a Capitol Hill resident, I know how critical the City Crek development is to the viability of downtown Salt Lake. The project needs to connect in every reasonable way in order to be successful. The walkway is important to the project. It will have minimal negative impact and should be approved. Once installed we will not particularly notice its presence. Thank you for your consideration of the matter.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, March 14, 2007 10:32 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Rojon Quadir Alexander
Email: r2k4@optonline.net
Comments: I think its a great development and i'm hoping to be a resident soon to see the final finishing of it

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, February 22, 2007 2:04 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Nicholas Bielaczyc
Email: nmbiela@xmission.com
Comments: There has been a lot of talk about open space. Are there any plans for playgrounds? Is there a requirement for playgrounds with so much residential space planned? Can it be required or least strongly suggested?
Thank you.
Nicholas Bielaczyc

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, February 21, 2007 11:43 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Chad Wasden
Email: chad.wasden@gmail.com
Comments: Please consider this compromise for the proposed City Creek skybridge. The problem with the skybridge is that it is COVERED. This glass enclosed tube will SEPARATE people from Main street. UNCOVER the skybridge, and problem solved. An uncovered bridge may even ADD people to the street scene. Design it with the proper materials and it could even become a landmark, one more reason to come shop downtown. An uncovered bridge will ADD people to Main street, be less intrusive on mountain views, and give the developer uninterupted second floor foot traffic. If this compromise cannot be reached, it is in downtown's best interest to honor the masterplan by killing this and all future skybridge proposals.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, February 13, 2007 2:55 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Samir Eiwaz
Email: splbrgmi@hotmail.com
Comments: I think this is wonderful developement and can greatly enhance our cities downtown. Please consider this project, as not many come around these days.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, February 11, 2007 10:40 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Tim Brown
Email: twbslcut@yahoo.com
Comments: Obviously this is an exciting project that will make a huge impact on Salt Lake City and the state of Utah. As a landmark development, future generations will assess the designs and decisions made. I highly encourage the development to be built with as small an ecological footprint as possible. LEED standards of at least gold should be met. The buildings should have green roofs, capture rain water, incorporate solar as well as ground source energy technologies, use reflective glass that reduces bird collisions, and incorporate energy efficient mechnaical systems.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, February 06, 2007 9:41 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Brown Zundel
Email: b.zundel@comcast.net
Comments: The pedestrian overpass is a must to make this project work. Who sits on Main street looking at Ensign Peak anyway other than the smokers and Panhandlers who could care less. This project will fail unless those who disrupt the general public [panhandlers, smokers, skateboaders, etc] have restricted access to this area. The pedestrian overpass at Galvan Plaza is a good model where people in and under have a view with glass all around.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, February 01, 2007 12:10 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: James Hogle
Email: hoglegroup@aol.com
Comments: Re. Skybridge
Having been both a summer and winter visitor to Minneapolis I can speak from first hand experience that skybridges are a delight and a comfort to use. As Minneapolis has several skybridges connecting its downtown buildings they are used extensively by office workers, shoppers and visitors alike. In the winter it is a pleasure to navigate downtown without being exposed to snow and winter temperatures, and in summer the heat and rainstorms. The argument that skybridges spoiled the streetscape and street level acitivities was not apparent in Minneapolis. The sidewalks are crowded with pedestrians and sidewalk cafes abound. Overall, with both skybriges and sidewalks working together, Minneapolis boasts a lively, convenient and comfortable downtown experience which Salt Lake City should wish to emulate.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, January 21, 2007 3:10 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Thomas W. Keen
Email: twklak2@aol.com
Comments: Prior to retiring in 2001 and moving to SLC I was a real property lawyer in Cleveland, Ohio. I also was co-developer and owner of an upscale shopping center. In my capacity as a lawyer I represented several major retail developers, and on occasion represented municipalities in regard to development issues. Because of my background I have had a special interest in the City Creek Center development. But more importantly, since moving here my wife and I have been patrons of many of the retail stores in the Cross Roads Mall, particularly Nordstrom's. I am concerned that too many of those opining on aspects of City Creek Center have lost sight of its need to be a business success, not just an architectural success. The local architectural community seems to be preoccupied with saving buildings which are functionally obsolete and fighting a proposed skyway designed to integrate the center for the convenience of its customers. In the process it appears insensitive to the need of this new facility to meet the expectations of contemporary consumers. Nostalgic retreats to the days when Main Street was an active retail strip are not helpful because they begin from a false premise (i.e., that nothing has changed in 60 years except the architecture of downtown. Cross Roads Mall failed because the world changed, not because of bad aesthetics. Since its development several suburban malls and the Gateway project were developed. Road systems improved. Automobile ownership and usage proliferated. The population spread. Internet retailing emerged. Retail competition became national and international, rather than merely local and regional. Consumer choice ceased being limited by physical proximity. Lifestyle retailing developed to bring focus and time convenience to busy two-income families. The historic Main Street will not come back because now the consumer has different needs and better retail options. Unless planners and decisionmakers for the propery developer and the City respect and focus primarily on the needs and expectations of today's retail customers, City Creek Center is doomed to the same fate as Cross Roads Mall. The LDS Church has hired an excellent advisor. It has committed a very impressive amount of capital to this venture. I hope that the "life style" limitations the LDS Church has imposed on the center will not prevent it from attracting the kinds of tenants it will need to truely differentiate itself from its suburban and neighborhood competitors. City Creek Center's failure to attract a new upscale department store is not a hopeful sign. Unless Macy's, Dillard's and Nordstrom's produce facilites and product offerings in City Creek Center which are significantly superior to those present in Fashion Place Mall, City Creek Center will be nothing more than a short-term curiosity for regional shoppers and a convenience location for Salt Lake City shoppers. Between the development limitations coming from the City, the preservationist restrictions promoted by the architectural community and others, and the life style restrains imposed by the LDS Church, City Creek Center is already bearing a heavy burden which has nothing to do with conducting a successful retail business there. As powerful as the LDS Church, the special interest groups and the political leaders of Salt Lake City may be, there is something that is much more powerful and which will ultimately determine the success or failure of the project. That is the freedom of retail customers to decide where they will spend their money...in stand-alone big box stores, in suburban shopping centers, on the Internet, out of catalogs, in other cities with better retail facilites or in the numerous specialty retail stores scattered thoughout the area. Someone needs to focus on the customer!

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, January 17, 2007 5:03 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Jen
Email: batmanusdmychina@yahoo.com
Comments: I would prefer that the skybridge that is proposed for the new mall should not be built. Sure it will help crossing the street, but it will be bad for views and surrounding businesses on the street level.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, January 15, 2007 9:33 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Russ Bishop
Email: utfence@gmail.com
Comments: NO above street bridges!! I dont care how light and airy the design may be. Bridges are phrohibited for a reason.

Paterson, Joel

From: Paterson, Joel
Sent: Saturday, January 06, 2007 6:16 PM
To: 'bob@xpressionmedia.com'
Cc: Mayor; Coffey, Cheri
Subject: RE: Another option to the Sky Bridge
Categories: Program/Policy

Dear Mr. Murri:

Thank you for forwarding your thoughts about the City Creek Center development. The proposal for a skybridge connecting the east and west side of Main Street is controversial and has generated a significant amount of public comment. The Planning Commission has considered this issue and recommended criteria to the City Council for use when considering the City Creek Center skybridge proposal. Within the next couple of months, the City Council will hold a public hearing on the skybridge issue.

The Planning Commission and Property Reserve, Inc., the City Creek Center developer, have discussed the possible closure of Main Street between South Temple and 100 South as an alternative to the skybridge, but this option is not being pursued by either party. However, no discussion has taken place regarding your idea of closing South Temple between State Street and West Temple. South Temple is an important vehicular arterial and its closure would have a significant impact on traffic circulation within the Central Business District.

Public input plays a very important part in the development review process. Salt Lake City values your input and your e-mail will be forwarded to the Planning Commission and the City Council. The City Creek Center project is currently being reviewed by the Planning Commission and there will continue to be opportunities for the public to express their thoughts about this project.

Thank you for being involved in this important process.

Joel Paterson, AICP
Planning Programs Supervisor
Salt Lake City Planning Division
Telephone: (801) 535-6141
E-mail: joel.paterson@slcgov.com

From: Mayor
Sent: Monday, December 18, 2006 10:12 AM
To: Paterson, Joel
Subject: FW: Another option to the Sky Bridge
Importance: High

Hi Joel,
Would you please respond to the constituent and cc your response to me at mayor@slcgov.com?

Thanks ☺

Stevie Danielle Chapman
Staff Assistant
Office of the Mayor

801.535.7714 | Phone
801.535.6331 | Fax
stevie.chapman@slcgov.com

"Dance like nobody's watching; love like you've never been hurt. Sing like nobody's listening; live like it's heaven on earth." - Mark Twain

---

From: Bob CEO [mailto:bob@xpressionmedia.com]
Sent: Sunday, December 17, 2006 11:25 PM
To: Mayor
Subject: Another option to the Sky Bridge

Dear Honorable Mayor:

There has been much controversy over the proposed Sky Bridge. After contemplating a better option than a sky bridge, I came upon a thought that might improve the area and avail better pedestrian flow.

An option to eliminate the proposed Sky Bridge between the two City Creek shopping malls on Main Street: This might be difficult, given the other Main Street closure problems; However, if the city retained ownership of Main Street and South Temple, but close Main Street between 100 South and South Temple and South Temple between State Street and West Temple to automotive traffic, except for approved "Green Hybrid or CNG" taxi cabs, mass transit and horse carriages would be allowed with special permits. Delivery trucks may use this area prior to business hours. Express delivery may also be permitted in special stop zones. At the intersection of 100 South and Main St. North bound traffic would enter a ramp to the underground parking for the malls. South bound would be the exiting traffic from the same underground parking. Identically, the same traffic ramps would be at the intersections of State St. & South Temple and West Temple & South Temple. All current surface parking on Main and South Temple in this area would be eliminated; however, some of the cut-ins would be used for transit stops, horse carriages stalls, express delivery stops, and taxi stands. Improved through traffic management would allow it to flow easily around this closed area. With Trax has already restricted traffic in this area and re-routing it around these two blocks would not have a major impact. West Temple, State St, and North Temple. It might even be advisable to make West Temple between North Temple and South Temple a one way north bound and make 200 West a one way south bound. That would more effectively manage the distribution of traffic from North Temple and West Temple. Expanded south bound turn lanes to east bound on 200 South would again direct traffic around this congested area. State Street between North Temple and 200 South would act as the other main flow lanes.

Hopefully the underground parking will be adequate to handle the need of the malls, Temple Square, Salt Palace, and patrons to retailers along Main Street between 100 South and 300 South. The restricted traffic along upper Main would benefit the development of the lower main areas with easier parking access routes.

Highly visible pedestrian "Do Not Cross" signs at the pedestrian crossing lanes across Main Street and South Temple would illuminate when a Trax train crosses, or when a permitted vehicle is passing through the crossing lane. Barriers along the Trax tracks would reduce pedestrian injuries from crossing at unauthorized points. By having very frequent crossing points, it can be very pedestrian friendly. The pedestrian crossing controls can easily be triggered by the same sensor as normal traffic signals are activated, and would be needed to control these permitted vehicles. With the limited vehicle traffic, the frequency of pedestrian retention would be low, as well as funnel Trax passenger to the enter pedestrian lane to the loaning ramps. These barriers can be constructed in a very attractive and complementary design to new development.

Just a thought....

Robert "Bob" Murri, CEO
Expression Media Group, LLC
bob@xpressionmedia.com
www.xpressionmedia.com
www.capta-vision.com

Paterson, Joel

From: Paterson, Joel
Sent: Saturday, January 06, 2007 4:30 PM
To: 'Bob Day'
Cc: Coffey, Cheri
Subject: RE: Pioneer Station at City Creek Center

Categories: Program/Policy

Mr. Day,

Thank you for your comments regarding the Pioneer Branch of the US Postal Service. Although Salt Lake City is reviewing redevelopment plans for the City Creek Center, the City does not have direct control over the specific tenants that will occupy the development. The City does regulate land uses through the zoning ordinance and a post office would be permitted in the D-1 Central Business District. I would recommend that you forward comments to Property Reserve, Inc., the property owner and to the US Postal Service.

Joel Paterson, AICP
Planning Programs Supervisor
Salt Lake City Planning Division
Telephone: (801) 535-6141
E-mail: joel.paterson@slcgov.com
-----Original Message-----
From: Bob Day [mailto:bday@utah.gov]
Sent: Friday, January 05, 2007 3:25 PM
To: Paterson, Joel
Subject: Pioneer Station at City Creek Center

For many years I have enjoyed the location of the Pioneer Branch of the US Postal Service, first at the Wallace Bennett Federal Bldg and then in the ZCMI Mall. It has been close and convenient. I was rather dismayed to learn that there is no plan for a returning Pioneer Branch Post Office in the new City Creek Center. I am sure I'm only one of many who would consider it wise and practical planning to include it once again in this prime and venerable location. Thank you for you consideration.

Paterson, Joel

From: Paterson, Joel
Sent: Saturday, January 06, 2007 6:16 PM
To: 'bob@xpressionmedia.com'
Cc: Mayor; Coffey, Cheri
Subject: RE: Another option to the Sky Bridge
Categories: Program/Policy

Dear Mr. Murri:

Thank you for forwarding your thoughts about the City Creek Center development. The proposal for a skybridge connecting the east and west side of Main Street is controversial and has generated a significant amount of public comment. The Planning Commission has considered this issue and recommended criteria to the City Council for use when considering the City Creek Center skybridge proposal. Within the next couple of months, the City Council will hold a public hearing on the skybridge issue.

The Planning Commission and Property Reserve, Inc., the City Creek Center developer, have discussed the possible closure of Main Street between South Temple and 100 South as an alternative to the skybridge, but this option is not being pursued by either party. However, no discussion has taken place regarding your idea of closing South Temple between State Street and West Temple. South Temple is an important vehicular arterial and its closure would have a significant impact on traffic circulation within the Central Business District.

Public input plays a very important part in the development review process. Salt Lake City values your input and your e-mail will be forwarded to the Planning Commission and the City Council. The City Creek Center project is currently being reviewed by the Planning Commission and there will continue to be opportunities for the public to express their thoughts about this project.

Thank you for being involved in this important process.

Joel Paterson, AICP
Planning Programs Supervisor
Salt Lake City Planning Division
Telephone: (801) 535-6141
E-mail: joel.paterson@slcgov.com

From: Mayor
Sent: Monday, December 18, 2006 10:12 AM
To: Paterson, Joel
Subject: FW: Another option to the Sky Bridge
Importance: High

Hi Joel,
Would you please respond to the constituent and cc your response to me at mayor@slcgov.com?

Thanks ☺

Stevie Danielle Chapman
Staff Assistant
Office of the Mayor

801.535.7714 | Phone
801.535.6331 | Fax
stevie.chapman@slcgov.com

Response to Robert Barth 1.5.07

From: Paterson, Joel
Sent: Saturday, January 06, 2007 5:29 PM
To: 'rgbarth@comcast.net'
Cc: Mayor; Coffey, Cheri
Subject: RE: City Creek Project

Categories: Program/Policy

Dear Mr. Barth:

Thank you for forwarding your comments regarding the City Creek Center development project to Salt Lake City. The Mayor's Office forwarded the e-mail to me.

Salt Lake City recognizes the lasting importance of quality development and insisting on urban design excellence. Salt Lake City is working closely with Property Reserve, Inc. the developer of the City Creek Center, to ensure that the redevelopment of the Crossroads Mall and the ZCMI Center will have a positive impact on the Central Business District and beyond. We recognize that a development such as City Creek Center will have a tremendous impact on the City, its residents, employees and visitors for many years to come. It is vital that such redevelopment be designed in a way that enhances the surrounding area and is not oriented to the interior of the project. The City is stressing the importance of making sure that this development provides connections with other areas of the CBD and enhances the pedestrian experience downtown.

Salt Lake City is not allowing this project to rush through an approval process. Although the City is lucky to have a developer who is willing to invest over one billion dollars in the CBD, we do realize that the investment must be high in quality and benefit the entire community, not just the developer.

The project is currently being reviewed by the Planning Commission. There have been numerous opportunities for public input with more to come. Each Planning Commission agenda since October 25, 2006, has included a public hearing on City Creek Center. The Planning Commission envisions that this will continue for several more months.

Salt Lake City values your input and I will forward your comments to the Planning Commission and the City Council. Thank you for being involved in this important process. Public input plays a very important part the development review process.

Joel Paterson, AICP
Planning Programs Supervisor
Salt Lake City Planning Division
Telephone: (801) 535-6141
E-mail: joel.paterson@slcgov.com

-----Original Message-----
From: Mayor
Sent: Monday, December 11, 2006 2:48 PM
To: Paterson, Joel
Subject: FW: City Creek Project
Importance: High

Hi Joel,
Would you please respond to the constituent and cc your response to mayor@slcgov.com?

Thanks :)

Stevie Danielle Chapman
Staff Assistant
Office of the Mayor

801.535.7714 | Phone

801.535.6331 | Fax
stevie.chapman@slcgov.com

"Dance like nobody's watching; love like you've never been hurt. Sing like nobody's listening; live like it's heaven on earth." - Mark Twain

-----Original Message-----
From: Robert Barth [mailto:rgbarth@comcast.net]
Sent: Sunday, December 10, 2006 11:47 AM
To: Mayor
Subject: City Creek Project

Dear Mayor Anderson,

I have forwarded the following comments to the Salt Lake City Chamber of Commerce concerning the City Creek Project. I would like to bring them to your attention and hope you will have time to review them.

