
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: August 19, 2009

SUBJECT: Petition No. 400-08-06 – Wyndham Resort Development requesting a zoning map amendment for the property located at approximately 431 South 300 East, from Residential Mixed Use R-MU) to Transit Corridor (TC-75).

STAFF REPORT BY: Jennifer Bruno, Budget & Policy Analyst

AFFECTED COUNCIL DISTRICTS: District 4

**ADMINISTRATIVE DEPT:
AND CONTACT PERSON:** Community and Economic Development
Nick Norris, Senior Planner

NOTICE REQUIREMENTS: Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing.

KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration to rezone the subject property, located at approximately 431 South 300 East, from Residential Mixed Use (R-MU) to Transit Corridor (TC-75).
1. Initially, the petitioner had requested a Text Amendment as well, in order to allow hotels as a permitted use in the TC-75 district (*Hotels are currently allowed as a conditional use in the TC-75 zoning district*). This was because the petitioner applied anticipating the Council’s moratorium on all conditional uses. Ordinance “A” in the Council’s transmittal reflects the original petition, and Planning Commission recommendation.
 2. However, subsequent to the Planning Commission’s recommendation, the Council has adopted a new process for Conditional Uses. As such, the applicant has withdrawn the second part of their request, and is now only requesting the rezoning of the southernmost portion of their property to TC-75.
 3. The Administration has prepared an ordinance which reflects only the rezoning request. Because the Planning Commission did weigh in on the rezoning aspect of the request, it is not necessary to send the petition back through the Planning Commission.
- B. The property currently has a split zoning designation, with the northern half (adjacent to 400 South) zoned TC-75, and the southern half (which fronts 300 East) zoned R-MU. The petitioner is requesting the rezone to accommodate the reuse of an existing building (the Barnes Bank building) a 45-50 room timeshare hotel.
1. The area proposed to be rezoned is approximately 1 acre (see attachments for diagrams of current and proposed zoning and the proposed site plan).
 2. Currently hotels are allowed as conditional uses in the TC-75 Zoning District, but are not allowed at all in the R-MU zoning district.
 3. If the Council approves the requested rezoning, the applicant would have to go through the adopted process for conditional use approval.

- C. The petitioner noted in the Planning Commission hearing that this development would not be a typical “nightly rental” hotel, and would more closely model condominium timeshares or vacation club ownership.
- D. Key points from the Administration’s transmittal include:
1. The building on the subject property was built in 1962. In 2001 it was acquired by Barnes bank. At the same time, the bank acquired two adjacent parcels and combined them into one larger parcel, resulting in the split zoning designation.
 2. The proposed hotel would use the existing parking (approximately 78 spaces), which is more than is required for the 45-50 units on the property. Using city standard requirements of 1 off street parking stall for every 2 rooms, the proposal would need approximately 25 parking stalls.
 3. Based of the following findings of fact, Planning staff recommended that the Planning Commission transmit a favorable recommendation to he City Council regarding the petition:
 - i. The proposed rezone from R-MU to TC-75 is consistent with the applicable purposes, goals, objectives and policies found in the applicable Master Plans.
 - ii. As the applicant is proposing to use an existing commercial building, Planning staff finds that the proposed rezoning would not be detrimental to the overall character of the area.
 - iii. The proposed rezone would be harmonious with the overall character of existing development in the immediate vicinity of the properties, and that the rezoning would match the current uses with the proper zoning designations. The owner’s revised parking plan for item #4 would improve the overall character of the area.
 - iv. The proposed rezone would not create an adverse effect on adjacent properties.
 - v. The proposed rezone will not increase the demand for services to any of the properties.
- E. The surrounding land uses are Transit Corridor (TC-75) to the North and East, Residential Mixed Use (R-MU) to the South, and Public Lands (PL) to the West. The subject property is located along the University Trax line, and across the street from Library Square.
- F. The purpose of the TC-75 transit corridor district is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development along major transit corridors. The design guidelines are intended to create a pedestrian friendly environment and to emphasize that pedestrian and mass transit access is the primary focus of development.
- G. The purpose of the R-MU residential/mixed use district is to reinforce the residential character of the area and encourage the development of areas as high density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. The design guidelines are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access (see attachment for the revised list of permitted and conditional uses that was recently passed by the Council).
- H. The City’s Fire, Police, Public Utilities, Transportation, and Engineering Departments and Divisions had no objections.
1. The Engineering division noted in their comments that the proposed use of a timeshare hotel is to be a less intensive peak hour use and traffic generator than the existing use of a bank with a drive-up teller station on 400 South.
 2. New development or redevelopment proposals will be required to comply with applicable City codes.

- I. The Central City Neighborhood Council (CCNC) heard the petitioners request for a rezone, at which time the petitioner presented the details of the project. In an e-mail dated May 23, 2008, the Chair and Vice Chair of the CCNC informed planning that the CCNC would not be supporting the re-zone request. They listed the potential loss of the RMU zone and the encroachment of the TC-75 zone into residential areas as reasons not to support the project.
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- J. On May 28, 2008, the Planning Commission voted, based upon the findings of the staff report, to transmit a favorable recommendation to the City Council to approve both the request for the zoning map amendment and the amendment to the table of permitted and conditional uses to allow hotels and motels as a permitted use, subject to the conditions described below, in bullet point #4. Items discussed at the Planning Commission public hearing included:
 1. Commercial Encroachment – The CCNC chair voiced concern that the TC-75 zone is encroaching into the residential zone.
 2. Hotel Use – Some planning commissioners voiced concern over 400 South becoming a hotel/motel district (*note: the Planning Commission public hearing was held before the petitioner withdrew the request to make hotels/motels a permitted use in the TC-75 zoning district. The current petition leaves hotel and motels in their existing state, which is as a conditional use*). Some commissioners also voiced concerns that there was no distinction between hotel and motel (motels being more car-oriented), and asked if staff could address that in the zoning definitions at some point in the future – this is part of the planning commission’s motion to the City Council.
 3. Re-use of existing building – community members expressed appreciation for the re-use of an existing building, expressing hopes that the design could be improved.
 4. The planning commission forwarded the positive recommendations, subject to the following conditions:
 - i. That the City Council initiate a petition to clearly define and differentiate the definition between motels and hotels, specifically in the TC-75 zoning district (see Matters at Issue).
 - ii. That parking for this conditional use is limited to the requirements of the zoning ordinance.
 - iii. That the height of hotels in the TC-75 zoning district is compatible with residential districts definition and limitations, rather than commercial districts.

MATTERS AT ISSUE:

- A. The Council may wish to discuss the issues raised during the Planning Commission public hearing, including the concern by some residents, that a rezone represents commercial encroachment into residential neighborhoods.
- B. The Council may wish to discuss initiating a legislative action that the Planning Division further define and differentiate the definition between motels and hotels (per the Planning Commission adopted motion), with the goal of establishing use restrictions for motels in areas which are intended to be more transit oriented.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Central Community Master Plan (2005) notes the following:
 - a. Transit Oriented Development – The northern half of the subject property falls into this category. The High Density Transit Oriented Development designation is

- intended “to create a revived downtown and strengthen the livability of the Central Community.” The goal of the designation is to establish the benefits of transit-oriented development through land use designations, design guidelines, zoning and public funding, the main goal of which to reduce the dependence on automobiles. The policies established to accomplish this goal are to adopt transit oriented development zoning districts identified on of the Future Land Use Map and encourage the development of mixed use projects near light rail stations to create a livable, walkable urban environment. The CCMP states that the mix of land uses could include residential, retail, office, cultural, institutional, open space, and public uses. The CCMP recognizes land uses that relate to each other (Policy TOD-2.3). The Planning Staff report for the Planning Commission public hearing notes that in this case, a hotel would add to the customer base of nearby restaurants, retail and public facilities, such as the library. Hotels add to the vibrancy of an urban setting by bringing in visitors.
- b. The southern half of the applicant’s property is designated as “High Density Mixed Use.” According to the CCMP, this designation is “targeted for higher intensity commercial use and medium to high density housing, especially adjacent to light rail stations in the downtown area.” The CCMP envisions a new neighborhood in the vicinity of 450 South between 300 East and 700 East. This section discusses the neighborhood commercial designation in this area, but it is not recognized on the Future Land Use Map. The section does discuss that the mixture of business with residential development can create an animated environment in the Central City neighborhood. Policy CLU-3.0 “encourages commercial projects in and near light rail corridors to support transit oriented development.” Policy CLU-3.2 “encourages the reuse of existing commercial buildings when appropriate to support transit oriented development.” The Planning Staff report for the Planning Commission hearing notes that the proposed use would reuse an existing structure.
 - c. The following are other relevant identified vision statements contained in the Central Community Master Plan:
 - i. The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community.
 - ii. Higher density residential land uses are located near commercial areas, light rail stations and open space.
- B. Existing Council policy supports using zoning to maintain the residential population base within the City and to encourage population expansion. The Council policy notes that residential uses should have residential zoning classifications.
- C. The City’s 1990 Urban Design Element includes statements that emphasize preserving the City’s image, neighborhood character and maintaining livability while being sensitive to social and economic realities.
- cc: David Everitt, Lyn Creswell, DJ Baxter, Ed Rutan, Lynn Pace, Frank Gray, Mary De La Mare-Schaffer, Esther Hunter, Cheri Coffey, Joel Patterson, Nick Norris, Janice Jardine, Nick Tarbet

File Location: Community and Economic Development Dept., Planning Division, Rezoning 431 South 300 East, Wyndham Resort Development