Thank you.

Robert Barth

Interested Parties:

I moved to Salt Lake City from North Carolina almost 10 years ago. Prior to living on the East Coast for 6 years I had lived and worked in and around San Francisco for about 15 years. In every one of the environments in which I have lived I have noticed that the level of architectural sophistication and the aspirations of urban planning are reflected in the quality of the lives and in the aspirations of those who inhabit the environment.

Cities that have encouraged timeless and elegant architecture, an organically-developing and ideosyncratic "human-oriented" residential and commercial milieu, and have promoted long-term development goals, enjoy stable environments, relatively stable economies, and attract residents who value civic integrety and are willing to make substantial economic and cultural investments in themselves and in their locales. Cities such as San Francisco, Portland, Palo Alto, CA, San Luis Obispo, CA, and Laguna Beach, CA represent good examples of this philosophy.

Cities that allow developers, individuals, organizations, and merchants to take the place of civic entities (planning commissions, zoning boards, architectural review committees, etc)and allow those vested parties to, essentially, design urban landscapes belonging to all citizens in the service of their own aims encourage, by default, trendy, slap-dash architecture, manufactured and coercive environments, an artificial and contrived commercial and residential milieu, and short-term "fixes" for complex social and economic problems attract residents who are unwilling or unable to make any substantial contribution to themselves or their locale. Examples of such cities are Reno, NV, San Jose, CA, Santa Clara, CA, Sunnyvale, CA, Anaheim, CA, Spokane, WA, Corte Madera, CA, and Albuquerque NM.

The cities in the first list, above, were willing to accept a more protracted time-line for expansion and development and were able to wait for the "slow nickel" instead of the first "fast penny" to be offered. The short- and long-term advantages of this approach are obvious: a stable, well educated, experienced, and creative population, reliable investment potential, and a safe and lively living and working environment that accommodates a broad range of socio-economic situations and pursuits.

The cities that instead opted for immediate solutions, or short-term development, placed themselves in direct competition with specialized, economically segregated, and isolated "ring-cities" that serve suburban and "ex-urban" monocultures, attracting only those who will support a narrow range of economic interest and

social endevor. These cities currently suffer "core-rot." A good example of this phenominon is the remains of the Crossroads and ZCMI malls in Salt Lake City.

In the City Creek Project, Salt Lake City faces a clear choice: Insist on quality, integrity, and broad-ranging economic and social objectives in its development and enjoy a remarkable, creative, and economically healthy inner-city environment. Or, proceed as fast as possible in the satisfaction of immediate solutions, and eventually tear the whole thing down twenty years later as the ultimate realization of economic failure and increasing civic embarrassment.

It is astounding to me that Salt Lake City would relinquish the title, "Everybody's Favorite City" to San Francisco in perpetuity. With considered and inspired planning Salt Lake City could become a remarkable, creative, economically healthy, and unforgettable city in which to live and work for centuries to come. Why would Salt Lake City not aspire to this goal?

Thank you for your attention.

Robert Barth
1139 East 900 South
Salt Lake City 84105

"Americans will always do the right thing, after they have exhausted all the alternatives," - Winston Churchill.

Comments to the Planning Commission 12/13/06
Proposed redevelopment at City Creek Center

The proposed City Creek Center will be located on private property and will develop without the infusion of public funds. So, what is the role of the Planning Commission in the approval process? First of all, you are the stewards of our adopted plans and ordinances. That stewardship extends to a broad consideration of the well-being of all of Downtown, not just the blocks involved in these petitions. Secondly, the Commission has a responsibility to the circulation on public streets and public sidewalks. That circulation must address the needs of all stakeholders in Downtown Salt Lake City: property owners, retail merchants, office workers, shoppers, convention visitors, diners, residents, mass transit users, bike riders, even people who never get out of their cars.

The public has a very significant investment in the City's plans and ordinances.
How we manage our public rights of way—the connections—Downtown is critical to the future of our City.

You made some recommendations at your meeting on November 29. There are 3 remaining decisions on the horizon early in 2007:

- the connections between this project and the rest of Downtown,
- the developers' request for additional height at specific locations,
- the developers' request for a skybridge on Main Street.

There is a path through these requests that does not require the wholesale destruction of our existing master plans. I am urging you to take that path. Here's the direction that I think the Commission could provide.

Connections with the rest of Downtown: We need to see much more attention paid to Regent Street and Richards Street. We need to see how the entrances to the City Creek Center will line up with the redevelopment of adjacent blocks. Circulation is the public's business.

Height of mid-block buildings: We need an expanded ordinance dealing with transfer of development rights. You could initiate an amendment to the ordinance. You could do it tonight. These developers are offering housing, open space, and it appears, historic preservation. You don't need to exempt them from our existing ordinances; you need to <u>give them full credit</u> for what they are proposing to do <u>voluntarily</u>. By the time you add up the credits they should receive for housing, open space, and historic preservation, they shouldn't need an exemption.

Skybridge: Any skybridge, if demonstrated to be necessary, should remain a public walkway. Here's what a public walkway would accomplish

- the City would be in the front seat regarding the design,
- we would not have to revisit the wound caused by the closure and sale of Main Street,
- the number of skybridges would be solidly under the City's control.

Any skybridge needs to be fair to stakeholders outside of the City Creek Center. It can be "lacey," but more importantly it needs to be fair.

Cindy Cromer

Notes on Issues Only Discussion with the Planning Commission
City Creek Center 12/13/06

(Sometimes I was able to capture exactly what was said; sometimes not. I've tried to make it clear where I am quoting someone. Clarifications are in italics.)

Peggy *(chair)* indicated that the proposal was on the Commission's *(PC)* agenda to outline the process.
Joel Paterson *(staff)* summarized that the PC has yet to act on 3 requests:
the planned development,
the building heights including the height for the parking structure *(just requested)*, and the skybridge.
The Landmarks Commission will consider the relocation of the ZCMI façade. Joel said that there may be additional petitions as designs are refined. At the last meeting, petitioners withdrew the petition regarding the ground level retail on Social Hall Avenue.
Peggy asked how often the DRT is meeting.
Joel responded that the meetings are variable. The meetings with Transportation are regular.
Prescott inquired about the linkage between petitions: "Is there some interdependence?"
Joel: The petitions are separate but linked.
Prescott: Is the staff looking for direction from the PC? (Joel's response was "yes.")
Kathy: The letters *(included in the packet)* could be treated as public input.
Louis suggested getting a sense from the developers about where they are. He suggested that a piecemeal approach should be avoided.

3 developers presented (Allan, Grant, and ?)
Peggy reviewed the information from the City Council briefing last week indicating that the designs are 30% complete.
The developers responded that the 30% completion applied primarily to the retail portion. The residential and parking designs are still in progress. They anticipate that 100% of the retail will be complete in early March.
Peggy asked when elevations would be available.
Developers: *(There was information here that I didn't write down because I was distracted by the news about Nordstrom's design and timeline. I think the initial answer was "with the residential component.")* Nordstrom will produce its own plans. They will work backwards from opening day.
On 100 South frontage-future expansion site for a residential tower
Block 75 *(I clearly heard the developers mention Dillards once and then never heard them say Dillards again.)* will be presented when the tenant has agreed and brought forward plans.
State Street-replacement to the parking structure will be presented shortly
Main Street
Kathy asked about the Nordstrom streetscape.
Developers: They will lease the site and come forward with their own plan. The entry is determined. They will be the applicant for their store.

Peggy returned to the issue of the time line and asked, "How can we consider this project holistically?"
Developers: With respect to Nordstrom, their schedule will be determined by designing from the inside out. Macy's front will be the ZCMI façade. The third anchor has not been announced.
Prescott said that he assumed that requirements in the ordinance would be complied with (e.g., the percentage of glass).
Developers indicated that they could provide information sooner on mid-block heights.
Kathy asked about the availability of information on the ingress/egress from parking and the pedestrian amenities on ramps.
Developers responded that that information was easily to obtain. They asked what level of detain between 30 and 100% the PC would like to see.
Prescott: What are your recommendations on the 3 issues *(outlined by Joel earlier)*?
Developers: Somethings are very complex and we will submit it in bite size pieces. The prioritized items on the critical path: #1 adequate parking for ongoing use Social Hall has high priority as a result. The conditional use for the height on Social Hall to match the height of the adjacent structure. #2 retail services during reconstruction especially the food court. The Food court is at the base of the Beneficial Tower. Therefore, the demolition around the Tower is critical. #3 Approval of the pedestrian connector. *(Here's exactly what I wrote down.)* Would like engage in design effort and take input from local architecture community during the City Council's consideration of amendment to master plan. Developers continued to say that the schematic design on the residential depends on the assumption of height. They would like to bring information to the PC asap. Allan *(developer)* indicated that they would like to be able to justify variances *(his word)* sooner rather than later. He said, "We think we know what you want to see but we'd like to hear it."

Bob Bliss and I made comments. Mine are available as an attachment. Bob's focused on mid-blocks heights and shadowing.

Prescott talked about the number of intersections we have with historic buildings and how granting mid-block height can relieve the development pressures on those buildings.
Peggy started to identify the issues the PC needed more information on:
-mid-block height (justify the housing trade, density concentration)
-shadow studies
-street elevations (not building elevations) including apertures related to big green arrows and weight *(or width?)*
-suggested materials would be great if possible
-Food Court: design drawings and links, circulation
Prescott interrupted and asked if the PC would be entitled to address the Food Court.
Developers: The Food Court will be partially in the former parking structure. It will be a permanent location. ...temporary and then expanded. It will have access off State Street.
Peggy indicated that it was therefore part of the conditional use.
-modeling of transit
Grant *(developer)* indicated that the traffic study was done as part of the ramps.
Peggy: Anything else?

Robert: modeling of the increase in traffic
Grant: We are reducing the amount of retail and office. Anchors require peak parking.
Robert: more information on parking ratios
Grant: understand the request
Kathy asked if the work had been done in conjunction with Transportation.
Louis (director) noted that the City has emphasized the concept of multiple uses for parking and of shared parking.
Kathy asked whether there would be a perception of increased traffic due to the decrease in lanes.
Frank suggested that the 3d model from the consultants would show that.
Peggy: The staff report would suggest how we might arrange topics until March. She asked about getting a handle on the department stores.
The developers estimated that the information on department stores would be a year or more from now.
Prescott: In summary, there is a reticence on the part of the PC to review the project piecemeal and the amended language for the master plan is pending.
(Source?) Could Social Hall Avenue height be separated from the PUD?
Developers: Yes, need to get underway now and need to demolish the old parking structure on Social Hall be the end of January.
Peggy: Is Harmons' area a separate PUD?
Developers: Harmons' now wants parking below the structure instead of across the street.
Joel: Petitioners could submit additional petition for the Social Hall portion.
Prescott made a comment about the burden of demonstration being on the developer.
Peggy indicated that a schedule would be available at the next PC meeting.

Paterson, Joel

From: Weeks, Russell
Sent: Wednesday, December 06, 2006 11:51 AM
To: Zunguze, Louis; Paterson, Joel; Wheelwright, Doug; 'peggy.mcdonough@gouldevans.com'
Cc: Gust-Jenson, Cindy; 'cindyc@vmh.com'; 'kirk@utahheritagefoundation.org'; Mumford, Gary; Saxton, Nancy; Richards, Sylvia; Simonsen, Soren
Subject: City Creek Center Issues and Items
Categories: Program/Policy

City Council staff has attached comments pertaining to Salt Lake City's process in its review of the City Creek Center proposal, and issues involved in the process and the project. The comments are from participants of a group organized by City Council Members Nancy Saxton and Søren Simonsen. The participants were encouraged to submit the comments before the City Council's extended briefing on Thursday.

Comments:

- The petitioner has made two major modifications to its request. The first was the reevaluation of the planned demolition of the First Security Bank Building. The second was the withdrawal of the petition to amend the Urban Design Element and the Walkable Communities ordinance regarding the retail space at ground level on Social Hall Avenue. The process could benefit from more of this kind of backing off by the petitioners.
- At the meeting on 11/29, the Planning Commission formulated criteria for evaluating amendments to the master plans regarding skybridges. The Commission had enough background from the petitioner and the Planning staff to recommend the criteria. The Commission clearly did not have data to address a specific skybridge. Even so, 2 members of the Commission seemed prepared to vote on the issue of the requested skybridge.
- At the meeting 11/29, the Commission also made recommendations regarding street closures. It is clear from the previous issues-only hearings that the ramps made possible by street closures will enhance pedestrian safety. It is not clear that the circulation of vehicular traffic will be adequate because the traffic impact study is not available. The closure on Social Hall Avenue is to extend a tunnel. Such an extension of a below grade pedestrian walkway appears less desirable based on the Urban Design Element (p. 87). The petitioners have failed to present data demonstrating that the existing tunnel and an above grade walkway could NOT work.
- The Planning Commission is spending a great deal of time reviewing the proposal, consistent with its importance in the redevelopment of Downtown.

Cindy Cromer

Transfer of Development Rights (TDR)

- TDRs have been in widespread use successfully in over 20 states since the late 1960s.
- TDR programs allow property owners to buy and sell development rights without actually

exchanging any land.

- The basic concept is to compensate landowners who give up potential development rights in environmentally sensitive areas or preservation districts by directing development away from the sensitive areas and to more suitable places.

- Bonus density can also be provided in TDR programs for the following items:

  a) restoration/rehabilitation of historic building;

  b) inclusion of open space in private development;

  c) donation of a conservation/preservation easement.

- Basic elements of a successful TDR program typically include:

  a) A designated preservation zone (a sending area, zone, or property);

  b) A designated growth area (a receiving area, zone, or property);

  c) A pool of development rights that are legally severable from the land;

  d) A procedure by which development rights are transferred from one property to another;

  e) Recording of the development rights as a conservation easement.

- An example of where a TDR has been used in Salt Lake City was in the preservation of the former Continental Bank Building in its conversion to the Hotel Monaco. The development right was transferred to the adjacent parcel to the south allowing a taller building to be built on that property and the preservation of a landmark at 200 South and Main Street.

- Examples where successful TDR programs have been used include:

New York City

a) City Council has final say on TDR

b) Individual sites not in historic districts are allowed to sell to adjacent parcels

c) The TDR is recorded as an easement that outlines the restoration requirements, which is then inspected by a local non-profit organization

Philadelphia

a) Buildings qualify if they are classified as threatened by the Landmarks Commission.

b) Requirement that sale proceeds from the TDR be spent on the building's maintenance.

c) TDR ratio is 4:1 floor area ratio

d) Transfer is not to adjacent parcels but to specifically identified target areas for new development.

San Francisco

a) TDR ratio is 1:1 in same zoning district; or 1.5-2:1 in special development districts

b) Includes a bonus transfer for building restoration

c) Prohibits demolition or significant alteration in the future – critical component of the program

Seattle

a) TDR is value of developable floor area plus bonuses

b) Development rights can be banked

c) Development occurs between sites designated by city as sending and receiving

d) Value negotiated between owners of sending and receiving properties

e) Banked value lasts forever until used

Costa Mesa, CA

Allows TDR as benefit of being listed on the local landmarks register

Atlanta, GA

Allows transfer in close proximity of lots by City Council action

Conclusion: How a Transfer of Development Rights can work at City Creek Center.

- A Transfer of Development Rights is not difficult to accomplish to protect a sensitive property and has been accomplished before in Salt Lake City.
- There should not be an exception needed to allow taller mid-block heights for buildings at all for City Creek Center; instead, the historic preservation and open space should be added together in TDRs and bonuses.
- By using a TDR, even in its simplest form, accrued development rights for a commitment to historic preservation can be transferred on the same block to other buildings that are to be constructed as part of the new development.
- If the city desires, the formation of full TDR program can formalize the method of

qualification, requirements, bonuses, and valuation of these rights.

Kirk Huffaker, deputy director, Utah Heritage Foundation

Marelynn Zipser 12.5.06

From: Marelynn Zipser [ezipser@earthlink.net]
Sent: Tuesday, December 05, 2006 6:23 AM
To: Paterson, Joel
Subject: Underground shopping mall?

Good Morning,
If the stores were below ground (and connected under Main Street), there would be no need for skybridge. The parking could be above ground.
"Underground SLC" could become a world-class destination.
Marelynn Zipser

From: Paterson, Joel
Sent: Tuesday, December 05, 2006 1:51 PM
To: 'chedda23@yahoo.com'
Cc: Mayor; Coffey, Cheri; Wheelwright, Doug; Chapman, Stevie
Subject: RE: research paper on city creek development

Categories: Program/Policy
Attachments: DT and Urban Design Plans.pdf
Ali,

Page 30 of the Downtown Master Plan discusses the skybridge issue under the heading "View Corridors". Skybridges are discussed in more detail in the Urban Design Element on pages 20 through 23 under the heading "View Corridors and Vistas". I have attached copies of the noted pages. If you have any questions, please contact me using the information listed below.

Joel Paterson, AICP
Planning Programs Supervisor
Salt Lake City Planning Division
Telephone: (801) 535-6141
E-mail: joel.paterson@slcgov.com

From: Mayor
Sent: Monday, December 04, 2006 10:24 AM
To: Paterson, Joel
Subject: FW: research paper on city creek development
Importance: High

Hi Joel,
Would you please respond to the constituent and cc your response to me at mayor@slcgov.com?

Thanks ☺

Stevie Danielle Chapman
Staff Assistant
Office of the Mayor

801.535.7714 | Phone
801.535.6331 | Fax
stevie.chapman@slcgov.com

"Dance like nobody's watching; love like you've never been hurt. Sing like nobody's listening; live like it's heaven on earth." - Mark Twain

---

From: Ali Leaver [mailto:chedda23@yahoo.com]
Sent: Sunday, December 03, 2006 5:09 PM
To: Mayor
Subject: research paper on city creek development

Hello,
Recently in a newspaper article, Mayor Anderson was quoted as saying that the skybridge at the city creek center could be violating the terms of the 1995 Downtown Master Plan. I am doing a research paper on the city creek center and was wondering if you knew exactly what section of the Master Plan that was located in? If you could please get back to me as soon as possible, that would be wonderful, because time is a very pressing issue right now. Thank you so much.

-Ali Leaver
chedda23@yahoo.com

Everyone is raving about the all-new Yahoo! Mail beta.

Mike Stinson 12.4.06

From: mike stinson [mds429564@yahoo.com]
Sent: Monday, December 04, 2006 3:37 PM
To: Paterson, Joel
Subject: City Creek imputs

Hello Joel,
i found your name as a possible source for comments regarding City Creek. I more focused and have inputs on the Creek itself than the sky bridge.
I live and walk the Avenues most days that I am home and really enjoy City Creek and the paths. As a fly fisherman/conservationist I am also looking at the creek as a valuable resource for the native cutthroat trout. It is always a pleasure to see a trout "rising" in one of the ponds or in the slack water behind a boulder. If the city could open up the creek and NOT cut off water to the lower part in the winter months it would extend the cutthroats habitat and would be quite a coup to have native trout in the downtown of a major "earth-friendly" city. I think an interpretive center sponsored by one of the fly shops or Trout unlimited would be a good partnership. As it is right now the city shuts off the water to the lower part of the park/creek and the native "protected"
trout are trapped downstream with no water and no way to escape up stream because of the concrete falls.
Earlier in Nov I rescued about 15 trout ranging in size from 10" to 2" in the lower streams and carried them back upstream in buckets. With a little planning the city could celebrate the trout in the center of our city instead of killing them. And as a possible stopgap perhaps you or someone could publish the water shut off dates and a local Boy Scout troop or fishing group could do this annual rescue until a more trout friendly water policy is developed. And by the way I could not rescue the trout in the lowest pond as there was still to much water to corral the fish and I am hoping that tomorrow they will still be alive.
AND on my comments on a sky bridge..... I am for a sky bridge for Main street and also for North Temple. I have seen to many pedestrians darting though traffic and backing up the cars. And I think the pedestrian and vehicle traffic will both be increasing. And a fence in the median on Main street between North Temple and South Temple will force the jaywalkers from standing on a 12" median in traffic and to use the crosswalks.
On a final note. Is there any way to coordinate the traffic lights on North Temple? I drive to the airport for my job (Delta pilot) and they all seem to be completely random. I have made every light but I have also had to stop at every single light. The cost of easing traffic and idling with exhaust might be a good incentive to coordinating the lights.
Thanks for taking my thoughts. If you have any questions I can be reached by email at mds429564@yahoo.com or by phone at 801-596-2334.
Cheers
Mike Stinson

787 3rd Ave
SLC UT 84103

Any questions? Get answers on any topic at www.Answers.yahoo.com. Try it now.

AIA Utah
A Chapter of The American Institute of Architects

Salt Lake City Planning Commission Meeting
November 29, 2006

City Creek Center Comments

The AIA has a long tradition of involvement in Salt Lake City's downtown development from the Second Century Plan in 1962, the 1988 R/UDAT, Envision Utah, and now Downtown Rising.

First of all, thank you to the Planning Commission and city staff for allowing the requests related to the City Creek Center to be considered over several Planning Commission meetings so that additional information could be gathered and to hear more comment from the public. This gave our organization time to hear from our members and collect our thoughts as to what would be most important to convey to you. To that end, AIA Utah hosted a general meeting of interested architects in the community to see a presentation by the Church architect, and to deliberate the issues that are being considered here tonight.

You have specific items to decide upon. I will address a few of those within the following observations about the City Creek plan:

Connections with the rest of downtown.
We believe that PRI wants to be a good neighbor to the rest of the downtown with this development. The graphic that best illustrates that intention is the one that shows the bold, green arrows going north and south at mid-block as well as east-west across the two blocks. We commend this acknowledgment of the importance to Salt Lake City of opening those blocks so people can do what they like to do – take shortcuts through safe, attractive areas to get to where they're going. This strengthens the downtown overall.

But when you look at the subsequent images of the plan, this intention to connect to the rest of the city is much weaker in comparison with the internal connections east to west across the two blocks and to the north to Temple Square and the Church Office Building blocks. It looks like a shallow "U" rather than a grid-like diagram of pedestrian flow between city blocks. This east-west pathway mid-block is made most attractive to the pedestrian as a "necklace" of open space, plazas, gardens, and water features at the ground level, and the skywalk at the second level. In short, it seems that the intention to support the rest of the city is trumped by another goal: that of capturing and keeping as many people as possible, including Temple Square visitors, to eat, shop, and linger within the borders of the City Creek Center.

329 West Pierpont Avenue, #100
Salt Lake City, Utah 84101-1743
801/532-1727
801/532-4576 Facsimile

shopping developments. We believe the skywalk, as the shortest route between two points, would quickly become the preferred route across, leaving Main Street to those who come and go via TRAX and not to thousands of others who have arrived at City Creek Center by car.

Based on the current design of the City Creek Center and because of the long precedent of disallowing skywalks across Main Street because of their potential for reducing pedestrian activity on the street, our gathered AIA constituents tended to discourage the approval of this exception to the Master Plan.

Should, ultimately, the City approve a change in the master plan to allow the skywalk then we strongly recommend the following conditions be put in place:

"View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South, and 300 South, and are discouraged on other streets. **The City Council may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that:**

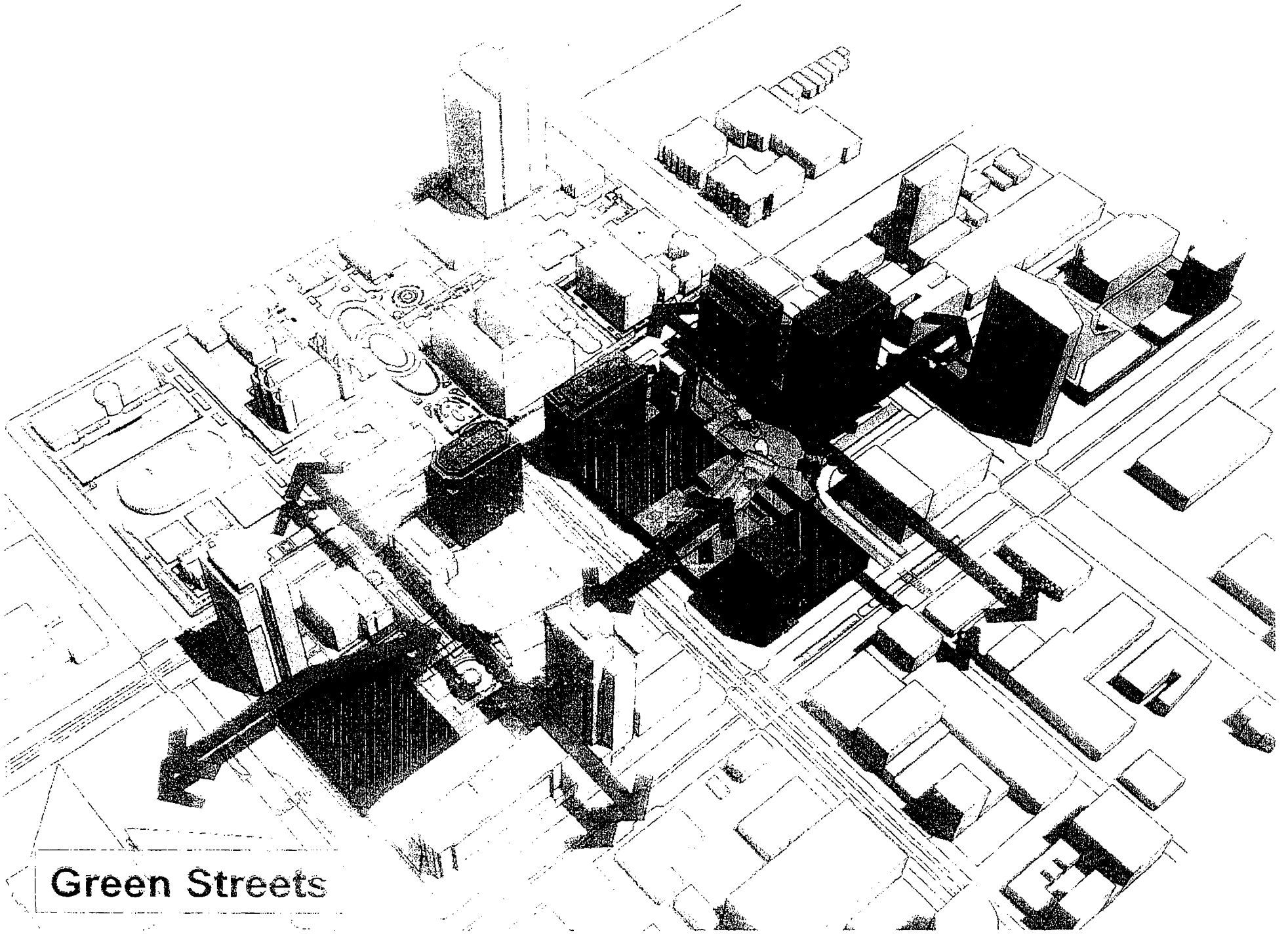
1. a. There have been exemplary urban design considerations incorporated into the major development such that the skywalk will not detract from pedestrian and commercial activity at the City street level.

b. The design of the skywalk would enhance the public's experience of the city in a significant view corridor.

c. All other options for creating the successful movement of pedestrians between both sides of the street have been explored and/or incorporated into the development such that a skywalk would be a convenient enhancement.

2. The City shall have significant design input and/or control of the final design of the skywalk and will invite significant public involvement in reaching a final design solution."

We believe that if a skywalk is allowed, that it rise to a higher design level than merely clearing the TRAX lines on Main Street. It should be so well designed that it becomes a public icon, one that the city would be proud to see on a postcard. We encourage a design that invites the sights, sounds, and climate of the street via creatively sheltered but otherwise part of the "street" environment – not the "mall" environment.


Green Streets

Submitted for Approval
11/29/06

Before the Salt Lake City Planning Commission
Petition Nos. 400-06-37 and 400-06-38
Proposed Findings and Recommendation submitted by Property Reserve, Inc.
November 29, 2006

1. The proposed amendment submitted to the Planning Commission by petitioner Property Reserve, Inc. on November 29, 2006, should be adopted as an amendment to the Downtown Master Plan (1995) and the Urban Design Element (1990).

2. All alternatives, other than the proposed skybridge, for creating a successful link between the second level of the City Creek Center Project on Block 76 and the second level of the Project on Block 75 have been evaluated and conclusively found not to be feasible or effective.

3. Subject to the Planning Commission's review and approval of specific designs to be submitted by the petitioner, the design of the skywalk may not substantially impair or impact the Main Street view corridor.

4. The skywalk proposed by petitioner linking the second level of the City Creek Center Project on Block 76 and the second level of the Project on Block 75 will not detract from pedestrian and commercial activity at the street level.

5. The subsurface partial street closure on Social Hall Avenue requested by petitioner should be granted because:

(a) The proposed partial street closure will not deny access to adjacent properties, but will enhance such access;

(b) The closed subsurface property may be sold for fair market value;

(c) Public policy reasons justify the partial street closure; and

(d) The public policy reasons for the partial street closure outweigh alternatives.

Based on the foregoing findings, the Planning Commission:

(a) recommends that petitioner's proposed text amendment be adopted;

(b) subject to review and approval of the skybridge design, concludes that the proposed skybridge at the City Creek Center Project complies with the requirements of the proposed text amendment; and

(c) declares that the portions of Social Hall Avenue proposed for closure are surplus and the partial closure should be approved.

November 29, 2006

Dear Planning Commissioners,

The following pages contain the text of an e-mail and a survey that was created by the Avenue's Housing Committee in an effort to help answer the question, "why so little public input on such a significant project." The survey was sent to a group of approximately 70 community representatives that in the past have been very involved with planning and zoning issues in Salt Lake City.

It was my intent to present you with a detailed review of the survey's findings. However, and perhaps fortuitously, on Tuesday evening my computer suffered a significant hardware failure and the final version of my presentation is temporarily entombed on my hard drive. As soon as possible, I would be happy to provide you with a complete set of results and analysis.

Until that time, I do think that several findings from the survey could prove useful to everyone involved in this discussion. I look forward to sharing those findings with you at this evening's Planning Commission meeting.

Sincerely,

Shane Carlson
Greater Avenue's Community Council
Housing Compatibility Committee, Chairperson
801-596-3939

Survey

1. Are you aware, at any level, of the proposed City Creek Center development?

2. Have you made a statement to the Planning Commission (in writing, through the Planning Office, or in person at a PC hearing) concerning any aspect of the City Creek Center proposal?

3. If not, please pick the three most important reasons you have for not making a statement, rating them from most important (#1) to third most important (#3) from the following list:

a) I wasn't aware the planning commission desired public input on this project.
b) I didn't feel I had enough information to make an informed comment.
c) I haven't known how or when to make a comment.
d) What happens with downtown development really doesn't interest me.
e) I'm just happy to see the investment in those blocks and that's the most important thing to me.
f) I'm happy to see the investment in those blocks and I'm afraid that public opposition to any aspect of the project will threaten much needed development.
g) The development is on private property and the developer should be able to do what they want.
h) I trust Property Reserve Inc. (the LDS church owned developer responsible for the business and residential development on this project) to propose and build something that is appropriate.
i) I trust Taubman Co. (the international commercial/retail developer) to propose and build something that is appropriate.
j) I don't feel that commenting would make a difference. The city is going to give the developers everything they ask for.
k) The Planning Commission process of taking comments on a limited subset of the possible issues at any one meeting is too complicated, time consuming and/or drawn out.

4. Are there any significant reasons for not commenting that were let off of the list in question three?

Thank you very much for your time.

Roadmap to Planning Commission Options for the City Creek Center Petitions

Petition 400-06-37

PC needs to determine what amendment language and recommendation they want to forward to the City Council.

Petition 400-06-38

The PC essentially has three options for Pet. 400-06-38 item A, sale of air-rights to allow construction of a skywalk based on existence of compelling public interest:

1. Defer decision on item 2A (the proposed skywalk and accompanying air-rights) until the amended Master Plan language is finalized by Council. This option would require the skywalk portion of this petition to be re-evaluated by the PC for findings after Council action determines final language.

2. Decline to make findings on item 2A regarding the proposed skywalk based on insufficient information. This option would require the skywalk portion of this petition be re-evaluated by the PC for findings after additional data is obtained.

3. Specify whether or not petitioner has conceptually met each finding of proposed Master Plan amendment language (from Pet. 400-06-37) regarding the skywalk. This option would enable the petition to move forward, and the PC would evaluate a petition specifying proposed sky bridge design and impacts on Main Street pedestrian activity once it is filed.

Should the PC utilize Option 1 or 2, item A of Pet. 400-06-38 cannot be acted on tonight; without the potential for a sky bridge, no discussion of air-rights can logically move forward. Only if the Commission opts to forward Master Plan language with findings would action on this item be reasonable. Therefore, if the PC determines not to make specific findings related to proposed amendment language, item A of Pet. 400-06-38 will need to be re-evaluated during future meetings. Items B-E could be moved on separately tonight.

Here are the issues presently being considered by the Planning Commission:

Property Reserve Inc. and the Taubman Company requesting approval for certain design elements for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The requests to be considered by the Planning Commission include:

1. **Petition 400-06-37**— Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a sky bridge; and to consider whether a compelling public interest exists to allow the construction of a sky bridge connecting Blocks 75 and 76 (Staff— Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
2. **Petition 400-06-38**— A request for the following partial street closures on:
   - **a.** Main Street between South Temple and 100 South to allow the sale of air-rights over a portion of Main Street for the construction of a sky bridge;
   - **b.** Social Hall Avenue east of State Street to allow the sale of subsurface rights under a portion of Social Hall Avenue for an extension of an underground pedestrian corridor;
   - **c.** South Temple between Main Street and State Street to allow the sale of subsurface rights for the construction of a median parking ramp;
   - **d.** 100 South between Main Street and State Street to allow the sale of subsurface rights for the enlargement of an existing median parking ramp; and
   - **e.** West Temple between South Temple and 100 South to allow the sale of subsurface rights for the enlargement of an existing median parking ramp. (Staff — Joel Paterson at 535-6141 or joel.paterson@slcgov.com).

More information is available from the Planning Office at:
http://www.slcgov.com/CED/planning/pages/CityCreekCenter.htm

And comments can be submitted directly online at:
http://www.slcgov.com/ced/planningcomm_comments.aspx

Comments can also be submitted to the Planning Commission c/o Senior Planner, Joel Paterson at 535-6141 or joel.paterson@slcgov.com.

Or
Planning & Zoning Enforcement
Attn: Joel Paterson
451 South State Street, Room 406
Salt Lake City UT 84111

As of this mailing, to the best of our knowledge comments submitted to the developers (Taubman Co. and PRI Inc.) via their web-page (www.downtownrising.com) have not been made public nor have they been made available to the Planning Office or the Planning Commission.

Again, thank you for taking the time to get involved.