2. Current Zoning -- Split Zoned TC-75 and R-MU

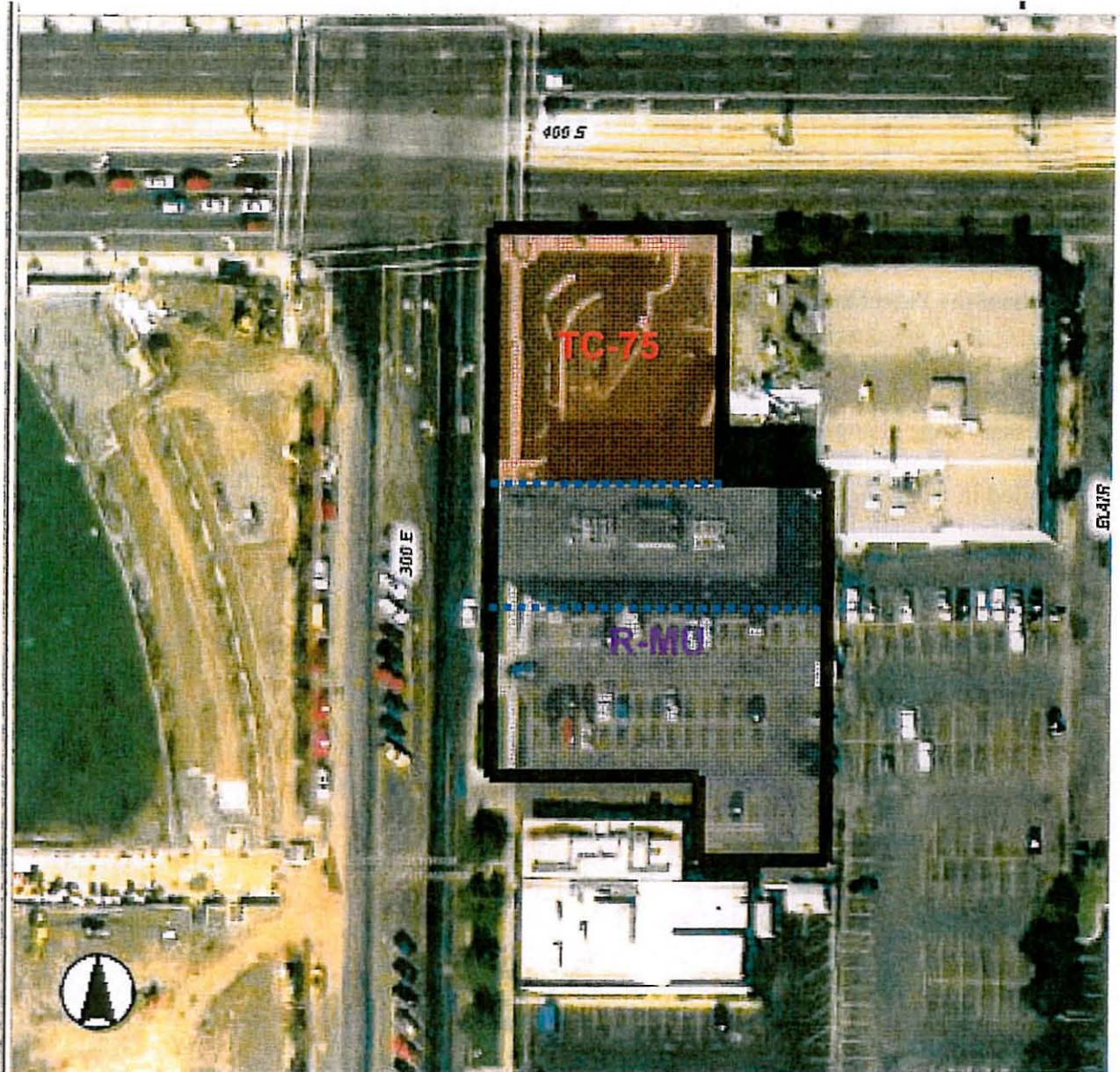


Fig. 1

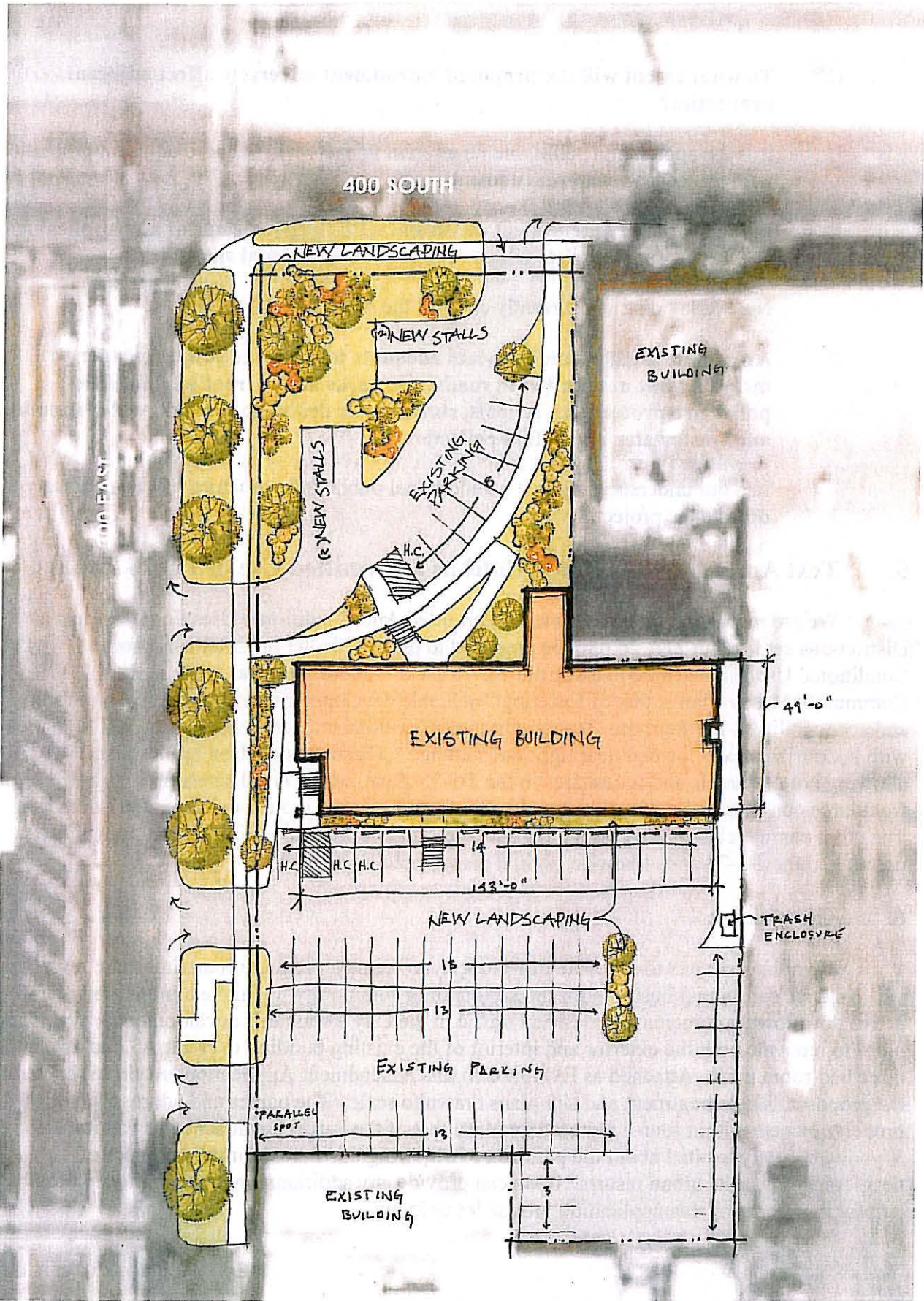
The dotted blue lines in Figure 1 indicate where the parcel boundaries were prior to November 26, 2001. On November 26, 2001 these three separate parcels were combined into a single parcel resulting in the parcel being split zoned between TC-75 and R-MU.

3. Proposed Zoning -- TC-75



Fig. 2

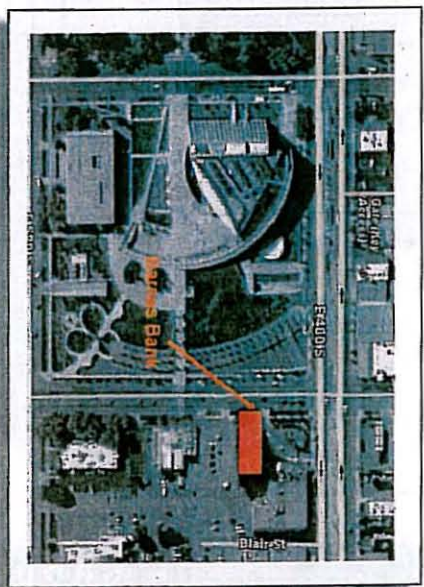
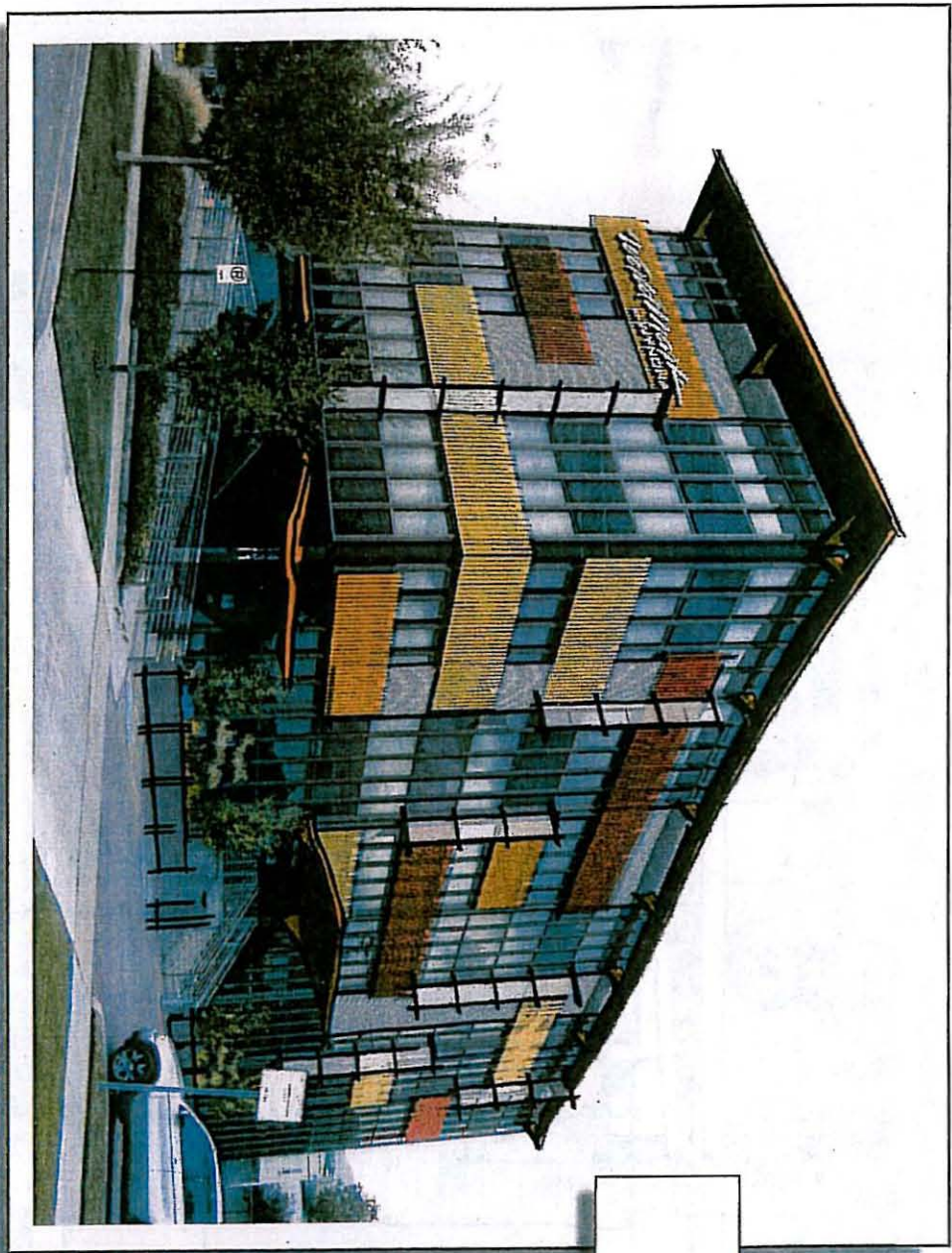
In order to remedy the split zone, and to enable Wyndham's proposed use of the Parcel, it is proposed that the Zoning Map be amended so that the TC-75 zone is extended to encompass the entire Parcel.



SITE PLAN

SCALE: 1"=30'-0"





WendyMark
BY WYNDHAM

Exhibit C
Summary Table of Permitted and Conditional Uses

Use	Residential						Commercial					Downtown	Manufacturing
	Single-Family	Multi-Family	Mixed Use	Res/Biz	Res/Ofc	CN	CB	CC	CS	CSHBD	CG		
Residential uses													
Accessory uses on accessory lots (OK as is)	C	C	C	C	C								
Manufactured homes (OK as is)	P	P	P	P	P								
Mixed-use development (OK as is)			P	P	P	P	P	P	P	P	P	P	P
Multi-family dwellings (Add as P to Res/Biz)		P	P	P	P	P	P	P	P	P	P	P	P
Rooming/boarded house (Make this C only in RMF45 and above and add as C to Commercial)		C/P (C only above RMF45)	P >C	C	P >C	C	C	C	C	C	C	C	C
Single-family attached dwellings (* SR3 only) (OK as is)	P*	P	P	P	P								
Single-family detached dwellings (OK as is)	P	P	P	P	P								
Twin homes (* SR1, SR3, R2 only) (** RMF30 & RMF35 only) (OK as is)	P*	P**	P	P	P								
Two-family dwellings (* SR1, SR3, R2 only) (** RMF30 & RMF 35only) (OK as is)	P*	P**	P	P	P								
Office uses													
Financial institutions (no drive-through) (OK as is)			P		P	P	P	P	P	P	P	P	P
Financial institutions (with drive-through) (* RMU only) (OK as is)			C*		C		P	P	P	P	P	C	C/P
Medical/dental clinics/offices (Make this C only in RMF45 and above, further review requested for some MF)		C only above RMF45	C/P (C only)	C	P >C	P	P	P	P	P	P	P	P
Municipal services (police, fire, utilities) (Don't allow in Open Space. Is use allowed above Res Zones?)	C	C	C	C	C								
Offices (no med/dental in MU) (Make this C only in RMF45 and above, further review requested for some MF)		C only above RMF45	P/NP (C only)	P >C	P >C	P	P	P	P	P	P	P	P
Offices, reception center in landmark building (Make this C only in Residential and P in Commercial)	C	C	C/P (C only)	P >C	P >C	P	P	P	P	P	P	P	P
Park-and ride lots (stand-alone lot as adjunct to mass transit) (OK as is)							C	C	C	C	P	C	
Park-and ride shared parking with church (OK as is w/ traffic analysis for those not on arterial streets)	C	C	C	C	C								P
Park-and-ride shared with existing use (OK as is)							P	P	P	P	P	P	P
Veterinary offices (Review definition, refine to include office type, size and boarding facility differentiators)			C/P	C	P	C	P	P	P	P	P	C	P/NP
Other commercial uses													
Blood donation centers (OK as is)								C			P		P/NP
Medical, dental, optical laboratory (Add as P to RMU and above)			P	P	P	P	P	P	P	P	P	P	P
Miniwarehouse (OK as is)								P			P	C	P/NP
Motion picture studio (OK as is)									P	P	P	P	P
Photofinishing lab (Remove as a listed use)								P	P	P	P	P	P
Retail sales and service uses													
Auto and truck sales, rental and repair (OK as is)													P
Auto repair, minor (OK as is)						C	P	P	P	P	P	P	C/P
Auto repair, major (OK as is)								P	C		P	C	C/P
Auto sales/rental & service (OK as is)								P			P		C/NP
Bed and breakfast (depending on size) (No changes made, further review requested)	C/NP	C/NP	C/P/NP	P/NP	P/NP	C/P	C/P	P	P/NP	P	P	P	P
Boat/recreational vehicles sales & service (OK as is)								P			P		
Carwashes (stand-alone) (OK as is)							P	P	P	P	P	C	P/NP
Carwashes (accessory to gas station/conv store) (OK as is)							P	P	P	P	P	C	
Conventional department store (OK as is)									P	P			P/NP
Equipment rental, indoor or outdoor (OK as is)								P			P	C	P
Furniture repair shop (OK as is)							P	P	P	P	P	C	P
Gas station (C only up to CC)			C/P (C only)	P >C		P >C	P >C	P	P	P	P		C/P
Health and fitness facility (C only up to CB)			P >C	C		C	P	P	P	P	C	P	P
Liquor store (Can these go anywhere? Check the state law.)			C				C	C	C	C	C	C	C/P
Mass merchandise store (OK as is)									P	P	P		P/NP
Pawnshop (OK as is)										P			C/P/NP
Plant and garden shop with outdoor sales (OK as is)			C	C		C	C	C	C	C	P	P	
Restaurants (no drive-through) (No changes made, further review requested)			C/P	C		P	P	P	P	P	P	P	P
Restaurants (with drive-through) (OK as is)						C	P	P	P	P	P	C	P
Retail goods estab. (no drive-through) (OK as is)			P	P		P	P	P	P	P	P	P	P
Retail goods estab. (with drive-through) (OK as is)						C	P	P	P	P	P	C	P
Retail services estab. (no drive-through) (OK as is)			P	P		P	P	P	P	P	P	P	P
Retail services estab. (with drive-through) (OK as is)						C	P	P	P	P	P	C	P
Specialty store (Modify the name/definition to truly reflect that this use means big box stores)								P	P	P	P		P/NP
Superstore/hypermarket (OK as is)									P	P	P		P/NP
Upholstery shop (Add as C to CN and change to P in TC)						C	P	P	P	P	P	C >P	P/NP
Institutional uses													
Adult daycare center (No changes made, further review requested, compare w/ child care)		C/NP	P		P	P	P	P	P	P	P	P	P
Assisted living center/facility, small (No changes made, hard to condition due to federal law)	C/NP	C/P	P	P	P		P	P	P	P	P	P	P
Assisted living center/facility, large (No changes made, hard to condition due to federal law)		C/P	C/P		P		P	P	P	P	P	P	P
Child daycare center (No changes made, further review requested, compare w/ adult care, check state law)	C/NP	C/P	P	P	P	P	P	P	P	P	P	P	P
College and universities (Add P in TC & CG for facilities with nonresidential campuses)											P	P	P
Government facilities (<2 acres) (Make C in Res/Biz)			C	C	P	P	P	P	P	P	P	P	P/NP
Group home, small (No changes made, hard to condition due to federal law)	P	P	P	P	P	P	P	P	P	P	P	P	P
Group home, large (No changes made, hard to condition due to federal law)		C	C	C	C			C			C	P	C/NP
Homeless shelters (OK as is)											C		C/NP
Libraries (Make this C across all Zones)	C	C	C	C	C	C	C	C	C	C	C	C	P/NP