Regards,

Shane Carlson
Greater Avenues Community Council
Housing Compatibility Committee, Chairperson
596-3939

The Housing Compatibility Committee section of the Greater Avenues Community Council's web-page can be found at http://www.slc-avenues.org/housing.htm.

To be removed from the Avenues HCC e-mail list, send a message to AvenuesHCC@Comcast.net with "remove from e-mail list" as the subject.

From: City Council Office
To: Salt Lake City Planning Commission

Re: Forwarding of citizen suggestions regarding City Creek Center Development

On November 21, two City Council Members met on an informal basis with a number of citizens, representing a variety of organizations that have an interest in how the City Creek Center Development takes shape. The Council Members would like to express their appreciation for the willingness of the Planning Commission to take additional time to consider these issues, as this development will have a lasting impact on the development of the downtown. Some of these citizens will be at the Planning Commission meeting on Wednesday, November 28th, to bring up these issues in person.

The following bullet points summarize major issues raised by the citizens attending this informal meeting:

- Members of the group expressed concerns about allowing exceptions for exceeding of the maximum mid-block height. Those members wish to clarify when the issue of the mid-block height exceptions will be addressed (or if it is in the process of being resolved). If and when it is addressed, the group expressed that they would like to see the developer pursue the idea of transferal of developer rights (air rights), to protect historic corner buildings while at the same time preserving height development potential mid-block;
- The group suggested alternative master-plan language for the skybridge (see proposed language below). This group of citizens felt that neither PRI's suggested language nor the Administration's language is sufficient to protect the City from a possible proliferation of sky-bridges, and that the language also did not give enough protection that the one on Main Street, if constructed, would be a community asset;
- The group voiced strong concerns about the North/South mid-block connections with Regent and Richards Streets - particularly the alignment of Regent Street. Even though diagrams show these as strong connections, retail patterns suggest that the connections to the South will be weak. This is concerning in terms of the lasting impact the development will have on the blocks to the South.
    - The group suggested moving the u-shaped street connecting State Street and 100 South (north of the existing Regent Street) to the West, to allow it to line up with the existing Regent Street.
    - The group also suggested that if the street were located slightly further to the West, the space "left over" on the East between the street at the Qwest/ATT building, could be used for smaller retail. The group feels

that this would be a better use of space, and would protect against that street becoming a "dead street."

- The group voiced concern that the design of the bridge is crucial, and that the City should be involved in ensuring that it is a community asset. Also, the design should incorporate connections that the bridge will have with Main Street (for example, escalators vs. elevators or both).
- The group voiced concern about Nordstrom's interface with West Temple.
    - Specifically - If the entrance is on an upper level, the group suggested a "grand staircase/escalator" idea - with room for smaller retail on the ground level facing West Temple.
    - This would increase the permeability of the West Temple façade of the project.
- The group voiced concern about the widened mid-street parking ramps, and the impact that these widened ramps will have on interrupting the pedestrian experience crossing 100 South, West Temple, and South Temple. If considered, the group would like the City to address mitigations to enhance the pedestrian experience despite the parking ramps, such as enhanced pedestrian crosswalks.

The following is the group's proposed master plan language regarding the skybridge issue (changes suggested by the Planning Division are **boldfaced and underlined**, changes suggested by the group are ***underlined, boldfaced, and italicized***).

"View Corridors: Views from Downtown to the mountains and major landmarks should also be preserved. Skywalks or other obstructions that would block view corridors are prohibited on Main Street, State Street, South Temple, 200 South, and 300 South, and are discouraged on other streets. **The City Council may consider circumstances that justify an exception to the policy prohibiting and discouraging skywalks or other obstructions, when a finding that a compelling public interest exists through substantial demonstration that:**

a. All other alternatives for creating a successful link between major development on both sides of a street have been evaluated and conclusively found not to be feasible or effective

b. The design of the skywalk is such that it would not negatively impair or impact a view corridor; and

***c. There have been exemplary urban design considerations incorporated into both the major development and the skywalk, so that the skywalk will* not detract from pedestrian and commercial activity at the *City* street level**

The City shall have significant design input and/or control of the final design of the skywalk, and will invite significant public involvement in reaching the final design solution.

From: LeavesOfGrass4@aol.com [mailto:LeavesOfGrass4@aol.com]
Sent: Tuesday, November 28, 2006 7:42 AM
To: Mayor
Subject: (no subject)

I've been following the City Creek Development plans, I'd like to encourage you to continue your opposition to the sky bridge. It will keep people off the street. It will close in the street. Taubman Development uses threats to bully their way into getting what they want. I've listened to the City Council meetings on Channel 17 and have heard Taubman say they won't participate if they don't get their way. After spending 30 years in business their words are standard . No one is going to pull out of a multi billion dollar development. It's just business as usual for these guys. We love you Rocky. Keep up the good fight.

Eric Johnson Family
Avenues
Salt Lake City, Utah

ZIONS BANK®

A. SCOTT ANDERSON
President and
Chief Executive Officer

November 28, 2006

Peggy McDonough, Chair
Salt Lake City Planning Commission
451 S State Street Room 406
Salt Lake City, Utah 84111

Dear Peggy:

I am writing today to express my strong support for the City Creek Center project planned for the blocks bordering Main Street and South Temple in Salt Lake City. This project is of significant importance to us at Zions Bank as it will surround and border our downtown properties.

As you are aware, Zions Bank is making a major investment in renovating and upgrading our headquarters building at One South Main. In addition, we just completed a major renovation of our historic First South Branch building, and are currently working on repairing and renovating the water clock tower in front of that building. Because of our recent investment, and our long-standing interest in downtown Salt Lake City, we are very eager to see the City Creek Center project move forward expeditiously.

Our commitment to move forward with our recent projects was made, in part, based on the understanding that the City Creek Center project would be moving forward. In my view, the Center will complement our investments, and will be a major statement about our capital city.

I have had the opportunity to personally review the plans for City Creek Center. I am extremely excited about the project and appreciate how it will raise up City Creek and have it run through the project. I admire how the project will incorporate walk-ways, green space, water features, and open space. And the presence of a mix of residential, commercial, and retail space will bring a vibrancy and economic stability to the project. I also support the plans for subsurface parking, which will not only provide sufficient parking for the tenants and users of the Center, but also will eliminate the unsightliness of above-ground parking structures.

I know there has been some controversy surrounding the inclusion of a pedestrian bridge over Main Street as part of the project. I want to express my support for this walkway. In my conversations with Blake Nordstrom, he sees this bridge as critical to the project from a retail point of view, as it will tie the blocks together and contribute greatly to the success of the Center. I do not agree with those who fear the bridge will take pedestrians off the street to the detriment of local retail businesses. Zions Bank has major retail branch operations on the corner of First

South and Main Street, as well as and Main Street and South Temple. Of all business on these two blocks, we should be worried about the impact of this bridge, and we have no concerns.

As we have researched pedestrian bridges, our view is that we expect the bridge to actually increase traffic, not decrease it. The walkway will make it easier to move from one block to the other and conduct business at retail establishments on both blocks. From my own personal experience, when the food court at Crossroads was up and running, we had employees walk underground through the parking structure at our building and up to the Gateway West Building, and then move to the food court. They would not have patronized the Crossroads food court if they had not been able to get to it without crossing Main Street.

At the same time, I do not believe the bridge will block the view corridor. I believe the bridge will enhance the view of the Church plaza, and that tourists will flock to the bridge to take pictures of the plaza and of Main Street looking south.

As an organization that has had a significant presence on Main Street for over 130 years, and with major recent investments on Main Street, we strongly support the City Creek Center plaza, including its pedestrian bridge. We also support the subsurface rights related to the parking that will enable the Center to develop approximately 5,200 parking stalls without having to break ground and take away from the green spaces, the water features, the open areas, and the walk-ways.

I should add that I am a resident of the Avenues, and I also support the project as a private citizen. My family's personal focus is on the downtown area – this is where we shop, this is where we eat, this is where we go for entertainment. The design of the Center, with its green spaces and water features, will be a beautiful enhancement to the area, one that as users will make our sojourns to downtown much more enjoyable.

As a "local" citizen, worker, and resident in the downtown area, I look forward to having underground parking, to having above ground creeks and water features and greenery, and to having a bridge linking both blocks together. It certainly will not detract from the ambiance of Main Street, nor block the north or south views of our city.

I encourage and urge the Planning Commission to support the City Creek Center project and the pedestrian bridge, subsurface rights related to parking, and the other features of the project.

If it would be helpful, I would be happy to meet with the Commission to answer any questions and personally express my support of this project.

Sincerely,

A. Scott Anderson

QUESTAR

Questar Corporation
180 East 100 South
P.O. Box 45433
Salt Lake City, UT 84145-0433
Tel 801 324 5188 • Fax 801 324 5483
Keith.Rattie@Questar.com

Keith O. Rattie
Chairman, President &
Chief Executive Officer

November 28, 2006

Ms. Peggy McDonough
Planning Commission Chairperson
451 South State Street, Room 406
Salt Lake City, Utah 84111

Dear Peggy:

I'm writing this letter to convey Questar Corporation's strong support for the City Creek Center Project.

Questar Corporation, as you may know, is the second-largest public company headquartered in Utah, and the largest Utah-based NYSE-listed company. We operate in 11 states, but we choose to keep our headquarters in Salt Lake City despite growing commercial reasons to relocate. Our decision to remain here is based in part on our expectation that our capital city will remain a vibrant place suitable for a business that is becoming more national in scope.

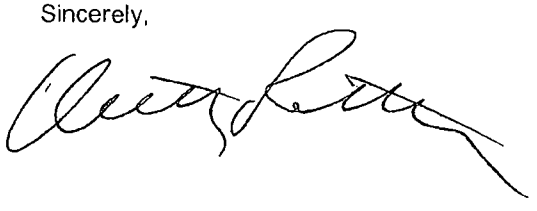
As the current Chair of the Salt Lake Chamber Board of Governors I had the privilege to attend the unveiling of the City Creek Center Project at a recent City Council meeting. I am truly impressed by the LDS Church's plan and commitment to the revitalization of our capital city.

Clearly, a project of this scope will have adverse impacts in the short term. We will work with the other businesses that comprise the Salt Lake Chamber to minimize those impacts where practical.

Peggy, the City Creek Center project will transform Salt Lake City into one of the truly great places to live, work, raise a family and grow a business. As one of Utah's oldest and largest businesses, we urge the Planning Commission to support this project with a spirit of partnership.

Let's make it happen.

Sincerely,



cc: Salt Lake City Council

Paterson, Joel

From: Hansen, Tami
Sent: Tuesday, November 21, 2006 4:47 PM
To: Paterson, Joel
Subject: FW: City Creek Center
Categories: Program/Policy
Attachments: CityCreekCenterThoughts.wpd

Tami Hansen

From: Peggy McDonough [mailto:Peggy.McDonough@GouldEvans.com]
Sent: Tuesday, November 21, 2006 4:46 PM
To: Hansen, Tami
Subject: FW: City Creek Center

Tami,

Will you please make sure Joel Paterson gets this for the City Creek packet for the 29th of November?

Thanks!

Peggy

From: Tony Weller [mailto:tony@samwellers.com]
Sent: Tuesday, November 21, 2006 4:41 PM
To: Peggy McDonough
Subject: City Creek Center

Here you go, Peggy. I sent it to the Downtown Rising web site as well.

Pasted below and attached.

Thanks,

Tony

Dear Downtown Leaders:

I am pleased with nearly all of what i have heard about the City Creek Center and look forward to its completion eagerly. Below i have listed a few concerns i have:

Please ensure that construction is performed in a manner that prevents street closures and keeps TRAX

running. I'd like to survive the construction to enjoy the final project. Don't permit urgent please from developers to cause deviation from the principle of preserving what is already here and working.

The design is a bit too inward. The nicest elements are internal and mostly shielded from surrounding properties by the proposed buildings.

I like that the stream will be brought up and urge you to design it as naturally as possible. Please minimize concrete and throw away rulers. Let it appear natural. Where natural water isn't available, please consider xeriscaping. This is a great opportunity to set a nice example for what is an increasingly water challenged community.

The skybridge seems to be a way to keep pedestrians in this development and away from surrounding areas. It contradicts the expressed idea that this development is designed to anchor the whole neighborhood. Please reject the skybridge. It is not "impossible" for this to work without the bridge

Thank you for getting Harmon's as the grocery store. Please consider the merits of local businesses and the principles behind local economies. As well as you are able, strive to give priority to locally owned companies. They are far better for the economy. Better than three times as much of what is spent in local businesses stays in the local economy, as compared to what remains when one shops at non-local businesses.

Please let the parking be inexpensive and make certain that the property owners do not limit access to parking validations the way it happened on block 57. There was a time when all citizens, businesses and parking lots used one validation. It worked really well. Malls were the first to opt out and to a large degree, mall owners are responsible for the loss of that effective system.

Don't strike any agreements anent leases with Gateway. That Gateway owners are even willing to express their fear that the City Creek Center might take a few of their retailers is hypocritical since that is exactly what they said they wouldn't do, but did, to Main Street. I call the money Gateway received corporate welfare but in the news they have spun it as though they're some subsidized charity deserving protection. What crap. At least the Church and Taubman are using their own money.

Last, though it goes against the grain of status quo beliefs about property but if this development drives up the cost of adjacent properties, it will damage many businesses. This is a difficult issue but it is property inflation that wrecks neighborhoods and eventually we will need to figure out how to address it if we ever hope to put an end to the demise and redevelopment of urban centers. This suggests new funding mechanisms for the municipalities that are all too prone to view property inflation as a good thing. Can't we tax out of state owners to induce more local property ownership? When will we decide to tax or fine those whose practices lead to blight? Maybe a special tax credit could be devised for owner occupancy.

Thanks for taking the time to consider these views.

Yours sincerely,

Tony Weller

Paterson, Joel

From: altapac@aol.com
Sent: Tuesday, November 21, 2006 10:00 AM
To: Paterson, Joel
Subject: Sky Bridge

Joel,

I understand you want public comments on the City Creek development. I have discussed the sky bridge issue a little with Eric Jergensen. My first opinion was it wasn't a good idea because of the view corridor issue. But I was down at Gateway and saw how they dealt with the two level mall (?) with bridges and escalators and I think it works pretty well. I think if it were an open not enclosed sky bridge it would have less of an impact. I also think it would be better to be at an angle to the street, not perpendicular, would give it some interest. This all has a lot to do with whether the development is enclosed of not and I'm not sure they know that. They have made a presentation at the GACC in November and it was very well received. The issues seemed to be taking down the old buildings. I think people like the investment the church is making and want this to be attractive and succeed.

Phil Carroll
328-1050 ex 4

Check out the new AOL. Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.

UTAH TRANSIT AUTHORITY

DATE: November 20, 2006 FILE CODE: 0-1-5

TO: Timothy P. Harpst, P.E., PTOE
Transportation Director
Salt Lake City Transportation Division
349 South 200 East, Suite 450 Salt Lake City, Utah 84111
email: tim.harpst@slcgov.com

CC: Joel Paterson, AICP, Planning Programs Supervisor
Salt Lake City Planning Division
email: joel.paterson@slcgov.com

Mick Crandall, UTA Planning
Ralph Jackson, UTA Major Program Development
Jim Webb, UTA Civil Engineering
Todd Provost, UTA Systems Engineering
Ron Benson, UTA Rail Services
Jeff Lamora, UTA Rail Services
Jordan White, Asst Corporate Counsel
Document Control

FROM: E. Gregory Thorpe, P.E.
Manager, Light Rail Engineering and Construction

SUBJECT: Salt Lake City Planning Commission Request
City Creek Mall Project relationship with TRAX line on Main Street

---

The following information is being provided at your request for input to a package being assembled to outline the approvals necessary for the Church's City Creek Mall project in relation to the impacts that the proposed project may have on UTA's TRAX line on Main Street. Your questions and our responses that you requested information on through Mick Crandall are as follows:

1. How much vertical clearance would be necessary between the proposed 2nd or 3rd level walkway between South Temple and 1st South on Main Street.

UTA Response: Our design criteria requires a vertical clearance above our overhead contact system (OCS) wire to the bottom of nearest girder or element of the overhead walkway to be a minimum of 5 feet or more. In this area on Main Street we have a single OCS trolley wire system which is generally 18 feet above the top of rail. Therefore the clearance in this stretch of downtown should be a minimum of 23 feet above top of rail; however the exact dimensions will need to be verified by field measurements. We also require a minimum horizontal clearance of 10 feet from any OCS wire. Coordination, approvals and safety precautions will need to be planned for during the design and exercised during construction for any work near to or

overhead of UTA's existing TRAX line. This coordination and approval will require detailed specifications, drawings, and details to be worked out with both our engineering and rail services groups. Any field investigations, design surveys or construction within or around the trackway envelope will be required to include, but not be limited to, having safety trained watchmen (in contact with UTA's Train Control Center) present anytime designers, surveyors, or workers are in close proximity of the track. This will include any work within or overhead of the trackway; or that could result in the possibility of debris blowing or falling into the trackway, possible interruption of trains or work as trains pass, and limitations of the allowed work time window to reduce safety concerns. The work time window could be limited to when the TRAX trains are not running and when the power to the system can be shut off. Costs for UTA's assistance with these activities will need to be coordinated with UTA and reimbursed as appropriate by the applicant seeking approval. Also, liability issues will need to be addressed and insurance provided for any work activities around our existing TRAX line.

2. Any concerns about moving the mid-block crosswalk in the same area.

UTA Response: We have concerns with shifting the crosswalk as it affects our train signaling system, train movements, and lengths of trains consists that can run now or in the future. Any movement will require coordination with our engineering and operations departments and payment of any costs for adjustment by the Mall developers or others. Shortening of the platform length is not an option as our current 4 car train consists barely fit on the existing platform. We suggest that UTA, the City, and Mall developers meet on site specifically about this issue to understand potential proposals.