Exhibit C
Summary Table of Permitted and Conditional Uses

Use	Residential							Commercial					Downtown	Manufacturing
	Single-Family	Multi-Family	Mixed Use	Res/Biz	Res/Ofc	CN	CB	CC	CS	CSHBD	CG	TC		
Nursing care facility/nursing home (No changes made, hard to condition due to federal law)		P/NP	C/P				P	P			P	P		
Places of worship (<4 acres) (No changes made, hard to condition due to federal law)	C	C	C	C	C	C	P	P	P	P	P	P	P	C/P
Professional, vocational schools (Remove as P in CN)			C/P	P	P	P >NP	P	P	P	P	P	P	P	P/NP
Resident healthcare facility (No changes made, hard to condition due to federal law)		P	P	P	P									
Residential substance abuse facility, small (No changes made, hard to condition due to federal law)		C/P	P		P			C			C	C	C/NP	
Residential substance abuse facility, large (No changes made, hard to condition due to federal law)		C/NP	C/NP		C			C			C	C	C/NP	
Seminaries, religious institutes (Make this C across all Zones)	C/NP (C only)	C	C/P (C only)	C	P >C	C	C	C	C	C	C	C	P/NP <C	C
Transitional treatment home, small (No changes made, hard to condition due to federal law)		C/NP	C		C			C			C	C	C/NP	
Transitional treatment home, large (No changes made, hard to condition due to federal law)		C/NP	C/NP		C			C			C	C	C/NP	
Transitional victim home, small (No changes made, hard to condition due to federal law)		C/P/NP	C/P		P			C			C	C	C/NP	
Transitional victim home, large (No changes made, hard to condition due to federal law)		C/NP	C/NP		C			C			C	C	C/NP	
Recreation, cultural and entertainment uses														
Art gallery (Consider adding as P or C to Manufacturing)			P	P	P	P	P	P	P	P	P	P	P	P or C
Art studio (Make this the same as art gallery, consider adding as P or C to Manufacturing)			P	P	P	P	P	P	P	P	P	P	P	P or C
Brewpub (OK as is)													C/P	P/NP
Commercial indoor recreation (OK as is)								P	P	P	P	P	P	P
Commercial outdoor recreation (OK as is)									C		P	C		P
Commercial video arcade (OK as is)								P		P	P	P	P	P
Community and recreation centers (<4 acres) (Consider adding as P or C to Manufacturing)	C	C	C	C	P	P	P	P	P	P	P	P	P	P or C
Community gardens (Need to update the definition, make C in Single-Family and P across all other Zones)	P/NP >C	P	P	P	P	P	P	P	P	P	P	P	P	P
Dance studio (Add as P to Downtown and P or C to Manufacturing)			P	P		P	P	P	P	P	P	P	P	P or C
Live performance theater (C only in RMU, add C to Res/Biz, Res/Ofc & CB, P in Downtown and P or C in Man.)			C/P (C only)	C	C		C	P	P	P	P	P	P	P or C
Miniature golf (OK as is)								P	P	P	P	P	P	
Motion picture/movie theaters (Make this the same as live performance theater)			C/P (C only)	C	C		C	P	P	P	P	P	P	P or C
Museum/music conservatory (Add as P to CG, consider adding as P or C to Manufacturing)			C/P	P/NP			P	P	P	P	P	P	P/NP	P or C
Museum (in landmark house) (Make this C across all Zones)	C	C	C/P/NP (C only)	C	C	C	C	C	C	C	C	C	C	C
Natural open space & conservation areas (Remove as a listed use)	P	P	P	P	P	C	C	C	C	C	C	C	C	P
Parks and playgrounds (<4 acres) (OK as is)	P	P	P	P	P	P	P	P	P	P	P	P	P	
Pedestrian pathways, trails & greenways (Remove as a listed use)	P	P	P	P	P	P	P	P	P	P	P	P	C	P
Performance arts facilities (Review the definition and add different categories of facilities to definition)													P	
Private club (Review state liquor laws, make C in Manufacturing)							C	C	P	P	P	C	C/P	P/NP >C
Sexually oriented businesses (OK as is)											P			P
Squares and plazas (less than 4 acres) (Remove as a listed use)						P	P	P	P	P	P	C	C	
Tavern/brewpub (less than 2,500 sq ft) (OK as is)			C/NP					P	P	P	P	P	C/P	P/NP
Tavern/brewpub (more than 2,500 sq ft) (OK as is)								C	C	P	P	C	C/P	P/NP
Miscellaneous uses														
Accessory uses (unless otherwise regulated) (OK as is)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural uses (OK as is)														P
Ambulance services (within enclosed bldg) (OK as is)							P	P	P	P	P	P		
Ambulance services (indoor or outdoor) (OK as is)							P	P	P	P	P	P		P
Animal pound (overnight boarding) (Review definition for this and for kennels/doggie daycares)														P
Auditorium (OK as is)								P	P	P	P	P		
Auto salvage & recycling (indoor & outdoor) (OK as is)											P			C/P
Bus line terminals (OK as is)											P	C	P/NP	P
Commercial parking lot or garage (OK as is)											P	C	C/P	
Communications towers (OK as is)							P	P	P	P	P	P	P	P
Communications twrs (taller than max bldg ht) (OK as is)							C	C	C	C	C	C	C	C
Farmers market (OK as is)								C	C		P	C		
Flea market (indoor) (OK as is)								P	P	P	P	C		
Funeral home (Find Zones where this would be appropriate as a C use, particularly on the west side)								P	P	P	P	C		
Hotel/motel (OK as is)								P		P	P	C	P	P/NP
Parking (offsite accessory to permitted uses) (OK as is)	C/NP	C	C	C	C			P		C	P	C	P	P
Recycling collection station (Should not be a primary P use, develop standards for a C use as an accessory use)						P	P	P	P	P	P			P
Reuse of church, school properties (OK as is)	C	C	C	C	C									
Reverse vending machines (Should not be a primary P use, develop standards for a C use as an accessory use)						P	P	P	P	P	P	P		

SALT LAKE CITY CORPORATION

FRANK B. GRAY
DIRECTOR

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL




David Everitt, Chief of Staff


Date Received: 8-13-08

Date Sent to City Council: 8/13/08

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

DATE: August 13, 2008

FROM: Frank Gray, Community & Economic Development Director 

RE: Petition 400-08-06 by Wyndham Resort Development requesting a zoning map amendment for the property located at approximately 431 South 300 East from Residential Mixed Use (R-MU) to transit Corridor (TC-75). 

STAFF CONTACTS: Nick Norris, Senior Planner, at 535-6173 or nick.norris@slcgov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a public hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: The Wyndham Resort Development Corporation is requesting a Zoning Map Amendment for the property located at 431 South 300 East. The parcel currently has two zoning designations: Transit Corridor (TC-75) on the north portion of the property and Residential Mixed Use (R-MU) on the south portion of the property. The proposal would rezone the portion of the property currently zoned R-MU to TC-75. The applicant proposes the zoning map amendment to accommodate converting the existing office building on the site to a time share hotel. The Planning Commission has the authority to make recommendations to the City Council on zoning map amendments. The original petition included a request for a zoning text amendment that was requesting hotels/motels be changed from conditional use in the TC-75 Zoning District to a permitted use. The Planning Commission recommendation included the map and text amendment. However, the applicant withdrew this portion of the petition due

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to the adoption of Ordinance 61 of 2008. Included in this transmittal are two potential ordinances, one that reflects the Planning Commission recommendation and an alternate ordinance that reflects the Planning Commission recommendation with the text amendment deleted.

Analysis: The proposed zoning amendments will accommodate the conversion of an existing office building to a time share hotel. The R-MU and TC-75 Zoning Districts have similar design standards, with variations based on use. Building heights vary in both zoning districts and are reflected in Table 2 below. The permitted height for nonresidential buildings is lower in the TC-75 Zoning District than the R-MU District. The TC-75 Zoning District allows a wider range of nonresidential land uses that can take advantage of the location along the University Light Rail Line. The design standard differences between the existing zoning and the requested zoning classifications are shown in the following tables:

Table 1

Setback	R-MU	TC-75
Front	0-15 feet depending on use	15 feet
Corner side yard	0-15 feet depending on use	15 feet
Interior Side yard	0-10 feet, depending on use (single family detached required 4 feet on one side and 10 on the other) multi-family and nonresidential does not require side yard setback.	none
Rear yard	Single family detached: 25% of lot depth but no more than 20 feet. Two family dwellings: 25% of lot depth but no more than 25 feet. Multi-family and non residential: 25% of lot depth but no more than 30 feet	none

Table 2

Type of use	R-MU	TC-75
Permitted height for residential uses	75 feet	75 feet
Additional height for residential uses requiring a conditional use	125 feet	125 feet
Nonresidential buildings	3 stories or 45 feet	30 feet
Nonresidential and residential buildings where the first 30 feet are dedicated to nonresidential uses and where the floor space above 30 feet contains an equal square footage of residential and nonresidential uses (permitted)	Not applicable	75 feet
Nonresidential and residential buildings where the first 30 feet are dedicated to nonresidential uses and where the floor space above 30 feet contains an equal square footage of residential and nonresidential uses (conditional building and site design review required)	Not applicable	125 feet

The proposed amendments were routed to pertinent City Departments for comment; comments received generally support the proposal. Transportation identified a concern with the site being able to fully contain the amount of required parking. The conceptual site plan indicates the proposal is compliant with the minimum parking requirements for a hotel/motel. The parking requirement is based on the land

use, not the zoning district. Engineering noted that some improvements to the public way will be required during the development phase of converting the structure to the proposed use.

Master Plan Considerations: The subject property is located within the area covered by the Central Community Master Plan. The 2005 Central Community Master Plan Future Land Use Map identifies the subject property as High Density Transit Oriented Development and High Density Mixed Use. The intent of the High Density Transit Oriented Development designation is “to create a revived downtown and strengthen the livability of the Central Community”. The purpose of the High Density Mixed Use designation is “targeted for higher intensity commercial use and medium to high density housing, especially adjacent to light rail stations in the downtown area.” Both designations have a recommended residential density of 50 or more dwellings per acre.

The East Downtown and Central Community Master Plans identify a view corridor that extends away from the City & County Building. The subject property is located in an area where the East Downtown Master Plan limits building height to 75 feet. The building is an existing building that was constructed prior to the creation of the East Downtown Master Plan. Any future changes to the height of the structure would be required to comply with all applicable standards. The following policy document sources were considered in evaluating this request:

- The Central City Zoning Map (2008)
- The Central Community Master Plan (2005)
- The East Downtown Neighborhood Plan (1990)

PUBLIC PROCESS:

The Central City Community Council reviewed and commented on the project on May 7, 2008. Approximately 20 people attended the meeting. Planning Staff also attended and took notes on the meeting, noting the following comments:

- There was a concern about off street parking and if the hotel would have enough on site parking. Some in attendance felt that the proposed use would have too much parking and should take advantage of the adjacent light rail.
- There was a concern with extending the TC-75 Zoning District further south on the block and in other areas of the City, particularly east of 700 East.
- There was a comment about a hotel providing a great opportunity to bring in cash for the city and adjacent businesses.
- There was a comment about a general dissatisfaction with the TC-75 Zone and it not producing what it was intended to do in terms of development. There was also a comment that changing the zoning of the property would result in a loss of residentially zoned property, which was seen as undesirable.
- A comment was made about the proposed hotel providing a benefit to the Central City Community.
- There was a concern about making hotels a permitted use and how it could impact properties that are adjacent to the TC-75 Zoning District.
- A concern was raised that the proposed use is not a use normally found in a transit oriented development

The Chair of the Central City Community Council provided a summary of the comments that can be found in the Planning Commission Staff Report (see Attachment 5B).

The Planning Commission held a public hearing on May 28, 2008. The Planning Commission discussed the amount of parking on the site, stating that the site had more than enough parking based on the parking requirements and therefore promoted automobile use instead of encouraging other modes of travel. There was some discussion on the difference between motels and hotels and that motels are car oriented and should be differentiated from hotels, which typically have a different design.

The Central City Community Council Chair spoke about the loss of properties zoned R-MU if the zoning map amendment were to be approved. He mentioned that the community feared the TC-75 Zoning District would begin to encroach into existing neighborhoods and that hotels and motels were not desired uses along 400 South. Other members of the public spoke about the height limits in the TC-75 Zoning District, the text of the TC-75 Zoning district not corresponding with the purpose of the district, and that 400 South would turn into a hotel district.

The Planning Commission adopted a motion regarding Petition 400-08-06 to forward a favorable recommendation to the City Council to amend the Zoning Map for the property located at approximately 431 South 300 with the following conditions:

1. The City Council initiate a petition to clearly define and differentiate the distinction between motels and hotels, specific to the TC-75 Zoning District.
2. Parking for this conditional use be limited to the minimum requirements of the zoning ordinance.