3. Any air rights over Main Street that UTA thinks may exist.

UTA Response: The Public Way Use Agreement entered into between the City and UTA granted certain rights and privileges to UTA upon City streets and other property that UTA required and occupied for the construction, maintenance and operation of the TRAX system. UTA was authorized to use, on a non-exclusive basis, such portion of the City Property, including surface, subsurface and air space property, as necessary to accommodate the construction, operation and maintenance of the system. This agreement should be consulted for all terms, condition, limitations and restrictions therein.

4. The consequences to the rail line of any settlement or ground movement.

UTA Response: The TRAX system has a zero tolerance for ground settlement or movement. Any changes in track alignment or position cause a severe problem with our wheel/rail interface and could lead to derailments or excessive wear, noise and vibration. The trackway is embedded in concrete so correcting for any settlement or ground movement is very difficult and expensive. Also, liability issues will need to be addressed and insurance provided for any tunneling activities under our existing TRAX line.

UTA-Capital Development 3600 South 700 West Salt Lake City, Utah 84119
Phone (801) 262-5626 Fax (801) 287-4647

Paterson, Joel

From: Art&Jaynie Brown [artandjayniebrown@gmail.com]
Sent: Monday, November 20, 2006 12:59 PM
To: Paterson, Joel
Subject: sky bridge

Dear Joel,
We are highly in favor of a sky bridge to connect the two malls, and feel it would be in everyone's best interest. We must keep downtown alive, and after listening to presentations at my Avenues Community Council feel that is a necessary element. I'm not worried about blocking the view. It is to be quite transparent, and I've lived here 20 years and never even though of standing on Main Street and spending time gazing at Ensign Peak. So I urge you to vote to allow its construction. And I have no vested interest in the building of the sky mall -- just a concerned citizen who has seen other downtown cities deteriorate. Thanks, Jaynie Brown

From: Shane Carlson [mailto:ComeBackShane@Comcast.net]
Sent: Sunday, November 19, 2006 2:01 AM
To: Beth Bowman; dmgib@xmission.com; Karen Williams McCreary; 'Jon Dewey'; Theresa Lowe; Alex Steckel; Bill Petrick; Bob Greely; Bob Lewis; Cevan LeSieur; David Richardson; Earl Miller; Jill Van Langeveld; Jim Jenkin; Judy Dencker; Kat Kivett; Kelly Q. Stevens; Kim Pilger; Kirk Huffaker; Lester Aoki; Lon Richardson; Marc Wintriss; Margaret Miller; Peter Von Sivers; Polly Hart; Scott Williams MD; Shane Carlson; Sonya Richins; Steve Mecham; Sydney Fonnesbeck; Wynn Johnson; Aileen Olsen; AltaPac; Brooke Adams; Dave and Leigh Ann Jonsson; Denton Taylor; Francisca Blanc; Jaynie Brown; John Sittner; Judith Locke; Matthew Burnett; Michael Hughes; Richard Smiley; Shane; Thella Mae Christensen; Trish Orlando; Walter Jones; Wayne Green; Susan Stephenson; Andrea & Ben Phillips; Anne & John Milliken; Don Gruenewald; Donna & George Peters; Erica & Ben Dahl; Ethan Fisher; Gale Dick; Joan Coles; John & Lee Diamond; John & Lori McCoy; Karen Knudsen; Kathy Harvey; Katy Andrews; Kelly Fisher; Kevin & Alysse Morton; Krista Anderson; Margie Chan; Mary Lou Willbrand; Michelle & John McFarland; Nayra Atiya; Patty Hoagland; Phil & Janet Barnette; Preston Naylor; Ray & Janet Gardiner; Rick Rieke; Scott Lamb; Shannon & Brian Whisenant; Susan R Fisher; Ann Robinson; Dave Richards; Eric Jergensen; Joel Paterson; Maria Garciaz; Michael Mahaffey; Mike Evertsen; Rob White; Sandi Secrest Hatch
Subject: Downtown City Creek Center Development - Comments to the Planning Commission? Why or why not?

Hi Everyone,

Just over a week ago at the November 8th Planning Commission meeting, commissioners voiced frustration and discomfort as they face what many present and former commissioners view as one of the most important decisions they will ever make. The Planning Commission's frustration and discomfort is born out of the nearly non-existent public comment on the proposed City Creek Center development, encompassing three key downtown blocks (West Temple to 200 East and South Temple to First South) or 25 acres, the equivalent of 18 city blocks in many large cities such as Portland, Oregon.

This e-mail is not an attempt to encourage support or opposition to any aspect of the proposed development. The following four questions are an attempt to gain a better understanding of why there has been so little public comment on such a significant project. I would also encourage everyone to let the Planning Commission know either how you view what has been proposed or that you need more information (see below).

All responses received before 5 pm on Tuesday, November 21 will be shared with the group (all identifying information will be removed) and then the data will be forwarded to the Planning Commission on Wednesday, November 22. Please, feel free to share this with anyone who would be interested and may be willing to provide their input (they should live in Salt Lake City but they don't have to live in the Avenues). Just ask that responses be sent to: AvenuesHCC@Comcast.net.

Kennecott Land

5295 South 300 West, Suite 475
Murray, Utah 84107
ph: [801] 743-4624
fax: [801] 743-4659
www.kennecottland.com

Peggy McDonough
Planning Commission Chairperson
451 South State Street, Room 406
Salt Lake City, Utah 84111

November 17, 2006

Dear Peggy:

Kennecott Land is deeply committed to a vibrant downtown as a key component of a prosperous region. We therefore wish to recognize the vision of the City Creek Center project. This plan holds great promise for revitalizing the heart of downtown. One of the things that particularly impresses us about the plan is its mixed use. We share the philosophy of downtown planners that the most livable cities are created by mixing commercial, residential and other uses, and by providing multiple transportation options.

The four key building blocks of a successful downtown have been identified through the Salt Lake Chamber of Commerce visioning effort. The vision of a downtown that is beautiful, prosperous, community focused and green is reflected well in the City Creek Center project.

Kennecott Land also believes in the importance of broad public engagement. We commend the Chamber of Commerce for its Downtown Rising process, which enables citizens to provide constant feedback on the City Center project through www.downtownrising.com.

Regards,

Vicki Varela
Vice President Public Policy

CC: Natalie Gochnour

NOV 2 0 2006 C7

LAW OFFICES OF
NELSON CHRISTENSEN & HELSTEN
A PROFESSIONAL CORPORATION
68 SOUTH MAIN STREET, 6TH FLOOR
SALT LAKE CITY, UTAH 84101
TELEPHONE (801) 531-8400

BRADLEY R. HELSTEN

FACSIMILE
(801) 363-3614

November 15, 2006

Peggy McDonough,
Chairperson
Salt Lake Planning Commission
451 South State Street, Room 406
Salt Lake City, Utah 84111

RE: City Creek Center Project

Dear Ms. McDonough and Commission:

My law firm, Nelson Christensen & Helsten, is located at 68 S. Main Street in Salt Lake City. My business will be significantly impacted by the proposed changes for downtown Salt Lake City as proposed in the City Creek Center Project. As one of the owners of property in the immediate vicinity of the Project, I am writing to express support for the Project. I urge the Commission's approval of the City Creek Center Project as presently proposed by the owner, Property Reserve, Inc. I have reviewed the plans and proposals for the Project as presently envisioned by the owner. I believe that the Project is necessary and important to the revitalization and preservation of a vibrant downtown Salt Lake City despite the short term inconveniences that it will impose upon me, my partners, employees, clients and to others similarly situated. Specifically, I support the proposed construction of a pedestrian bridge across Main Street. I have also considered its historic significance, but also support the demolition of the First Security Bank Building as proposed. Many collogues of mine who occupied that building over the years have expressed relief that the seismically unsound and dysfunctional structure will be demolished and replaced with something more suitable to the inevitable event of earthquake. I believe the owner has carefully reviewed the economic feasibility of the Project. I respectfully urge the Commission to give deference to the expertise and plans of the owner in undertaking such a significant project for the benefit of the community.

Sincerely,

Bradley R. Helsten

cc: Salt Lake City Commission, room 304

Salt Lake Chamber
Utah's Business Leader ™

175 East 400 South, Suite 600
Salt Lake City, Utah 84111
801.364.3631 • Fax 801.328.5098
www.saltlakechamber.org

November 14, 2006

Peggy McDonough, Chairperson
Salt Lake City Planning Commission
451 South State Street, Rm. 406
Salt Lake City, Utah 84111

Dear Ms. McDonough:

The Salt Lake Chamber, Utah's largest and longest serving business association, enthusiastically supports the plans for City Creek Center. This premier, mixed-use development will revitalize the very heart of our great city. We urge your support.

For the past six months, the Chamber, in partnership with Salt Lake City, Corp. and others, has been guiding a business-led, regional visioning effort. This effort, called Downtown Rising, has reached out to the public via 220,000 newspaper inserts, a visual preference survey, and several community visioning workshops. Our Web site has received more than 2.2 million hits.

The vast majority of the comments on the Downtown Rising Web site have been directed to the City Creek Center project. These comments have been *overwhelmingly positive.* People love the project and welcome more retail, housing, and office space in Utah's capital city. They love plans for a full-service grocery store and to recreate a water feature in the heart of downtown. When issues of concern have been raised, they have focused on a desire to preserve historic buildings and an interest in keeping selected aspects of the project open on Sunday.

As you review the plans for City Creek Center, please know of the business community's support. We welcome this investment as a major catalyst for city renewal and plan to capitalize on this development to create a prosperous future for downtown. In addition to City Creek Center, we are working with other exiting projects – the 21-story high rise on Main Street, two new TRAX stops, a new federal courts complex, Fidelity Investments Building, numerous housing projects and many other developments – to unify downtown development toward a common theme. We are a city on the rise!

We thank the Planning Commission for your role in helping us to realize this vision. Together, we can build a downtown that is beautiful, prosperous, community-focused and green.

The business community stands ready to help make this vision a reality.

Sincerely,

Lane Beattie
President and CEO

SALT LAKE
Downtown Alliance
an affiliate of the Salt Lake Chamber

175 East 400 South, Suite 600
Salt Lake City, Utah 84111
t: 801.359.5118
f: 801.328.5098
www.downtownslc.org

November 13, 2006

Mayor Rocky Anderson
Mayor, Salt Lake City Corporation
451 South State Street
Salt Lake City, Utah 84101

Dear Mayor Anderson;

I am writing to communicate the enthusiastic support of the Board of Trustees of the Downtown Alliance regarding the proposed City Creek mixed-use development in downtown Salt Lake City.

We are immensely excited by the project and the transformative impacts it will have in the heart of our city and downtown. City Creek meets many of the long-held planning and development goals of our City such as opening up the blocks to pedestrian activity, anchoring the Main Street core with three department stores, adding over 250,000 square feet of specialty shops, creating a wide variety of new downtown living opportunities, bringing a full-service grocery store to the downtown core, placing the site parking underground, and adding dramatic and beautiful landscaping to our city center.

The project will certainly have a catalytic effect on other downtown developments that will add their personality and other uses to the downtown area. We believe that the City Creek project is an extraordinary mixed-use urban development that will set the course of downtown growth and progress for decades to come.

We pledge our support and resources to help with communicating this project and others to the public in a way that encourages people to continue patronizing downtown during the construction phase, as well as creating activities and opportunities for the public to enjoy downtown in this interim period.

Again, we congratulate the owners, developers and designers of the City Creek project, and look forward to learning more about the details of the project in the coming months.

Sincerely,

Tom Guinney
Chairman, the Downtown Alliance

cc: Salt Lake City Council
Salt Lake City Planning Commission

From: Brixen & Christopher [bcarch@infonetz.com]
Sent: Wednesday, November 08, 2006 4:05 PM
To: Paterson, Joel
Subject: City Creek Center comments
Name: Myron Richardson
Address: home: 76 "S" Street office: 252 South 200 East

Dear Joel,

As a downtown business owner, a city resident, and a professional architect, I urge you to not give blanket approval to petitions 410-06-38, 400-06-37, and 400-06-38 from City Creek Center.

1. 410-06-38: I believe the city currently has completely adequate mechanisms for height variations when appropriate. The 40% glass rule was put in for very good reasons - to not kill the street life of the city - and just because a grocery store doesn't like it is not adequate justification for a variance.

2. 400-06-37: The prohibition against sky bridges was thoroughly argued years ago and the Master Plan and Urban Design Element cite all the reasons why sky bridges are harmful to the city.

Just because department stores want them is not a reason to go against the ordinance.

Please deny this petition - its our city and we enacted these plans for a reason.

3. 400-06-38: This petition may not be damaging to the urban fabric of our city, but I believe more investigation is required and the Planning Dept. should see more precise design information before approving it.

I urge the staff and the Planning Commission to consider these petitions just as they would petitions from any private developer or builder and not to be swayed by who is behind the project.

The ordinances the city has enacted are there for the protection of all of us and our city. They should be enforced unless evidence of unusual hardship or real urban improvement (not just monetary) is shown.

I see no real urban improvement in these petitions and I see no unusual hardship. I see only economic interests.

Please deny these petitions.

Thank You,
Myron Richardson, AIA

November 8, 2006

Re: Petitions 410-06-38, 400-06-37, 400-06-38 (City Creek Center)

My name is Jim Christopher. I am unable to attend the November 8th Issues Only Hearing on the above petitions, but I want to urge the Planning Commission to gather all of the detailed information and to take whatever time is needed to fully analyze the specifics of the 3 petitions submitted by Property Reserve Inc.

It is extremely difficult (if not impossible) to fully understand the ramifications and community impacts of granting approval of these requests. All of these requests are site specific and cannot be fully analyzed without more detailed information - such as the impacts of above and below grade pedestrian circulation, blank walls on parking structures at street level, and access to underground parking from center-of-the-street ramps.

At the October 25th meeting, members of the Planning Commission made a plea for more public input on these requests. I agree that more public input is critical. Professional input is also critical to this process in the form of peer review by internationally recognized professionals in the disciplines of urban design and architecture. This is not a new, revolutionary concept. It has been, and continues to be, a very useful tool for many cities in their evaluation of major projects.

Blanket approval of these 3 petitions would be inappropriate at this time. The petitioners should provide additional information related to specific design solutions in order for the Planning Commission, a peer review panel, and the community at large to fully comprehend the impacts of granting these requests.

Jim Christopher
252 South 200 East
Salt Lake City, Utah 84111

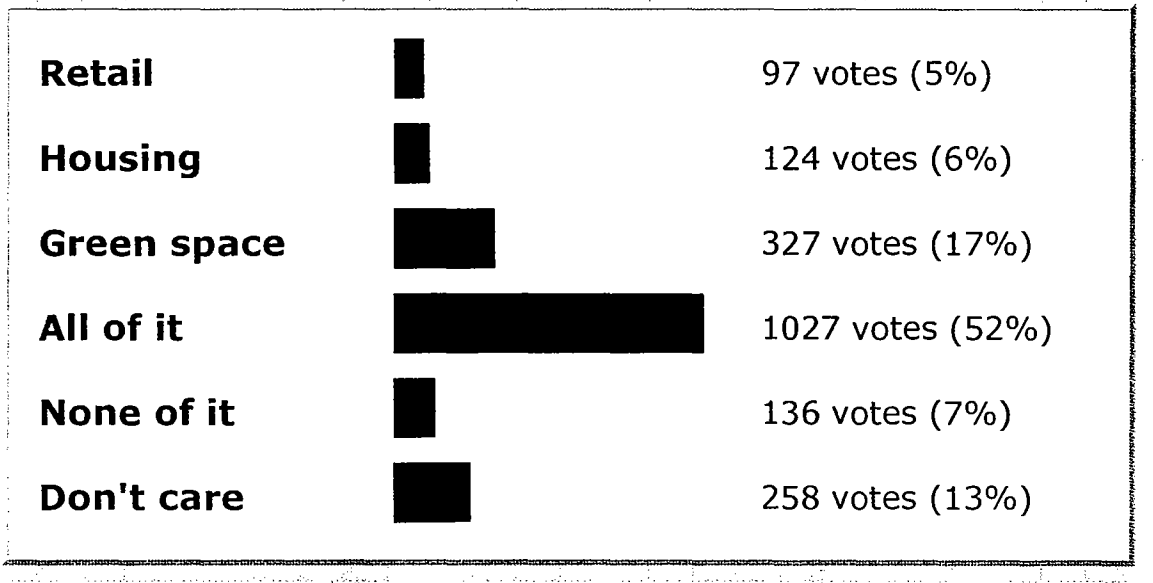
364-4661

D E S E R E T N E W S

QUICK POLL

Thanks for voting!

Question: Downtown rebuild: What do you like most about the announced plans for City Creek Center?



This is not a scientific poll. The results represent only the responses of those who chose to participate, and do not necessarily reflect the views of the general public.

Previous poll results

BACK

© 2006 Deseret News Publishing Company

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, January 05, 2007 3:15 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Bob Day
Email: bday@utah.gov
Comments: January 5, 2007
To Whom It May Concern:
For many years I have enjoyed the location of the Pioneer Branch of the US Postal Service, first at the Wallace Bennett Federal Bldg and then in the ZCMI Mall. It has been close and convenient. I was rather dismayed to learn that there is no plan for a returning Pioneer Branch Post Office in the new City Creek Center. I am sure I□m only one of many who would consider it wise and practical planning to include it once again in this prime and venerable location. Thank you for you consideration.