RELEVANT ORDINANCES:

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

C O N T E N T S

1. Chronology
2. Ordinance
 - A. Ordinance reflective of Planning Commission recommendation
 - B. Alternate ordinance
3. City Council Hearing Notice
4. Mailing List
5. Planning Commission Hearing
 - A. Original Notice and Postmark
 - B. Staff Report
 - C. Minutes and agenda of May 28, 2008 Hearing
6. Original Petition

1. Chronology

CHRONOLOGY

Petition 400-08-06 Zoning Map Amendment located at approximately 431 South 300 East and Zoning Text Amendment to allow hotels/motels as a permitted use in the TC-75 Zoning District

February 2, 2008	Petition submitted.
March 27, 2008	Petition assigned to Nick Norris.
May 7, 2008	Applicant presented proposal to the Central City Community Council
May 13, 2008	Public Notice of the May 28 Planning Commission public hearing mailed to all property owners within 450 feet.
May 14, 2008	Subject property posted with a notice of the May 28, 2008 Planning Commission hearing.
May 28, 2008	Planning Commission public hearing held. Planning Commission recommended that Zoning Map Amendment and Zoning Text Amendment be approved with conditions.
June 11, 2008	Planning Commission ratified minutes from May 28, 2008 public hearing.
June 12, 2008	Ordinance requested from City Attorney's Office
June 24, 2008	Ordinance received from City Attorney's Office
June 25, 2008	Transmittal submitted to Community Development.

2. Ordinance

A. Ordinance reflective of Planning Commission recommendation

SALT LAKE CITY ORDINANCE
No. _____ of 2008
(Rezoning a Portion of Property Located at 431 South 300 East
and Amending the Zoning Ordinance)

AN ORDINANCE REZONING A PORTION OF PROPERTY LOCATED AT 431 SOUTH 300 EAST; AMENDING THE ZONING MAP; AND AMENDING THE TEXT OF SECTION 21A.26.080 OF THE SALT LAKE CITY CODE, A TABLE OF PERMITTED AND CONDITIONAL USES IN COMMERCIAL DISTRICTS, PURSUANT TO PETITION NO. 400-08-06

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on May 28, 2008 to consider the application of Wyndham Resort Development for a zoning map amendment and an amendment to the text of the table of permitted and conditional uses in the City’s commercial zoning districts as set forth in section 21A.26.080 of the Salt Lake City Code; and

WHEREAS, prior to the enactment of this ordinance, the applicant’s property, located at 431 South 300 East (Tax ID # 16-06-331-013), was covered by two zoning designations: Residential Mixed Use (R-MU) and Transit Corridor District (TC-75); and

WHEREAS, the applicant has requested that the zoning map be amended to rezone that portion of its property designated R-MU to TC-75 to result in the entire property being zoned TC-75

WHEREAS, at its May 28, 2008 hearing, the Planning Commission voted in favor of recommending the zoning map amendment to the Salt Lake City Council (“City Council”); and

WHEREAS, at its May 28, 2008 hearing, the Planning Commission voted in favor of recommending to the City Council an amendment to the table of permitted and conditional uses in the City’s commercial zoning districts as set forth in section 21A.26.080 of the Salt Lake City

Code to list “hotel or motel” use as a permitted use in the TC-75 zoning district, and to limit the maximum building height of hotels in the TC-75 zoning district on lots abutting a residential district to the maximum building height permitted in such abutting residential district; and

WHEREAS, the City Council has determined that the following ordinance is in the City’s best interests,

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

SECTION 1. Rezoning of property. That portion of the property located at 431 South 300 East currently zoned as Residential Mixed Use (R-MU), which is more particularly identified on Exhibit “A” attached hereto, shall be and hereby is rezoned from Residential Mixed Use (R-MU) to Transit Corridor (TC-75), resulting in the entirety of the subject lot being zoned TC-75.

SECTION 2. Amending zoning map. That the Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended consistent with the rezoning identified above.

SECTION 3. Amending text of Salt Lake City Code section 21A.26.080. That the table, titled “Table of Permitted and Conditional Uses for Commercial Districts”, which is located at section 21A.26.080 of the Salt Lake City Code, shall be, and hereby is, amended to re-categorize “hotel or motel” in the TC-75 zone district from a conditional use to a permitted use with a footnote to the designation of a “hotel or motel” as a permitted use in the TC-75 zone district to read as follows:

The maximum allowed building height for a hotel on a lot adjacent to property within a residential district shall be equal to the maximum building height for any structure in such adjacent residential zone district. If a lot on which proposed hotel construction is adjacent to more than one residential zone district, the maximum allowed building height for a hotel shall be equal to the maximum building height allowed for a structure in any of the adjacent residential zones.

SECTION 4. Effective Date. This ordinance shall become effective on the date of its first publication and the amended zoning map shall be recorded with the Salt Lake County Recorder.

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

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

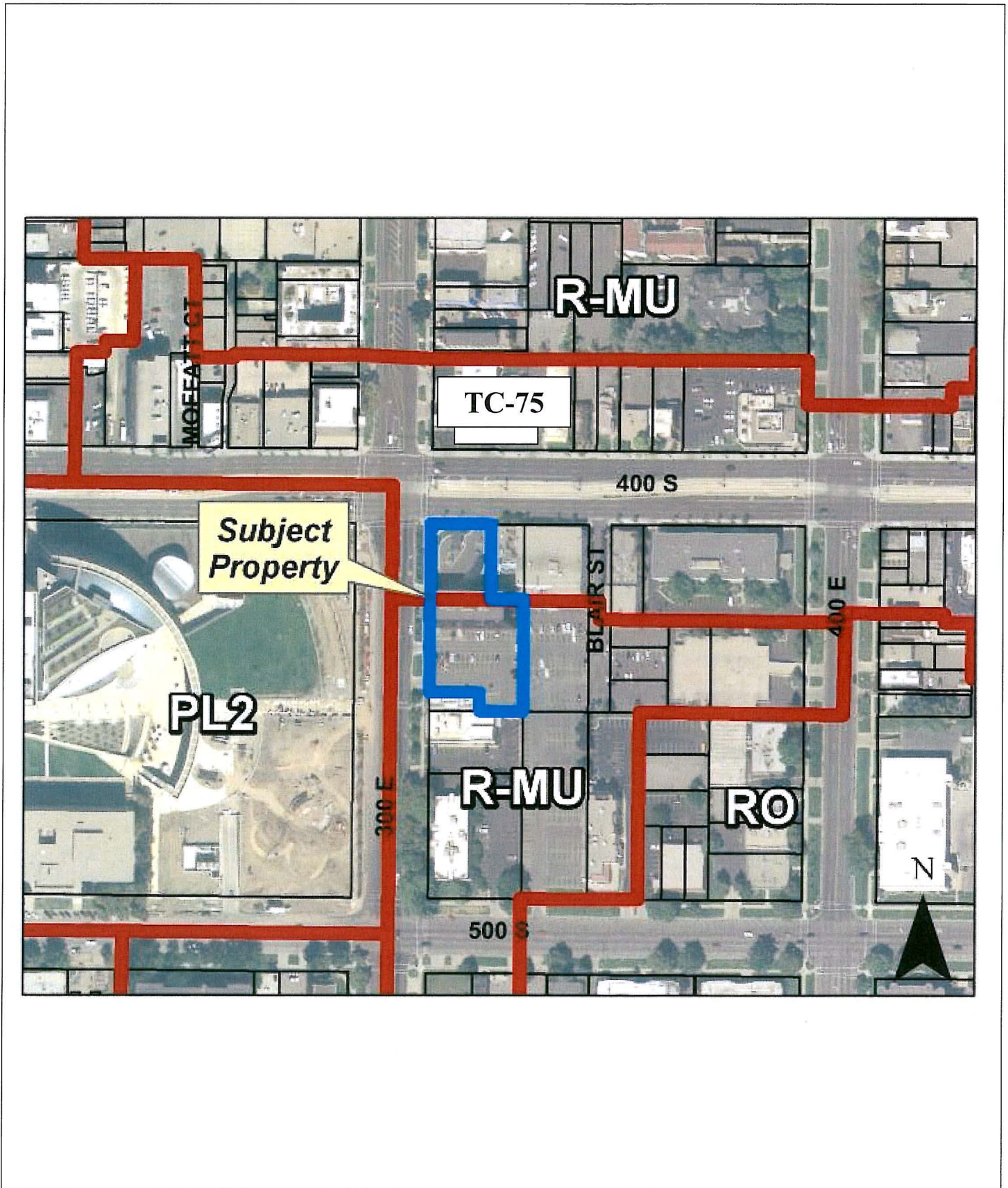
CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2008.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date JUNE 24, 2008
BY Paul C. Nielson
PAUL C. NIELSON, SR. CITY ATTORNEY
Nick Morris Planning
Nick Morris

EXHIBIT A
ZONING MAP



LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS						
C = Conditional Use P = Permitted Use	CN	CB	CC	CS ¹	CSHBD ¹	CG	TC-75
USE							
Bed and breakfast manor	C ³	C ³	P		P	P	P
Bus line terminal			P			P	C
Bus line yards and repair facilities						P	
Commercial parking garage or lot			C		P	P	C
Communication towers		P	P	P	P	P	P
Communication towers, exceeding the maximum building height		C	C	C	C	C	C
Contractor's yard/office (including outdoor storage)			C			P	
Farmers' market			C	C		P	C
Flea market (indoor)			P	P	P	P	C
Flea market (outdoor)						P	
Funeral home			P	P	P	P	C
Homeless shelter						C	
Hotel or motel ⁸			P		P	P	€ P
Impound lot						C	
Intermodal transit passenger hub						C	
Kennels						P	
Limousine service utilizing 4 or more limousines						P	
Limousine service utilizing not more than 3 limousines		C	C			P	
Microbrewery						P	

Qualifying Provisions:

1. Development in the CS district shall be subject to planned development approval pursuant to the provisions of section 21A.54.150 of this title. Certain developments in the CSHBD zone shall be subject to the conditional building and site design review process pursuant to the provisions of subsection 21A.26.060D of this chapter and chapter 21A.59 of this title.
2. See subsection 21A.02.050B of this title for utility regulations.
3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsection 21A.24.010S of this part and subsection 21A.26.010K of this chapter).
4. Subject to Salt Lake Valley health department approval.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. Subject to location restrictions as per section 21A.36.190 of this title.
7. Greater than 3 ambulances at location require a conditional use.
8. **The maximum allowed building height for a hotel on a lot adjacent to property within a residential district shall be equal to the maximum building height for any structure in such adjacent residential zone district. If a lot on which proposed hotel construction is adjacent to more than one residential zone district, the maximum allowed building height for a hotel shall be equal to the maximum building height allowed for a structure in any of the adjacent residential zones.**

No conditional use permit shall be granted for any property which abuts a residential zoning district, except for places of worship, public/private utilities and related facilities, residential facilities for persons with a disability, planned developments, and educational facilities.