Paterson, Joel

From: Cindy Cromer [CindyC@vmh.com]

Sent: Thursday, October 26, 2006 4:29 PM

To: Coffey, Cheri; Paterson, Joel; Wheelwright, Doug

Cc: Zunguze, Louis; Dansie, Doug

Subject: conversations since last night's hearing

All-After the hearing, I went up to one of the developers and asked if they understood the relationship between the demolition of historic buildings and the need for height at mid-block. He clearly did not. So I walked him through Cheri's example. (Thanks Cheri. You would be a great teacher.) He asked if the transfer could be from one block to another. I responded that I didn't know but that making that change would be a lot easier than the ones they were asking for.

Then this am at 6:11 the phone range. It was Mary Richards wanting to interview me for Grant and Amanda's show re the sky bridge. I told Mary that I wanted to see how the developers digested what they had heard last night. And, secondly, that I didn't want to talk about the sky bridge; I wanted to talk about transfer of development rights before the demolitions start.

So, I am hoping that you are explaining to the developers that there is this possessed woman who will oppose with very good reasons their requests for additional height at mid-block. I would be great if they did the math for height on the whole project before they demolish anything.

I will be at the open house arguing that we need more than 4 stories on the north side of the imitation creek. I think the project is too low except where it is too high!

Best wishes and Louis please hire the consultant that Tim is using to relieve some of the pressure on staff. There ought to be some money from all the staff salaries that aren't being paid. c

To Members of Salt Lake City's Planning Commission
From Cindy Cromer
Re **Downtown Rising or Downtown Razing?**
10/25/06

The proposals before you "undo" the past twenty years of work on view corridors, urban design, and pedestrian orientation. It is unlikely that I will be able to explain my major concerns in the time available. They are outlined here in hope that you will review them as you evaluate the proposals.

- The petitioners are requesting concessions from adopted plans and ordinances. The requested exceptions are huge in their impact and we have been working on the issues of view corridors, urban design, and pedestrian orientations for more than 20 years. It is as if these petitioners haven't been living here. Other developers have finally stopped asking for the exceptions requested by these petitioners.
- So, how will you justify these exceptions? What will you say to the next developers who want the same thing?
- Petition 410-06-38 Height at mid block: Salt Lake's pattern of development has been to anchor our large blocks with the tallest buildings. This pattern has served us extremely well. (1) The large expanses of asphalt at intersections are balanced by our tallest buildings. (2) With the tallest buildings on the corners, light penetrates into the center of our massive 10-acre blocks. (3) Views are protected both to and from the tallest buildings and through the 10-acre blocks. (4) The buildings on the corners establish a pattern or rhythm of structures along our broad streets. This pattern of locating the tallest buildings on the corners characterizes our Downtown. It also extends east through the East Downtown and into the residential area east of 700 East. The proposal is not compatible with the historic pattern or rhythm of buildings in Salt Lake.
  Lack of retail or windows at ground level : The model and video suggest that Social Hall is to be a pedestrian corridor. It is far from pedestrian friendly currently. Why would you approve anything that would reduce its pedestrian orientation?
- Petition 400-06-37 and -38 Sky bridge: Calling this structure a "sky bridge" is a misnomer. It is no where near the sky, and that is the problem. By locating it only 1-2 stories above the ground, the developers propose maximum interference with the views of pedestrians walking up and down Main Street. It will remove pedestrians from street level and reduce pedestrian traffic up and down Main Street. The sky bridge keeps pedestrians hostage in the developers' project instead of directing them to the public street where they might wander to a shop not leased by the developers. The bridge would be less problematic if it were a tunnel or if it linked two high rise buildings above say the 10th floor. Again, the petitioners are asking that we undo over 20 years of effort to declutter our magnificent views.

Extension of the underpass: Extending the underpass can only reduce the number of people at ground level. We are undoing the effort of the Walkable Communities.

- Demolition of Historic Buildings: You are not being asked to address the proposed demolitions. BUT you do have authority over the requested exceptions. If you don't approve the requests under the conditional use, then perhaps the developers will rethink the demolitions.
  The Inn: Unusual for its date of construction, the Inn will be gone in a matter of a couple of weeks, even before you vote on the petitions. We have very few structures from the Depression Era, for obvious reasons. This building does not compete with the delicate structure on the southwest corner of the Temple block and its subdued classical features offer an interesting contrast to Symphony Hall. Will the replacement building accomplish as much?
  First Security Bank: This is the birthplace of economic development in Salt Lake and of course the entire region. It is ironic that the petitioners propose to revitalize Downtown by breaking this link with 150 years of financial history. The bank building itself is part of that pattern of important buildings at the corners that characterizes Downtown and it is significant architecturally.

So far, I have complained about what the petitioners want to *undo*. Salt Lake City has however failed to *do* what it promised in the City's Strategic Plan (1993). The City committed to "provide financial incentive and technical support for the preservation of historically significant commercial and residential properties" (p. 11). It hasn't done that except with transfer of development rights. Obviously, these petitioners think that they can get approval for their mid-block buildings **without preserving** the First Security Building or the Inn. So, my question is "What are we getting in exchange for what we are being asked to give up?

Finally, an historical perspective: We have not been able to replace the sidewalks and add planter boxes Downtown without destroying small businesses. The construction of TRAX along Main Street occurred at the expense of more small businesses. We could not beautify Main Street or insert light rail without exterminating small businesses. How many small businesses will not survive the disruption required by the construction of City Creek Center?

NORDSTROM

October 24, 2006

Mr. Louis Zunguze
Director of Community Development
451 South State Street, Room 404
Salt Lake City, UT 84111

Re: Pedestrian Bridge Connector - City Creek Center -Salt Lake City, Utah

Dear Mr. Zunguze,

We understand that the city is considering the approval of a pedestrian bridge connector between Blocks 75 and 76 as part of the proposed downtown Salt Lake City Creek Center development. We wanted to take this opportunity to communicate our belief that the connection between the blocks will contribute greatly to the vitality and success of City Creek Center. The ability for shoppers to seamlessly walk stores on both levels of the development will create a natural flow of traffic benefiting the entire project. Without the pedestrian bridge, pedestrian activity will be severely limited on the second level resulting in an adverse affect on retail shopping activity.

It is our experience that multiple entrance opportunities on all levels of a project result in higher shopping activity for everyone involved. We are a part of projects which include pedestrian bridges. Our store in downtown Seattle is linked to Pacific Place Mall via a pedestrian bridge. Our top floors and the upper floors of Pacific Place would not achieve the sales per square foot that they do without such a link. In the Scottsdale Fashion Square project, our store is connected to the mall across a major boulevard by a pedestrian bridge that includes shopping. This is the best scenario of all as it provides a terrific shopping function between what would be essentially separate projects. We would hope the bridge at City Creek Center would include shops or dining.

Like you, we are interested in Salt Lake City Creek Center becoming a world-class shopping destination that will draw many visitors and residents to downtown. Based on our retail experience, creating an accessible and convenient shopping environment requires the addition of the proposed pedestrian bridge and is a critical element to the success of the project.

Thank you for the opportunity to share our thoughts with you.

Sincerely,

David P. Lindsey, FAIA
Vice President
Store Planning & Architecture
Nordstrom
(206) 303-4301

Store Planning & Architecture • Corporate
1700 Seventh Avenue, Suite 1000, Seattle, WA 98101-4407 (206) 303-4300 Fax (206) 303-4319
nordstrom.com

Recycled Paper

RECEIVED
OCT 25 2006

Federated
DEPARTMENT STORES, INC.

HARRY G. KOEHLER
OPERATING VICE PRESIDENT
SITE PLANNING & TRAFFIC

PHONE: 314-342-6465
FACSIMILE: 314-342-4374
E-MAIL: harry_koehler@May-Co.com

October 24, 2006

Mr. Louis Zunguze
Director of Community Development
451 South State Street, Room 404
Salt Lake City, UT 84111

Re: Pedestrian Bridge Connector – City Creek Center – Salt Lake City, Utah

Dear Mr. Zunguze:

We understand that you are deliberating the merits of a pedestrian bridge connector between Blocks 75 and 76 as part of the proposed downtown Salt Lake City Creek Center development. We believe a pedestrian bridge connector between Block 75 and Block 76 is a critical and essential element of the place we are all striving to create at City Creek Center.

The successful operation or chemistry between Block 75 and 76 will be predicated on the successful interrelationship of those spaces on both levels of the development. The shopper, visitor, resident or worker must have the ability to shop, browse or simply walk between the blocks on both levels in a seamless realm of shops, park areas and streetscapes; they should also have the ability to park on either block and be assured that they can navigate between the blocks on both levels of the development.

Failing to provide a pedestrian bridge connector between Blocks 75 and 76, terminates the second level pedestrian activity on both blocks at a wall on Main Street, and requires a vertical transition between the second level and the ground or main level. The advantage of entering the upper level of City Creek Center on South Temple Street and walking through the City Creek Center space across to the Nordstrom's store court is lost. Conversely, direct pedestrian connections to the main level of City Creek Center are provided along South Temple Street, Main Street and from points along South Street.

To that end, our experience has revealed that pedestrian activity on the upper level of an urban shopping development is 60 - 65 percent of that observed on the ground or main level of the project due to the multiple entrance opportunities and ground level relationships with street level activity surrounding a typical project (as will be the case at the City Creek Center site). Additionally, we believe that once pedestrians have made the

transition to the ground level, and in this case crossed Main Street, they will more than likely continue walking on the ground or main level of the project on the next block. This forced form of pedestrian movement will result in less activity at the second level Main Street end of the walkways on both blocks and have an adverse impact on retail shop activity in these areas of the project.

We cannot afford to isolate the upper level buildings and open spaces on Blocks 75 and 76 of City Creek Center; we must work to create an interconnected network of pedestrian walkways on both levels of the project. A delicate, high-quality architecture, pedestrian bridge connector, spanning between Blocks 75 and 76, will assure that both levels of City Creek Center will capture the pedestrian activity that we all desire.

Thank you for this opportunity to provide our comments. Please feel free to call if you have any questions or require any additional information.

Sincerely,

Harry G. Koehler
Operating Vice President
Site Planning & Traffic

City Creek Center

http://downtownrising.com/city_creek/CC_viewcomments.php

Summary of Comments

Overview:

Nearly 30,000 unique visitors have viewed the City Creek Center section of the downtownrising.com website. To date, 980 comments have been submitted through the website.

Of these comments, 271 mentioned only positive things. The vast majority of the other responses were positive of the project but made some specific suggestion, or included a question (only 36 were opposed to the entire project or negative about the Church). Response has dropped off significantly the last three weeks.

The following summarizes the comments which are pertinent to the items before the Salt Lake City Planning Commission.

- Only 42 commented against the pedestrian connector. The main objections are that a sky-bridge would take people off of the street, is designed to keep people in the project and would kill the rest of Main Street retail. 11 individuals have commented in favor of the connector.
- 53 made recommendations on which stores to include in the project. The three most common suggestions were to include a Crate and Barrel, Nieman Marcus and Bloomingdales. Other suggestions include the addition of everyday conveniences like a laundry, "practical places, not just luxury items."
- 39 commented on residential issues, including 19 on the need for more units and several on the need for affordable housing. Others expressed the need for the project to be family friendly.
- 13 commented on Harmons, excited to see them coming to the downtown area.
- 32 commented on parking and transportation issues. Most of these comments were about parking availability and traffic congestion during construction.

Questions:

Answers to most of the questions that were submitted were already included in the Frequently Asked Questions section of the website.

Others asked specific questions about the food court, safety and wheelchair accessibility.

We have responded to several new questions by updating the Frequently Asked Questions section on the website, www.downtownrising.com.

Among the other 128 suggestions received:

A public park, car repair, a health clinic, replace the Deseret Gym, a dance hall, movie theaters, an arts exhibition/museum, a new off ramp from I-15, a swimming pool, a wedding reception center and an enclosed botanical garden.

Two suggested that the Church put TRAX underground between South Temple and 100 South, and close that section of the street to vehicles.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, January 05, 2007 3:15 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Bob Day
Email: bday@utah.gov
Comments: January 5, 2007
To Whom It May Concern:
For many years I have enjoyed the location of the Pioneer Branch of the US Postal Service, first at the Wallace Bennett Federal Bldg and then in the ZCMI Mall. It has been close and convenient. I was rather dismayed to learn that there is no plan for a returning Pioneer Branch Post Office in the new City Creek Center. I am sure I□m only one of many who would consider it wise and practical planning to include it once again in this prime and venerable location. Thank you for you consideration.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, January 02, 2007 10:56 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Carol Madsen
Email: ccmadsen@comcast.net
Comments: My concern and that of my avenue neighbors as well as those on the east bench is that with the closing of both malls at the same time we lose downtown shopping as well as downtown parking. Since Gateway was denied a major department store, we are obliged to travel long distances for shopping. I am surprised that some arrangements were not made to keep some parking and some shopping facilities available during the major part of the construction period. Moreover, five years is long enough to create new shopping loyalties and preferences with the downtown area becoming irrelevant to former customers. Does the planning commission have any suggestions or answers to these concerns?

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, January 01, 2007 2:51 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Susan Lyons
Email: susan.lyons@path.utah.edu
Comments: I am excited about the new dwntown malls. I truly want our SLC downtown to be a lively, interesting place. I want to see lots of activity on the streets around the mall. For this reason, I am opposed to the skybridge connecting the two malls. I'm afrais this would take peopple off the streets and away from surrounding businesses.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, December 22, 2006 5:50 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Chad Wasden
Email: Chad.wasden@hsc.utah.edu
Comments: City Creek Center is a noble endevour for the improvement of downtown Salt Lake City. I applaud the church in the decision to spare the First Security Building, as it will serve them well. I have a thought on the proposed skywalk. It is contrary to all the values spelled out by the planing comission. I understand the developer wants continuous second floor foot traffic throughout the mall, which is a logical desire. But I have a sugestion for designers: UN-COVER THE BRIDGE. An uncovered bridge is a compromise that works. More people on Main for the city and continuos second floor traffic for the developers. An uncovered bridge could be an icon creating a sense of "place," and a visual connector to "tie" the mall project together. An uncovered bridge is also less intrusive on view corridors to Ensign Peak and surrounding architecture. I would very much like to see a beautifully designed footbridge at that location, not a glass enclosed tube separating shoppers from the street.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, December 19, 2006 3:44 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Mike Hamilton
Email: mikelbarb@aol.com
Comments: I'm a former student at the University of Utah and still try and keep up with Salt Lake City news and politics although I now live out-of-state. After looking at the conceptual drawings for City Creek Center (CCC), I have a few comments:

the more connections that can be made between CCC and the surrounding downtown area, the better; integrating the center into the fabric of downtown will strengthen CCC and its surroundings.

Make sure parking is free; there is no way to compete with strip or enclosed suburban malls without this feature.

Make sure there are plenty of ramps/access for strollers and disabled

Not sure what I think about the sky bridge

A strong example of an integrated shopping complex is Country Club Plaza in Kansas city, as I'm sure you know.

What are some creative ways to use CCC to reach out toward other centers of activity in the area, rather than wall it off from them, e.g. Temple Square, Broadway/City County, and all the development taking place to the west?

I think it's important to maximize the number and variety of housing units offered

Some whimsy and fun should be incorporated for kids and adults alike

extend the re-surfaced City Creek as far as possible through CCC; could this be incorporated into larger revitalization plans for downtown? See Casper, WY, whitewater Park in-town on the N. Platte river. Constructing something like this would be a magnet for the area.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Saturday, December 16, 2006 11:50 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Lisette Gibson
Email: dmgib@xmission.com
Comments: It would be helpful to the people you are seeking comments from to outline exactly what decisions the Planning Commission and City Council are being asked to make and under what constraints. For example, how does the proposed sky bridge conflict with the Master Plan? What conditions would the sky bridge have to meet in order to be approved? This type of information should be on the Salt Lake City Downtown Mall Redevelopment web page in clear language. Links to staff reports and meeting summaries should be easily available also. The tiny box for comments in NOT user comment-friendly and does not encourage feedback. Please provide more information including meeting dates and time.

Lisette Gibson

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, December 14, 2006 8:53 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Anthony Arnason
Email: Aarnason@networld.com
Comments: How do you expect people to comment in such a tiny space- this is a fine example of what the powers-that-be want in terms of comment from the people and shoppers they are suppose to serve. No wonder people hesitate to come up to downtown slc to shop.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, December 13, 2006 10:15 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: john
Email: johnrenterprise@aol.com
Comments: "Bridges For Dollars"

To Whom it May Concern,

The following was printed or reported on recently by several publications albeit edited versions. I am provided the original for your information and the record with regards to another view on the subject.

Regards.

jmr

Letter to Editor:

Mayor Rocky Anderson is slipping but true to form in recent comments inviting more public input regarding the proposed main street sky bridge. Unfortunately, it□s probably too late.

Call the political process special or preferential in terms of the treatment extended the L.D.S. Church□s religious and commercial development projects in the city recently. But, whatever you don□t want to call it is overwhelmingly fair, representative and beneficial to all except of course our Mormon community.

Forget the subsequent political wrangling, from the beginning promoting the main street takeover project as □a little bit of Paris□ to woo popular support, L.D.S. leadership clearly misrepresented well hidden intentions restricting the general public□s legal use and access. Now this religious enterprise wants to pump a billion dollars for a challenging commercial venture that closes on Sunday. So much for □bridging the religious divide□ especially, when all the hype over a sky bridge above Main Street actually hinges on bridging exclusive profit margins favoring one downtown religious entrepreneur. Hmm.