(Ord. 2-08 § 2, 2008: Ord. 61-06 § 3 (Exh. A), 2006: Ord. 13-06 § 2 (Exh. A), 2006: Ord. 1-06 § 30, 2005: Ord. 89-05 § 6 (Exh. F), 2005: Ord. 76-05 § (Exh. C), 2005: Ord. 68-05 § 1 (Exh. A), 2005: Ord. 18-04 § 2, 2004: Ord. 17-04 § 6 (Exh. E), 2004: Ord. 13-04 § 7 (Exh. B), 2004: Ord. 6-03 § 1 (Exh. A), 2003: Ord. 23-02 § 3 (Exh. A), 2002: Ord. 2-02 § 1, 2002: Ord. 38-99 § 6, 1999: Ord. 35-99 § 29, 1999: Ord. 19-98 § 2, 1998: amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-7), 1995)

2. Ordinance
B. Alternate Ordinance

SALT LAKE CITY ORDINANCE
No. _____ of 2008
(Rezoning a Portion of Property Located at 431 South 300 East)

AN ORDINANCE REZONING A PORTION OF PROPERTY LOCATED AT 431 SOUTH 300 EAST AND AMENDING THE ZONING MAP, PURSUANT TO PETITION NO. 400-08-06

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on May 28, 2008 to consider the application of Wyndham Resort Development for a zoning map amendment and an amendment to the text of the table of permitted and conditional uses in the City’s commercial zoning districts as set forth in section 21A.26.080 of the Salt Lake City Code; and

WHEREAS, prior to the enactment of this ordinance, the applicant’s property, located at 431 South 300 East (Tax ID # 16-06-331-013), was covered by two zoning designations: Residential Mixed Use (R-MU) and Transit Corridor District (TC-75); and

WHEREAS, the applicant has requested that the zoning map be amended to rezone that portion of its property designated R-MU to TC-75 to result in the entire property being zoned TC-75

WHEREAS, at its May 28, 2008 hearing, the Planning Commission voted in favor of recommending the zoning map amendment to the Salt Lake City Council (“City Council”); and

WHEREAS, at its May 28, 2008 hearing, the Planning Commission voted in favor of recommending to the City Council a certain text amendment to section 21A.26.080 of the Salt Lake City Code as requested by the applicant; and

WHEREAS, subsequent to the Planning Commission’s consideration of this matter the applicant requested that the City withdraw that portion of its application concerning proposed

amendments to the text of section 21A.26.080 of the Salt Lake City Code because on July 22, 2008, the City Council adopted Ordinance 61 of 2008, which amended Salt Lake City Code provisions regarding permitted and conditional uses and which obviated the necessity and desirability of the applicant's proposed text amendments.

WHEREAS, the City Council has determined that the following ordinance is in the City's best interests,

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

SECTION 1. Rezoning of property. That portion of the property located at 431 South 300 East currently zoned as Residential Mixed Use (R-MU), which is more particularly identified on Exhibit "A" attached hereto, shall be and hereby is rezoned from Residential Mixed Use (R-MU) to Transit Corridor (TC-75), resulting in the entirety of the subject lot being zoned TC-75.

SECTION 2. Amending zoning map. That the Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended consistent with the rezoning identified above.

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

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

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

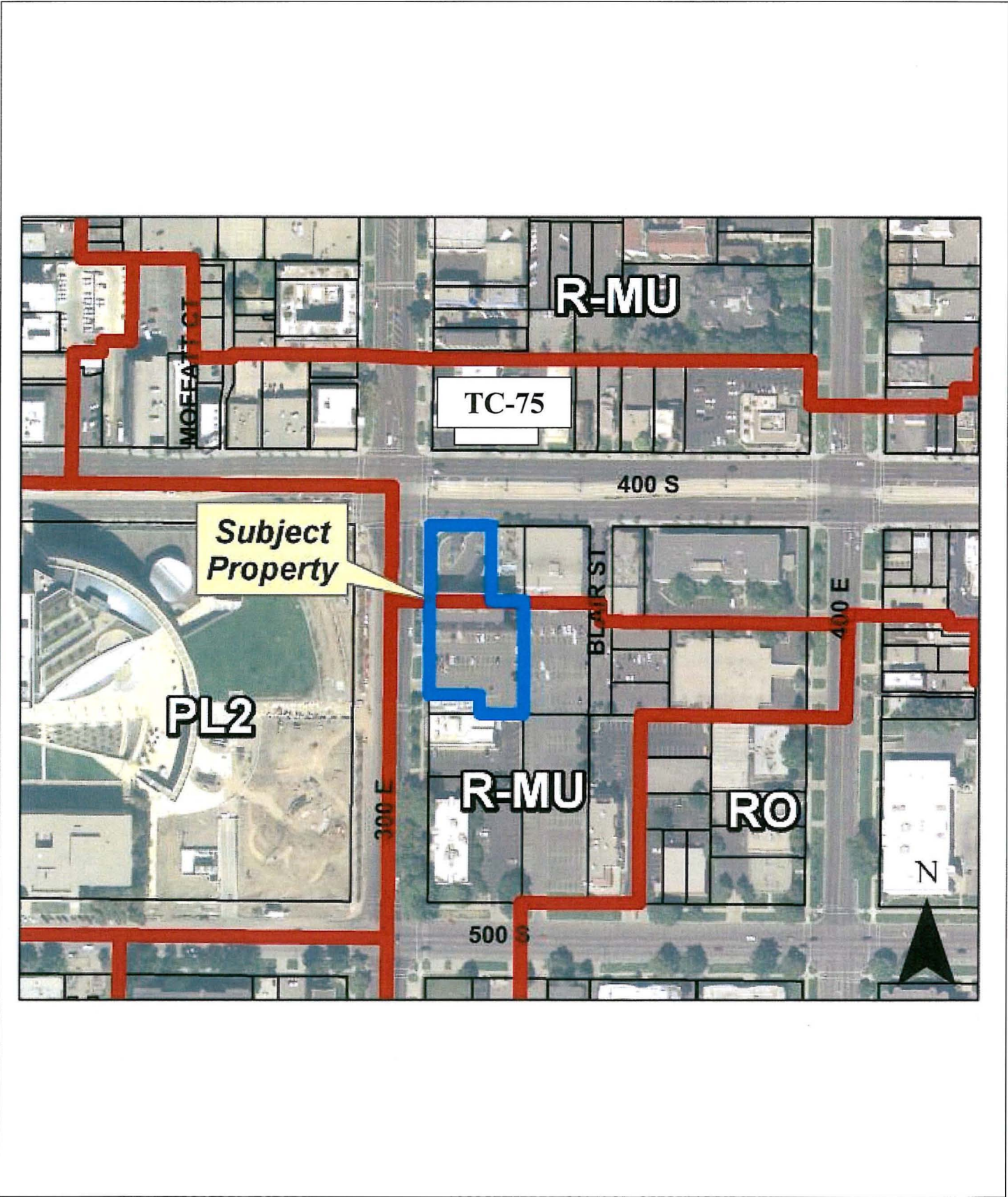
CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2008.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date August 12, 2008
Paul C. Nielson
PAUL C. NIELSON, SR. CITY ATTORNEY

EXHIBIT A
ZONING MAP



LEGEND	PERMITTED AND CONDITIONAL USES, BY DISTRICT						
C = Conditional Use P = Permitted Use	COMMERCIAL DISTRICTS						
USE	CN	CB	CC	CS ¹	CSHBD ¹	CG	TC-75
Bed and breakfast manor	C ³	C ³	P		P	P	P
Bus line terminal			P			P	C
Bus line yards and repair facilities						P	
Commercial parking garage or lot			C		P	P	C
Communication towers		P	P	P	P	P	P
Communication towers, exceeding the maximum building height		C	C	C	C	C	C
Contractor's yard/office (including outdoor storage)			C			P	
Farmers' market			C	C		P	C
Flea market (indoor)			P	P	P	P	C
Flea market (outdoor)						P	
Funeral home			P	P	P	P	C
Homeless shelter						C	
Hotel or motel ⁸			P		P	P	€ P
Impound lot						C	
Intermodal transit passenger hub						C	
Kennels						P	
Limousine service utilizing 4 or more limousines						P	
Limousine service utilizing not more than 3 limousines		C	C			P	
Microbrewery						P	

Qualifying Provisions:

1. Development in the CS district shall be subject to planned development approval pursuant to the provisions of section 21A.54.150 of this title. Certain developments in the CSHBD zone shall be subject to the conditional building and site design review process pursuant to the provisions of subsection 21A.26.060D of this chapter and chapter 21A.59 of this title.
2. See subsection 21A.02.050B of this title for utility regulations.
3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsection 21A.24.010S of this part and subsection 21A.26.010K of this chapter).
4. Subject to Salt Lake Valley health department approval.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. Subject to location restrictions as per section 21A.36.190 of this title.
7. Greater than 3 ambulances at location require a conditional use.
8. **The maximum allowed building height for a hotel on a lot adjacent to property within a residential district shall be equal to the maximum building height for any structure in such adjacent residential zone district. If a lot on which proposed hotel construction is adjacent to more than one residential zone district, the maximum allowed building height for a hotel shall be equal to the maximum building height allowed for a structure in any of the adjacent residential zones.**

No conditional use permit shall be granted for any property which abuts a residential zoning district, except for places of worship, public/private utilities and related facilities, residential facilities for persons with a disability, planned developments, and educational facilities.

(Ord. 2-08 § 2, 2008: Ord. 61-06 § 3 (Exh. A), 2006: Ord. 13-06 § 2 (Exh. A), 2006: Ord. 1-06 § 30, 2005: Ord. 89-05 § 6 (Exh. F), 2005: Ord. 76-05 § (Exh. C), 2005: Ord. 68-05 § 1 (Exh. A), 2005: Ord. 18-04 § 2, 2004: Ord. 17-04 § 6 (Exh. E), 2004: Ord. 13-04 § 7 (Exh. B), 2004: Ord. 6-03 § 1 (Exh. A), 2003: Ord. 23-02 § 3 (Exh. A), 2002: Ord. 2-02 § 1, 2002: Ord. 38-99 § 6, 1999: Ord. 35-99 § 29, 1999: Ord. 19-98 § 2, 1998: amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-7), 1995)

3. City Council Hearing Notice

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition 400-08-06; a Zoning Map Amendment for the property located at approximately 431 South 300 East. The requested map amendment would rezone a portion of the property from R-MU Residential Mixed Use to TC-75 Transit Corridor. The Salt Lake City Council will also consider a Zoning Text Amendment to list hotels and motels as a permitted use in the TC-75 Zoning District. Hotels and motels are currently listed as a conditional use in Zoning Ordinance section 21A.26.080 Table of Permitted and Conditional Uses for Commercial Districts. Under the current regulations, conditional uses are not permitted when they are adjacent to residentially zoned properties. The purpose of the requested zoning map amendment and zoning text amendment is to accommodate a request by the Wyndham Resort Development Corporation to convert an existing office building to a timeshare hotel.

The City Council will hold a public hearing to receive comments regarding the petition. During this hearing, the Planning staff may present information on the petition and anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME:

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

Salt Lake City 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 hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the ADA Coordinator at 535-7971; TDD 535-6021.

If you have any questions relating to this proposal, please attend the meeting or contact Nick Norris at 535-6173 or via e-mail nick.norris@slcgov.com.

4. Mailing List

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530 S 400 E Apt 2108
Salt Lake City Ut 84111

Ernest E & Maude W Greenwood
16-06-463-010-0000
530 S 400 E Apt 2109
Salt Lake City Ut 84111

Melissa K Small
16-06-463-011-0000
530 S 400 E Apt 2110
Salt Lake City Ut 84111

Philippe & Rachelle Usunier
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5641 Oakdale Dr
Holladay Ut 84121

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530 S 400 E Apt 2112
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Elizabeth J Abel
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530 S 400 E Apt 2201
Salt Lake City Ut 84111

Robert F Cramer
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530 S 400 E Apt 2202
Salt Lake City Ut 84111

James F Cramer
16-06-463-016-0000
530 S 400 E Apt 2203
Salt Lake City Ut 84111

Jeanne Jimerson
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530 S 400 E Apt 2204
Salt Lake City Ut 84111

Antonio & Angela R Serrato-
combe
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78 O St
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Peter Summerill
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Salt Lake City Ut 84111

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Evanston Il 60201

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530 S 400 E Apt 2208
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Michael J Constantine
16-06-463-022-0000
530 S 400 E Apt 2209
Salt Lake City Ut 84111

Anneliese L & Troy L Booher
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Barbara S Retallack
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530 S 400 E Apt 2211
Salt Lake City Ut 84111

Joy L Savage
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530 S 400 E Apt 2212
Salt Lake City Ut 84111

Melissa Rasmussen
16-06-463-026-0000
530 S 400 E Apt 2301
Salt Lake City Ut 84111

Sara Mahendran
16-06-463-027-0000
530 S 400 E Apt 2302
Salt Lake City Ut 84111

Brenda J Aguirre
16-06-463-028-0000
530 S 400 E Apt 2303
Salt Lake City Ut 84111

Betty J Welker
16-06-463-029-0000
530 S 400 E Apt 2304
Salt Lake City Ut 84111

Antonio Serrato-combe
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78 O St
Salt Lake City Ut 84103

Victor Abkevich
16-06-463-031-0000
530 S 400 E Apt 2306
Salt Lake City Ut 84111

Leo & Melissa Kanell
16-06-463-032-0000
530 S 400 E Apt 2307
Salt Lake City Ut 84111

Sydney Leibel
16-06-463-033-0000
530 S 400 E Apt 2308
Salt Lake City Ut 84111

Brendan S Smith
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Elko Nv 89801

Fred J & Bonnie K Howe
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Elko Nv 89803

Robert D & M Rebecca Gephart
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530 S 400 E Apt 2401
Salt Lake City Ut 84111





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339 E 600 S Apt 1302
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Joshua M F Golomb
16-06-462-028-0000
339 E 600 S Apt 1303
Salt Lake City Ut 84111

Viktor Cavrag
16-06-462-029-0000
339 E 600 S Apt 1304
Salt Lake City Ut 84111

William C & Roberta R Halgrim
16-06-462-030-0000
339 E 600 S Apt 1305
Salt Lake City Ut 84111

Lindsey England
16-06-462-031-0000
339 E 600 S Apt 1306
Salt Lake City Ut 84111

Patrick Zwick
16-06-462-032-0000
339 E 600 S Apt 1307
Salt Lake City Ut 84111

D Michael Franklin
16-06-462-033-0000
339 E 600 S Apt 1308
Salt Lake City Ut 84111

Timothy J & Cindy L White
16-06-462-034-0000
339 E 600 S Apt 1309
Salt Lake City Ut 84111

Ruth E Toronto
16-06-462-035-0000
339 E 600 S Apt 1310
Salt Lake City Ut 84111

Joe Kostick
16-06-462-036-0000
339 E 600 S Apt 1311
Salt Lake City Ut 84111

Betty J Bryner
16-06-462-037-0000
339 E 600 S Apt 1312
Salt Lake City Ut 84111

Laurie Gourdin
16-06-462-038-0000
339 E 600 S Apt 1401
Salt Lake City Ut 84111

Donald J & Dorothea M Yung
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2150 W Oakfield Rd
Grand Island Ny 14072

Gardner Lila J Living Trust
16-06-462-040-0000
339 E 600 S Apt 1403
Salt Lake City Ut 84111

Vihay R & Varsha Baichwal
16-06-462-041-0000
339 E 600 S Apt 1404
Salt Lake City Ut 84111

Melba Hoffman
16-06-462-042-0000
339 E 600 S Apt 1405
Salt Lake City Ut 84111

Nicholas P & Anthony Diaz
16-06-462-043-0000
339 E 600 S Apt 1406
Salt Lake City Ut 84111

Joseph T Fitzgerald
16-06-462-044-0000
339 E 600 S Apt 1407
Salt Lake City Ut 84111

Maren Bodily
16-06-462-045-0000
339 E 600 S Apt 1408
Salt Lake City Ut 84111

Devren Investments Liimited Pa
16-06-462-046-0000
547 Muirfield Dr
St Charles Mo 63304

Jeffrey P Mortensen
16-06-462-047-0000
339 E 600 S Apt 1410
Salt Lake City Ut 84111

Nancy T Conrow
16-06-462-048-0000
8800 Silver Spur Rd
Park City Ut 84098

Frank T & Claudia K Mares
16-06-462-049-0000
339 E 600 S Apt 1412
Salt Lake City Ut 84111

Amy Pett
16-06-463-002-0000
530 S 400 E Apt 2101
Salt Lake City Ut 84111

Thomas D Shumard
16-06-463-003-0000
Po Box 13832
San Luis Obispo Ca 93406

Darin & Courtney Orton
16-06-463-004-0000
1945 W Golden Ond Way
Salt Lake City Ut 84058

Chris Irvine
16-06-463-005-0000
530 S 400 E Apt 2104
Salt Lake City Ut 84111

Barbara J Meinecke
16-06-463-006-0000
530 S 400 E Apt 2105
Salt Lake City Ut 84111

Dorothy U Peterson
16-06-463-007-0000
1567 Browning Ave
Salt Lake City Ut 84105

Michael T & Angela D Furlong
16-06-463-008-0000
325 Richlee Dr
Campbell Ca 95008





Denver Street Properties Llc
16-06-455-006-0000
594 E 4010 S
Murray Ut 84107

James R Wolf
16-06-455-010-0000
537 Denver St
Salt Lake City Ut 84111

Bob R Manchego
16-06-455-011-0000
539 Denver St
Salt Lake City Ut 84111

First State Bank Nm
16-06-455-033-0000
Po Box 3686
Albuquerque Nm 87190

Hobbs Peak Properties Llc
16-06-455-038-0000
466 E 500 S
Salt Lake City Ut 84111

Kenneth E Kelsey
16-06-462-002-0000
339 E 600 S Apt 1101
Salt Lake City Ut 84111

Christopher Fagundes
16-06-462-003-0000
339 E 600 S Apt 1102
Salt Lake City Ut 84111

Keith M Gligorich
16-06-462-004-0000
339 E 600 S Apt 1103
Salt Lake City Ut 84111

Mary C English
16-06-462-005-0000
339 E 600 S Apt 1104
Salt Lake City Ut 84111

Gretchen Baumgartner
16-06-462-006-0000
339 E 600 S Apt 1105
Salt Lake City Ut 84111

Jason Avelar
16-06-462-007-0000
339 E 600 S Apt 1106
Salt Lake City Ut 84111

Ronald O & Eva G Perez
16-06-462-008-0000

John A & Vlasta K Brazinski
16-06-462-009-0000
Po Box 2323
Jackson Wy 83001

J Ryck Luthi
16-06-462-010-0000
339 E 600 S Apt 1109
Salt Lake City Ut 84111

Shayne C & Lori T Ramsay
16-06-462-011-0000
339 E 600 S Apt 1110
Salt Lake City Ut 84111

Jeff Allen
16-06-462-012-0000
339 E 600 S Apt 1111
Salt Lake City Ut 84111

Hormoz & Houshang
Firouzbakhsh
16-06-462-013-0000
339 E 600 S Apt 1112
Salt Lake City Ut 84111

Jenny Seegmiller
16-06-462-014-0000
339 E 600 S Apt 1201
Salt Lake City Ut 84111

Dale F Beecher
16-06-462-015-0000
339 E 600 S Apt 1202
Salt Lake City Ut 84111

Alyssa L Wilson
16-06-462-016-0000
339 E 600 S Apt 1203
Salt Lake City Ut 84111

Marcetta Misrasi
16-06-462-017-0000
339 E 600 S Apt 1204
Salt Lake City Ut 84111

Charles R Peterson
16-06-462-018-0000
339 E 600 S Apt 1205
Salt Lake City Ut 84111

Margaret Dillard
16-06-462-019-0000
339 E 600 S Apt 1206
Salt Lake City Ut 84111

Katina A Santamaria
16-06-462-020-0000
339 E 600 S Apt 1207
Salt Lake City Ut 84111

Michele E & Kevin Jakob
16-06-462-021-0000
7216 S 2780 E
Cottonwood Heights Ut 84121

Jesse L & James R Osborn
16-06-462-022-0000
339 E 600 S Apt 1209
Salt Lake City Ut 84111