A practicing Catholic, I would be even more critical and scrutinizing if our church hierarchy expended such exorbitant financial resources for commercial value rather than serving a religious purpose. Where is the Mormon laity on this and, more importantly, where is the I.R.S.?

John M. Renteria

801-323-3921

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, December 12, 2006 10:18 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Chris Davison
Email: cdavison@uofu.net
Comments: I suggest that we close off Main Street to cars for that one block area then we won't need a skybridge and we would have a wonderful pedestrian area.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, December 11, 2006 7:24 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Robert A. Lakin
Email: rlakin@infowest.com
Comments: Although from St. George, I have over 25 years planning experience in the midwest. I believe this is a rare opportunity to make a major impact on a central city. With a major single owner of property together with an experienced shopping center developer with a good track record, a multi-use concept the City should provide its maximum support. One of issues reported in the Tribune is the skyway connecting the two blocks. Although the vistas of the mountains can be encroached on to a small degree, the view from south of the bridge will be less impactive the further south you go. Careful design of the bridge, see through design elements can produce a product with minimum impact. I agree with the developers that to make the mixed uses work, the bridge tie is critical. If the development indeed produces downtown living opportunities, the ground level shops shold cater to those residents. If so, the fears of the Mayor as to creating ground level voids should be overcome. In summary, keep the bridge, keep housing and be agressive in finding ground floor shops that support the housiing population. Good luck on what is an exciting project.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, December 11, 2006 1:11 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Maurine Bachman
Email: maurine.bachman@comcast.net
Comments: NO SKYBRIDGE. Traffic study. Look at what happened when the Main street blocked was sold. Keep people on the street, develop street level amenities. There are too many really tall buildings in the development. That creates artificial canyons and makes people feel uncomfortable.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, December 10, 2006 9:49 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Sandra Overmoe
Email: sandyterry@aol.com
Comments: I read with interest the Salt Lake Tribune article this morning indicating that there has not been much public comment on the downtown mall project. As a resident of Capitol Hill, I am very concerned and interested in the proposed project and the accompanying construction period. I have already commented on the downtown rising website and intend to attend upcoming meetings. Crossroads Plaza and the ZCMI center have been my shopping centers of choice since they were built. It has been difficult for me to watch their decline and I certainly believe something must be done to replace them and to revitalize downtown Salt Lake. Although I watched the presentation at the 10/3 City Council meeting and have looked at the downtown rising website and have read every newspaper article I can find on the subject, I still don't have a clear sense of what is planned. For example, all I have seen of the skybridge is a highly stylistic drawing. Will this bridge be similar to bridges in the Minneapolis area? If so, I'm opposed. Will it be more like the structure which crosses the internal street in the Gateway? If so, then I don't see a problem with it. Will there be ample retail establishments on the ground level to draw people down to the street? Will there be restaurants on the street level with outdoor dining? Why di the option to close off that block of Main Street to automobile traffic not being considered? There is certainly not been much traffic there since the closing of the block to the north to create the Main Street Plaza. My point is that it is difficult to comment when so few details are known. I certainly hope that the Planning Commission will have these details in hand before moving forward.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, December 10, 2006 7:07 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Chris Greenhalgh
Email: cgreenh2@yahoo.com
Comments: I am very concerned about the sky bridge that has been proposed as part of this project and its potential negative impacts on street level pedestrian traffic. I travel the country for work, including cold weather cities such as Chicago and New York, and not once when in those cities, even in -10 degree wind chill, did I wish there was a sky bridge available for navigating down town streets. To the contrary, what makes these cities appealing, and what is largely missing from downtown SLC, is street level pedestrian activity. Also, the mountains surrounding SLC are unique to any city in America, and further blocking views of the mountains from downtown with construction of a sky bridge would be a shame. While my first preference would be to have the sky bridge eliminated from this project, if it is determined that one is necessary, I propose it be required that pedestrians have access to the street levels on BOTH sides of the bridge through some combination of stairs, escalators, and/or elevators.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, December 06, 2006 6:13 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Randy Laub
Email: travelhaus@aol.com
Comments: I am opposed to the proposed skybridge over Main Street. I do believe it will take foot traffic away from Main Street. By its very physical nature, that will happen. People who would be walking on Main Street sidewalks would no longer be doing that.

Unless it can be demonstrated that the current physical setup is hazardous (whereby customers cross Main Street at street level), I feel that should be the method by which customers would travel from one block to the other in the City Creek Center.
Leaving traffic from block to block at street level, in our city, will enhance the overall flow of pedestrian traffic in downtown overall.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, December 05, 2006 3:55 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Anne Yeagle
Email: yeagle@economics.utah.edu
Comments: I am not fully aware of all the plans yet, but I am for the sky walk for the following reasons. I believe that efforts should be aimed at encouraging people to walk as much as possible. The elederly, especially need safe places to walk in all types of weather. Additionally, people with children certainly benefit from being away from car traffic. In general, I think money should be targeted to moving away from car travel to public transit, walking and biking accessibility.
Thank you,
Anne Yeagle

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, November 29, 2006 5:18 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Joshua Vel, AIA
Email: farenheit_451@comcast.net
Comments: I would like to offer the following observation regarding the pedestrian bridge over main street. The planning diagram clearly shows the path of pedestrians as a "self-contained" system within the Downtown malls. It is quite obvious that the intent is to capture the public from temple sqaure, hold them hostage as they move west to east and then release them back to the church administrative block to the north. In my opinion, a pedestrian bridge is only a detriment if it has no interface with the main street at the sidewalk level. A meaningul connection to the street that is independant of the mall space proper would encourage the pedestrian to engage main street to points south of the mall development and re-energize main street. The issue of views is an important one, and In my opinion the Idea of a pedestrian bridge ccould be considered if left as an open-air structure so as not to block the view corridor any more than necessary. The technology exists to deal with our inclement weather on such a bridge and deserves fair consideration.

In addition to this issue I believe that Richards Street presents an opportunity to further make a meaningful connection to the rest of downtown to the south, allowing for future access to structured parking at the interior portions of city blocks and ultimately to Gallivan Plaza.

The opportunity to better all of downtown exists with some compromise. It is the planning commission's duty to represent the larger good of the entire downtown area.

Regards,
Joshua Vel, AIA

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, November 29, 2006 2:38 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Myron Willson
Email: myron.willson@mhtn.com
Comments: i am an urban planner and architect by profession - and a salt lake city resident (136 E 4th Ave) i am in favor of the proposed project, with the following comments. bridge (if approved) should NOT be covered or glazed. make sure there is a strong connection between bridge level and main street (including fun and extensive stair connection between the levels which will draw pedestrians back and forth.
one-way street in southeast corner (state and 100S) should be two-way, to enhance pedestrian drop-off zones on mall-side of the street. in addition, it is very important to align this new street with regent street to encourage development south to the gallivan center block.
thanks for opportunity to comment.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, November 28, 2006 10:32 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Lisette Gibson
Email: dmgib@xmission.com
Comments: After viewing the model of the City Creek Center and attending an open house, I have the following comments regarding the request for a sky bridge over Main Street. I worked for 12
years downtown at First Security Bank in offices on Main Street and on 100 South between Main and State Streets. Our office rear doors opened into the ZCMI Mall. Nearly every day on my lunch hour I walked and shopped at both the ZCMI, the Crossroads Mall or other nearby shops and restaurants on Main Street. I, along with many other coworkers and mall customers, had no trouble crossing Main Street. I strongly disagree that a sky bridge is imperative to the success of the mall project. A sky bridge will keep people off Main Street where we so desperately need them. We need to preserve and protect the character of our walkable downtown and try to keep the entire area vibrant.

This project needs more public involvement. The model is severely lacking building identification, information and intent. The sky bridge is in complete violation of the Downtown Master Plan and the Urban Design Element. I do not see any "compelling public interest" to allow an exception to the sky bridge policy - just "private development interest". That is not enough! I strongly urge the Planning Commission and City Council not to approve the sky bridge.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Saturday, November 25, 2006 7:34 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Brian Smith
Email: briansIc@gmail.com
Comments: I would like to comment on the downtown malls project. Here first of all is the one of the problems, is Salt Lake going to be a "Malls" Destination City. Where all we have to offer is a mall?
Also, why is Nordstroms not going to have an opening to the west towards Abravanal Hall? These are just a few...but please do not allow a SKY BRidge?! Its also called a funnel. It funnels people and keeps people shopping- excatly what Tanuamanbam wants!

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Wednesday, November 22, 2006 6:44 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Weston Clark
Email: westonclark@yahoo.com
Comments: I am excited about the downtown redevelopment project overall. I do have a few concerns. I am concerned that the "fortress" issue is not being resolved. It seems the focus of the project is inward instead of assisting the redevelopment of Main Street. It is hard to understand the flow of the project onto the street. The sky bridge only seems to solidify this problem.

Another issue is the lack of concern over old buildings. The Deseret building needs to be a part of the project. I'd prefer to have the Inn as well, but the Deseret building is skyline-defining.

Finally it seems that too many projects in our downtown area are using an excessive amount of colorful stucco. This is not the nature of our downtown and an urban area. The shopping centers in places like Draper have more of a downtown look than places like the Gateway which have no downtown character to them at all. We are not San Diego. Lets build buildings to look like our downtown.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Monday, November 20, 2006 11:26 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Jill Van Langeveld
Email: jill.van@hotmail.com
Comments: Overall I'm in favor of the City Creek Center proposal with two exceptions. Well there are three but the Inn at Temple Square is coming down. (1)If there is any way that the Fist Security Bank Building could be retro fitted to be part of the project I would be very happy. I love to go to Europe and see their beautiful old buildings. They save their heritage, not tear it down. (2)The other concern I have is the sky bridge. The only skybridge that I have used or seen first hand, was the one in Ogden which is no longer there. I was unempressed. I would not like to see them spanning our wide streets in downtown Salt Lake City. From what I've read, Taubman hasn't given any figures for pedestrian flow and why it is so important to the project. When the traffic light was added to Main St. at 300 North, there were studies to show exactly how the flow of cars would be affected. I get the impression that they want to trap us on the second level and not let us down until we buy, buy, buy. Could something else be planned as a special "draw" to get people to want to go to the west development second floor like a special garden where we could sit, visit and relax after lots of walking/shopping? The LDS Church creates wonderful gardens.

My mother who is 83, thinks that the skybridge might be helpful in crossing our wide Main Street. She is still very spry but do you have plans for easy surface crossing from one side of Main Street to the other?

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, November 19, 2006 12:24 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: L. R. Gardiner, Jr/
Email: raygardiner@earthlink.net
Comments: I fully support the Downtown Malls project as presently presented and I STRONGLY support the proposed skybridge over main street between the two malls. It is absolutely necessary and a skybridge should have been installed between the present malls. Mayor Anderson's opposition is without any substantive basis. Further, I believe the mvoement to require retention of the old Deseret Building (First Security Bldg) is also wrong. We do not need another old building fowling up progress downtown! I live at the head of South Temple (Laurel Street) and downtown is my preferred shopping/business location. It needs updating and completely redoing and this new mall will be a marvelous improvement to Salt Lake. I am tired of having to drive out to Sandy to get what I want and look forward to this great improvement!

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Sunday, November 19, 2006 12:12 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Michael Hughes
Email: hesmichael@comcast.net
Comments: I do not believe a skybridge is necessary to this project, and would set a dangerous precedent. The sale of sky-rights is not something the City should allow. Changing the City's master plan to allow skybridges would have a negative net effect on a long term basis. The closure or privatization of any street in the downtown area is not necessary nor something the city should allow.
I believe the sale of Main Street from South Temple to North Temple to the LDS Church was unneccessary and has had a delitorious effect on downtown traffic flow and has taken away from the traditional downtown feel and added to the chism between the City's LDS and non-LDS populations. The allowance of a skybridge would also take away from a traiditional downtown feel, would impede traffic flow, and would be another example of the LDS church getting their way at the expense of the non-lds population of Salt Lake City which is actually the majority.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, November 16, 2006 5:41 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Pierre Langue
Email: plangue@axisarchitects.com
Comments: Why should the requirement for glass, retail or office be waived? Do we want Downtown to be deserted even more?
Pierre Langue
Architect

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, November 10, 2006 8:22 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name:
Email:
Comments: I think the Downtown Malls Project will benefit us in different ways. I am sort of happy that it's being put into action. I think it will look nice when it is done.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, November 07, 2006 9:59 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Michelle LeBaron
Email: lebaronm@gmail.com
Comments: I love the City Creek Project but feel it is short sighted in closing on Sunday for our out-of-town visitors. We cannot overcome the perception that Salt Lake is lacking in "things to do" if we shut down a two block area across from the convention center, one day each week. With thousands of out-of-town attendees requiring restaurants and shopping, this aspect needs to be re-addressed if we hope to attract additional business to Salt Lake to support all the restaurants, hotels, and shops that depend on out-of-state monies year round to keep them in business.
The area outside the designated "church buffer zone for alcohol" needs to be given consideration and if that means increasing the availability of restaurants that can serve both food/alcohol to the 200 west side, to make up for the lack thereof on the South Temple and City Creek project interior, we need to address this issue.
Thank you.
Thank you.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, November 02, 2006 9:23 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Brent Anderson of Arvada (Denver), CO
Email:
Comments: Good project. Outshines anything I've seen in Denver, Seattle or Minneapolis (cities I work in). The Deseret building needs to go. It's an eyesore and a deathtrap. The proposed WTC Salt Lake should go on West Temple between 1st and 2nd South if only 30 floors, or on the corner of Main and 2nd South. Shoot for 40+ stories there.
Many shop in the ZCMI Center and Crossroads won't be able to afford Taubman after City Creek is built. They should relocate to the south side of 1st South and along Main between 1st and 2nd South as an extension of the shopping district.

SALT LAKE CITY PLANNING COMMISSION

City Creek Center Open House

Petitions 410-06-38, 400-06-37, 400-06-38

Meeting Roll November 1, 2006

NAME: Cindy Cromer PRINT NAME: ADDRESS: 816 E 100 S ZIP CODE: SLC 84102-4109	NAME: Cindy Cagnol PRINT NAME ADDRESS: PO Box 294 ZIP CODE: Spfk, UT 84660
NAME: Scott Gibson PRINT NAME: ADDRESS: 1764 Hubbard Ave ZIP CODE: SLC. 84108	NAME: Myron Richardson, AIA PRINT NAME MYRON RICHARDSON ADDRESS: 76 S STREET 84103 ZIP CODE:
NAME: Cory Adler PRINT NAME: ADDRESS: 4392 So. Camille St. ZIP CODE: Holladay, UT 84124	NAME: Andrew Ramsay AIA PRINT NAME ANDREW Ramsay ADDRESS: 2481 Highland Dr. ZIP CODE: 84106
NAME: JJ Christopher PRINT NAME: ADDRESS: 2525 2000 E ZIP CODE: SLC 84121	NAME: Paul Miller PRINT NAME ADDRESS: 653 9th Ave ZIP CODE: SLC 84103
NAME: Rex Beker PRINT NAME: ADDRESS: ZIP CODE: 84104	NAME: DAVE RICHARDS PRINT NAME ADDRESS: 1120 BROWNING ZIP CODE: 84105
NAME: DAVID RICHARDSON PRINT NAME: ADDRESS: 220 A' ST ZIP CODE: 84103	NAME: NEAL STOLLS PRINT NAME ADDRESS: 1975 So. West Temple SLC 84115 ZIP CODE:

SALT LAKE CITY PLANNING COMMISSION

City Creek Center Open House

Petitions 410-06-38, 400-06-37, 400-06-38

Meeting Roll November 1, 2006

NAME: ROBERT BLISS PRINT NAME: ADDRESS: 27 UNIVERSITY ST ZIP CODE: 84102	NAME: Karl Holley PRINT NAME 4619 Clearview St ADDRESS: 84117 ZIP CODE:
NAME: Denise Spendlove PRINT NAME: Venise Spendlove ADDRESS: 2114 Hubbard Ave ZIP CODE: 84108	NAME: Scott Holley PRINT NAME 29 S. State #816 ADDRESS: 84111 ZIP CODE:
NAME: PRINT NAME: ADDRESS: 1947 Fairview Dr, SLC, 84108 ZIP CODE: 84108	NAME: Margaret Miller PRINT NAME Margaret Miller ADDRESS: 653 9th Ave ZIP CODE: 84103
NAME: John R Andersorr PRINT NAME: John R Anderson ADDRESS: 2030 fairdown Ave SLC ZIP CODE: 84121	NAME: PRINT NAME HUGH GRAHAM ADDRESS: 613 So 1200 East ZIP CODE: SLC UT 84102
NAME: Brad Airmet PRINT NAME: Brad Airmet ADDRESS: 4 Indian Creek Rd ZIP CODE: Kamas UT 84036	NAME: PRINT NAME ADDRESS: ZIP CODE:
NAME: John McDonald PRINT NAME: 9882 Memorial Dr ADDRESS: S Jordan - 84095 ZIP CODE:	NAME: PRINT NAME ADDRESS: ZIP CODE:

SALT LAKE CITY PLANNING COMMISSION

City Creek Center Open House

Petitions 410-06-38, 400-06-37, 400-06-38

Meeting Roll November 1, 2006

NAME: Erin Olson PRINT NAME: 12 S 2nd Ave, #1202 ADDRESS: SLC, UT 84103 ZIP CODE:	NAME: PRINT NAME ADDRESS: ZIP CODE:
NAME: CHRIS PROBASCO PRINT NAME: 951 LAKE ST ADDRESS: SLC, UT 84105 ZIP CODE:	NAME: PRINT NAME ADDRESS: ZIP CODE:
NAME: Emily Partridge PRINT NAME: 624 S 600 E #2 SLC, UT ADDRESS: 78254 ZIP CODE:	NAME: PRINT NAME ADDRESS: ZIP CODE:
NAME: Lyndon Ricks PRINT NAME: Lyndon Ricks ADDRESS: 136 E. South Temple # 2100 ZIP CODE: 84111	NAME: PRINT NAME ADDRESS: ZIP CODE:
NAME: RALPH EVANS PRINT NAME: 73 VIRGINIA ST ADDRESS: SLC UT. 84103 ZIP CODE: 801-558-7483	NAME: PRINT NAME ADDRESS: ZIP CODE:
NAME: PRINT NAME: ADDRESS: ZIP CODE:	NAME: PRINT NAME ADDRESS: ZIP CODE:

SALT LAKE CITY PLANNING COMMISSION

City Creek Center Open House

Petitions 410-06-38, 400-06-37, 400-06-38

Meeting Roll November 1, 2006

NAME: MONY TX PRINT NAME: 357 S. 100 E. ADDRESS: 84010 ZIP CODE:	NAME: PRINT NAME ADDRESS: ZIP CODE:
NAME: RICHARD WIRICH PRINT NAME: BEFORD SHOP ADDRESS: 65 W. 100 SOUTH SLC, UT ZIP CODE: 84101	NAME: PRINT NAME ADDRESS: ZIP CODE:
NAME: Beth Bauman PRINT NAME: 1445 Harrison ADDRESS: 84105 ZIP CODE:	NAME: PRINT NAME ADDRESS: ZIP CODE:
NAME: Shaleen Hasani PRINT NAME: 968 E Harrison SLC ADDRESS: 84105 ZIP CODE:	NAME: PRINT NAME ADDRESS: ZIP CODE:
NAME: Kat Kivett PRINT NAME: 620 H St. ADDRESS: SLC 84103 ZIP CODE:	NAME: PRINT NAME ADDRESS: ZIP CODE:
NAME: PRINT NAME: ADDRESS: ZIP CODE:	NAME: PRINT NAME ADDRESS: ZIP CODE:

City Creek Center

Open House
November 1, 2006

MAIL COMMENTS TO:
JOEL PATERSON, PLANNING PROGRAMS SUPERVISOR
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: joel.paterson@slcgov.com

Name: DAVID RICHARDSON, AIA

Address: 770 'A' ST.

COMMENTS:

1. PLEASE SAVE THE ZCMI FACADE AND THE FIRST SECURITY TOWER

2. PLEASE MAKE THE 1ST SO. HARMANS FACADE (& ALL OTHERS) "STREET FRIENDLY"

THANKS

DAVID R.

City Creek Center

Open House
November 1, 2006

MAIL COMMENTS TO:
JOEL PATERSON, PLANNING PROGRAMS SUPERVISOR
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: joel.paterson@slcgov.com

Name: HUGH GRAHAM

Address: 613 So, 1200 EAST SLC 84102

COMMENTS:

— HOW DO YOU SQUARE THE IDEA OF ~~[illegible]~~ DESIGNED CITY CREEK CENTER TO BE UNIQUELY UTAH IN CHARACTER (A COMMENT MADE DURING THE Q+A SESSION) WITH DEMOLISHING THE 1ST SECURITY BUILDING? — THE BUILDING MAY NOT WORK FOR CLASS A OFFICE SPACE BUT IT COULD BE RENOVATED FOR LUXURY CONDOMINIUMS AND WORK TO PUT IT ON THE NATIONAL HISTORIC REGISTER. ~~AS IT IS~~

City Creek Center

Open House
November 1, 2006

MAIL COMMENTS TO:
JOEL PATERSON, PLANNING PROGRAMS SUPERVISOR
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: joel.paterson@slcgov.com

Name: Erin Olson

Address: 123 2nd Ave. #1202 84103

COMMENTS:

I'm very excited about this project and believe it will turn out wonderfully! My husband and I live in the Canyon Road Towers and we're looking forward to 2011 so we can enjoy all of what has been proposed. I'm also looking forward to hopefully be able to have my own retail spot in the new area, I've been in the fashion & retail industry for 9 years and would like to open a store that carries fashionable modest clothes.

Thanks so much!

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Tuesday, October 31, 2006 5:29 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: John V.
Email: makid1001@yahoo.com
Comments: I completely support the project and wish that it is only expanded upon. Increase the residential and increase the office buildings. This will increase the number of people downtown as well as increase the desireability of the city as a whole to new companies. I do think that the skywalk over main street needs to be put in. The view is not going to be obstucted by the bridge more then it will by any new construction in the area.

I think that all plans should be accepted and encouraged to be increased in size. We need more residential and we definately need a new tallest building for SLC.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, October 26, 2006 1:43 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Denise Chancellor
Email: tchancellor@comcast.net
Comments: City Creek Mall developer, Taubman, says it is □mandatory□ that it be permitted to build a sky bridge □ which it euphemistically calls □a people connector.□ First, neither the LDS church nor Taubman will walk away from this critically important Church project if the City adheres to its existing master plan and ordinances and disapproves the sky bridge. I urge the Planning Commission not to be bullied into giving Taubman and the Church an exemption. Second, as far as I am concerned, a □people connector□ is a street level pedestrian crossing. This would be a connector that would not obscure corridor views, would be handicapped accessible, and would not create the animosity among Mormons and non-Mormons that the sale of Main Street engendered (i.e., selling the public short and giving into the Church□s demands). The Planning Commission should take notice that sky bridges in other cities have not worked and are being removed. Finally, the design alone, as shown on Taubman□s schematic (too cute and fussy), is reason enough to kill this sky bridge proposal.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, October 26, 2006 1:43 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Denise Chancellor
Email: tchancellor@comcast.net
Comments: City Creek Mall developer, Taubman, says it is □mandatory□ that it be permitted to build a sky bridge □ which it euphemistically calls □a people connector.□ First, neither the LDS church nor Taubman will walk away from this critically important Church project if the City adheres to its existing master plan and ordinances and disapproves the sky bridge. I urge the Planning Commission not to be bullied into giving Taubman and the Church an exemption. Second, as far as I am concerned, a □people connector□ is a street level pedestrian crossing. This would be a connector that would not obscure corridor views, would be handicapped accessible, and would not create the animosity among Mormons and non-Mormons that the sale of Main Street engendered (i.e., selling the public short and giving into the Church□s demands). The Planning Commission should take notice that sky bridges in other cities have not worked and are being removed. Finally, the design alone, as shown on Taubman□s schematic (too cute and fussy), is reason enough to kill this sky bridge proposal.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Thursday, October 26, 2006 11:36 AM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Kevin L Astle, M.D.
Email: klastle@msn.com
Comments: I am a resident of Murray, I grew up in the Salt Lake Valley (Sandy). Some of my earliest memories are going "downtown" shopping (before malls existed). I am excited by the plans as I have reviewed them. I personally would anticipate bringing my family for shopping and entertainment frequently. I find the proposed plans to be a vast improvement over current facilities. I am strongly in favor of a sky bridge over Main Street. It would promote free movement between sides of the development. Without a bridge, visitors would be forced to take a lengthy detour to descend to street level, cross through traffic, then reascend. Such extra work would discourage the free flow of pedestrians between halves of the project. A skybridge crossing would offer a safety advantage- particularly for the elderly and for families with children (like mine), avoiding street level motor traffic. I believe concerns over "entrapping" visitors in the upper level and diminishing street level activity to be groundless. Any visitors to the second level would of course first have to travel the first level. The viability and vibrancy of street v. second level offerings will hinge on the attractiveness of each to visitors, not on the presence of a sky bridge. Visitors will seek out what interests them. Providing easy, convenient movement within the facility will only help all businesses involved. Indeed, without a connection, the two sides risk some of the same problems that commercially doomed the current facilities. If difficulty moving between portions of the development results in shoppers going elsewhere, the city will fail in its primary goal of restoring downtown as a focus of commercial and cultural interest. I agree with the developers in that I feel a skybridge to be vital to the viability of the project. If the project fails commercially, aesthetic beauty is worth little and Main Street level businesses (now slowly dying without a bridge) fail along with it. The developers (with vast experience in such assessments)have made clear their view that a skybridge link is vital to the commercial viability of the project. With regards to interrupted views, I find little merit in concerns about restricted views of the mountains. For the bridge to be a significant view impediment one would have to be standing at ground level immediately south of the structure. Anyone north of it would not be impeded at all; anyone further south would be see an ever smaller bridge with an open view of the street and mountains. Visitors on the bridge would see a currently unavailable birdseye view of Main Street and Ensign Peak. Regardless, may I suggest that visitors will not be drawn to Main Street to see the mountains, but to shop, visit, be entertained etc. Main street currently has no impediment to views of Ensign Peak and is dying commercially and culturally. The city's connection with the mountains,once all the erudite, theoretical dust has settled, will be unchanged by an aesthetically pleasing structure designed so as to complement to surrounding city. An aesthetically beautiful sky bridge might itself become a landmark and a distinctive part of downtown, providing unique overhead views of the Main Street panorama and possibly Temple Square if sight lines were planned carefully. Such a feature would increase the allure of the area independent of pedestrian traffic flow benefits. With regards to the First Security Building. If it can be brought structurally to seismic codes and remodeled into something useful and commercially viable (residential use?) for a reasonable cost, I would dearly love to see the landmark saved. I see it as a worthwhile link to the city's past.

Paterson, Joel

From: pc.comments@slcgov.com
Sent: Friday, October 20, 2006 6:52 PM
To: PC Comments
Subject: Comments on Downtown Malls project

Name: Michael Vermillion
Email: mlvermillion@cox.net
Comments: Our retirement and family home is in SLC - let the owners of the 1st Security bldg do what makes sense. An 87 yr old bldg is not an icon - let those who won't allow changes pay for the renovations and assume the liability - see how wuickly they back away.

EXHIBIT 8

ORIGINAL PETITIONS

REMARKS

Petition No. 400-06-38

By Property Reserve Inc. and The Taubman Company

Requesting the following partial street closures for the City Creek Center:

- **Main Street** at approximately 50 South to allow the applicant to purchase air-rights for the construction of the proposed skybridge;
- **South Temple** to allow the applicant to purchase subsurface property rights to construct a new median parking ramp between State Street and Main Street;
- **West Temple** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between South Temple and 100 South;
- **100 South** to allow the applicant to purchase subsurface property rights to expand the existing median parking ramp located between State Street and 100 South; and
- **Social Hall Avenue** to allow the applicant to purchase additional subsurface property rights to extend the existing underground pedestrian walkway to connect to underground parking.

*Date Filed*_____

*Address*_____

Street Closure

OFFICE USE ONLY	
Petition No.	400-06-38
Receipt No.	219644 Amount: 300
Date Received:	10-10-06
Reviewed By:	
Project Planner:	Doug Dansie

SALT LAKE CITY PLANNING

Date OCT. 19, 2006

Name of Applicant PROPERTY RESERVE, INC. Phone 240-6809

Address of Applicant 15 E. SOUTH TEMPLE ST., SLC., UT 84150-4650

E-mail Address of Applicant NIELSENJ2B@PPRTD.COM Cell/Fax C 718-3593
SOPERMN02SA@PPRTD.COM F 240-7446

Please include with the application:

1. A letter explaining why you are requesting this street closure. Please include a statement explaining why the street closure is consistent with proposed public policy. If applicant is not a property owner adjacent to the street, please include the applicant's interest in the request.

2. The names and addresses of all property owners within four-hundred fifty (450) feet—exclusive of streets and alleys in any direction—from the border of the subject street. The name, address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair. Additional names and addressed may be required. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**

3. The name, address and signatures of all abutting property owners who support the petition. You may use the sample petition accompanying this application or provide your own. **Please note that the property owners must sign and not occupants who rent.**

4. A property ownership map (known as a Sidwell map) showing the area of the proposed street closure. On the map please:
   a. Highlight the subject section of street.
   b. Indicate with a list of the property owners and write their name on the Sidwell map identifying the property they own.

5. Filing fee of $300.00 due at time of application.

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

Sidwell maps and names of property owners are available at:

Salt Lake County Recorder
2001 South State Street, Room N1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3391

File the complete application at:

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

Signature of Property Owner *or authorized agent* _____ *Title of agent*

Jul2005

Attachment A

Partial Street Closure Application

Specific items for approval:

1. enlarge existing median ramp on West Temple for entry to and exit from below grade parking structure
2. obtain subsurface rights to build a median ramp on South Temple for entry to and exit from below grade parking structure
3. obtain subsurface rights to extend an existing underground pedestrian walkway on Social Hall Avenue for entry to and exit from grade parking structure
4. enlarge existing median ramp at B75 on 100 South for entry to and exit from below grade parking structure
5. obtain air rights for pedestrian connector over a portion of Main Street

Taubman

The Taubman Company
200 East Long Lake Rd. Suite 300
P.O. Box 200
Bloomfield Hills, MI 48303-0200
(248) 258-6800

October 12, 2006

Alexander Ikefuna, Director
Planning and Zoning
415 South State Street, Room 406
Salt Lake City, Utah 84111

Re: Request for Planning and Zoning Action
Partial Street Closure to allow air rights over a portion of Main Street
City Creek Center Planned Development (Project)
50 South Main Street, Salt Lake City, Utah

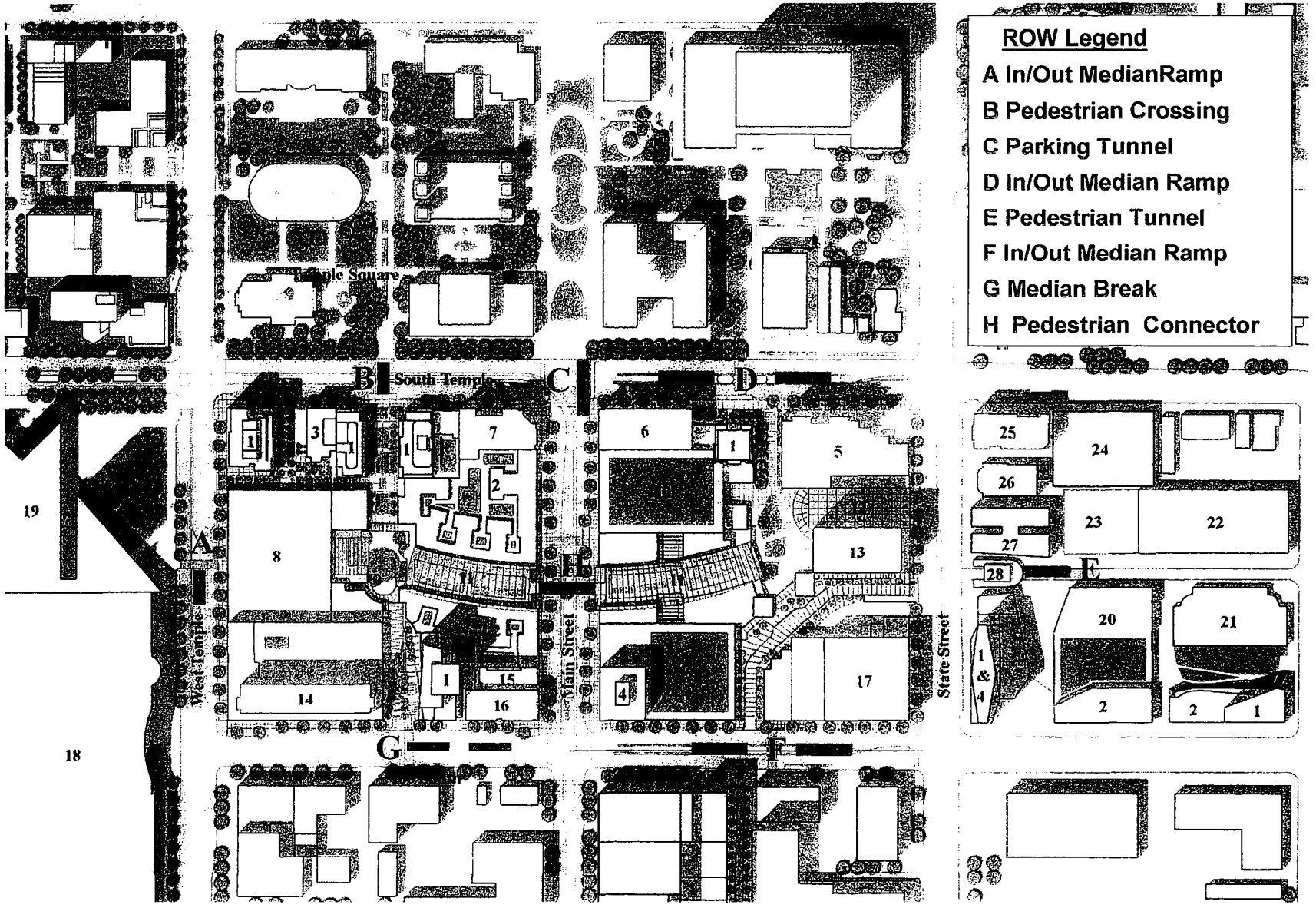
Dear Mr. Ikefuna,

Related to the recently announced City Creek Center Project, The Taubman Company, Inc. requests your consideration and action for a partial street closure to allow the sale of air rights over a portion of Main Street in order to allow the design and construction of a bridge structure as part of the new mixed use planned development.

We appreciate your efforts and assistance with this request.

Sincerely,

Bruce W. Heckman
Vice President, Development



Right of Way Conditions