Sungk I & Jin Kang
16-06-462-023-0000
339 E 600 S Apt 1210
Salt Lake City Ut 84111

Julie A Keller
16-06-462-024-0000
339 E 600 S Apt 1211
Salt Lake City Ut 84111

Samuel A Lincoln
16-06-462-025-0000
339 E 600 S Apt 1212
Salt Lake City Ut 84111

S Rivka Levy-barbero
16-06-462-026-0000
339 E 600 S Apt 1301
Salt Lake City Ut 84111



Michael L Fairbanks
16-06-451-006-0000
83 S 900 E
Lindon Ut 84042

Darvel J Anderson
16-06-451-007-0000
333 Stanton Ave
Salt Lake City Ut 84111

Darvel J Andersen
16-06-451-008-0000
333 Stanton Ave
Salt Lake City Ut 84111

Sabaka Properties Llc
16-06-451-009-0000
6060 S 900 E
Salt Lake City Ut 84121

Fpa Slc Associates Llc
16-06-451-013-0000
433 Las Colinas Blvd E
Irving Tx 75039

Frodsham Real Estate I Lc
16-06-451-014-0000
8098 Cottage Pines Cv
Cottonwood Heights Ut 84121

Craig A Van Zante
16-06-452-004-0000
334 Stanton Ave
Salt Lake City Ut 84111

Jennifer Steffee
16-06-452-005-0000
338 Stanton Ave
Salt Lake City Ut 84111

Janet M Daniels
16-06-452-006-0000
342 Stanton Ave
Salt Lake City Ut 84111

D Alan Smith
16-06-452-011-0000
323 Beldon Pl
Salt Lake City Ut 84111

Yelena Frumina
16-06-452-012-0000
329 Beldon Pl
Salt Lake City Ut 84111

Carl Dursteler
16-06-452-013-0000
Po Box 11222
Salt Lake City Ut 84147

Lynne & Sjon M Winsor
16-06-452-014-0000
339 Beldon Pl
Salt Lake City Ut 84111

Amy Hu
16-06-453-002-0000
3135 Metropolitan Way
Salt Lake City Ut 84109

Marjorie A Farley
16-06-453-003-0000
330 Beldon Pl
Salt Lake City Ut 84111

Carl Dursteler
16-06-453-004-0000
Po Box 11222
Salt Lake City Ut 84147

William B Grandy
16-06-453-005-0000
340 Beldon Pl
Salt Lake City Ut 84111

Cw Development Company Lc
16-06-453-007-0000
Po Box 9324
Salt Lake City Ut 84109

Jeff B & Rebecca T Lyon
16-06-454-002-0000
11755 Briar Glen Dr
Sandy Ut 84092

James N Tasulis
16-06-454-003-0000
537 S 400 E
Salt Lake City Ut 84111

Lonnie J Burton
16-06-454-004-0000
539 S 400 E
Salt Lake City Ut 84111

Jerry J Merrick
16-06-454-007-0000
557 S 400 E
Salt Lake City Ut 84111

Claudia & Andres Paredes
16-06-454-008-0000
563 S 400 E
Salt Lake City Ut 84111

Jon K & Margie Hall
16-06-454-010-0000
579 S 400 E
Salt Lake City Ut 84111

Ruby M Ushio
16-06-454-015-0000
407 E 600 S
Salt Lake City Ut 84111

Tamara J Rowe
16-06-454-016-0000
415 E 600 S
Salt Lake City Ut 84111

Protean Properties Inc
16-06-454-022-0000
230 E 3900 S
Murray Ut 84107

1415 South Main Street Llc
16-06-454-023-0000
1415 S Main St
Salt Lake City Ut 84115

Denver Street Properties Llc
16-06-455-001-0000
594 E 4010 S
Murray Ut 84107

Kid To Kid Franchise System In
16-06-455-002-0000
452 E 500 S
Salt Lake City Ut 84111



David B Wagstaff
16-06-406-017-0000
1061 Crestview Cir
Salt Lake City Ut 84108

Stephen R & Chistine S Hailes
16-06-406-018-0000
Po Box 526184
Salt Lake City Ut 84152

Nexstep Group Llc
16-06-406-019-0000
461 S 400 E
Salt Lake City Ut 84111

Hatch Group Ltc, The
16-06-406-020-0000
1155 Perimeter Ctr W
Atlanta Ga 30338

R Clark Arnold
16-06-406-021-0000
425 S 400 E
Salt Lake City Ut 84111

Blackhawk Properties Llc
16-06-406-022-0000
1247 Moyle Dr
Alpine Ut 84004

Lrh Inc
16-06-407-002-0000
Po Box 171003
Salt Lake City Ut 84117

G & S Properties Llc
16-06-407-017-0000
Po Box 9069
Salt Lake City Ut 84109

G & S Properties Llc
16-06-407-018-0000
Po Box 9069
Salt Lake City Ut 84109

Terrapin Enterprises Of Utah P
16-06-407-019-0000
426 S 500 E
Salt Lake City Ut 84102

Richard W & Seokim C Brown
16-06-407-023-0000
1969 Southbridge Way
Sandy Ut 84093

Richard W & Seokim C Brown
16-06-407-024-0000
1969 Southbridge Way
Sandy Ut 84093

Southridge Financial Inc
16-06-407-026-0000
466 S 500 E
Salt Lake City Ut 84102

Transwestern General Agency In
16-06-407-038-0000
440 S 500 E
Salt Lake City Ut 84102

Ddr Family Centers Lp
16-06-407-040-0000
3300 Enterprise Pkwy
Beachwood Oh 44122

First National Bank Of Layton
16-06-407-041-0000
Po Box 248
Layton Ut 84041

Knudsen Darwin C Family Trust
16-06-427-021-0000
7177 Highland Dr
Salt Lake City Ut 84121

Knudsen Darwin C Family Trust
16-06-427-022-0000
7177 Highland Dr
Salt Lake City Ut 84121

Harman Management Corp
16-06-427-026-0000
5544 Green St
Murray Ut 84123

Knudsen Darwin C Family Trust
16-06-427-027-0000
7177 Highland Dr
Salt Lake City Ut 84121

Darwin C & Lenore W Knudsen
16-06-427-028-0000
2715 E 6200 S
Holladay Ut 84121

Knudsen Darwin C Family Trust
16-06-427-029-0000
7177 Highland Dr
Salt Lake City Ut 84121

Daisy Properties
16-06-427-030-0000
5544 Green St
Murray Ut 84123

Harman Management Corporation
16-06-427-034-0000
5544 Green St
Murray Ut 84123

Dst Ut
16-06-427-039-0000
1417 Lake Cook Rd
Deerfield Il 60015

East Downtown Spe Llc
16-06-431-029-0000
9350 S 150 E Ste 510
Sandy Ut 84070

East Downtown Spe Llc
16-06-432-012-0000
9350 S 150 E Ste 510
Sandy Ut 84070

Old Fashioned Wendys
16-06-432-025-0000
Po Box 3525
Mckinney Tx 75070

East Downtown Spe Llc
16-06-432-029-0000
3336 E 32nd St Ste 217
Tulsa Ok 74135

Aspen Company li Lc
16-06-451-002-0000
939 S West Temple
Salt Lake City Ut 84101

Petty Investment Co
16-06-402-017-0000
2001 Windsor St
Salt Lake City Ut 84105

Marian K Miller
16-06-402-018-0000
1338 Foothill Dr # 311
Salt Lake City Ut 84108

Marian K Miller
16-06-402-019-0000
1338 Foothill Dr # 311
Salt Lake City Ut 84108

Henriksen & Henriksen Pc
16-06-403-006-0000
320 S 500 E
Salt Lake City Ut 84102

Key Family Llc
16-06-403-007-0000
338 S 1000 E
Salt Lake City Ut 84102

Rumel Place Llc
16-06-403-012-0000
358 S 500 E
Salt Lake City Ut 84102

Grey Oak Llc
16-06-403-013-0000
2157 Lincoln St
Salt Lake City Ut 84106

Grey Oak Llc
16-06-403-014-0000
2157 Lincoln St
Salt Lake City Ut 84106

Grey Oak Llc
16-06-403-015-0000
2157 Lincoln St
Salt Lake City Ut 84106

Grey Oak Llc
16-06-403-017-0000
2157 Lincoln St
Salt Lake City Ut 84106

Grey Oak Llc
16-06-403-018-0000
2157 Lincoln St
Salt Lake City Ut 84106

Joseph H Gallegos
16-06-403-019-0000
Po Box 901392
Sandy Ut 84090

Ramon H Mangleson
16-06-403-023-0000
346 S 500 E
Salt Lake City Ut 84102

Mdp Lc
16-06-403-025-0000
2945 S 300 W
South Salt Lake Ut 84115

Larry Miller
16-06-403-026-0000
327 Denver St
Salt Lake City Ut 84111

First American Title Company O
16-06-404-001-0000
560 S 300 E
Salt Lake City Ut 84111

Celtic Bank Corporation
16-06-405-001-0000
340 E 400 S
Salt Lake City Ut 84111

Western Mortgage Loan Corp
16-06-405-002-0000
Po Box 4900
Scottsdale Az 85261

Freshman Enterprises
16-06-405-009-0000
353 E 500 S
Salt Lake City Ut 84111

American Insurance & Investmen
16-06-405-011-0000
448 S 400 E
Salt Lake City Ut 84111

Mahoney & Ament Properties Llc
16-06-405-012-0000
460 S 400 E # Uppr
Salt Lake City Ut 84111

466 South Associates Llc
16-06-405-013-0000
466 S 400 E Ste 200
Salt Lake City Ut 84111

Willard C Mann
16-06-405-014-0000
353 E 500 S
Salt Lake City Ut 84111

Freshman Enterprises
16-06-405-015-0000
353 E 500 S
Salt Lake City Ut 84111

Freshman Enterprises
16-06-405-016-0000
353 E 500 S
Salt Lake City Ut 84111

Bldg Cat Llc
16-06-405-019-0000
343 E 500 S
Salt Lake City Ut 84111

Intermountain Commercial
16-06-405-020-0000
343 E 500 S
Salt Lake City Ut 84111

Collum Enterprises Inc
16-06-406-001-0000
3007 S State St
Salt Lake City Ut 84115

Collum Enterprises Inc
16-06-406-014-0000
3007 S State St
Salt Lake City Ut 84115

R Clark Arnold
16-06-406-016-0000
425 S 400 E
Salt Lake City Ut 84111





Ella Knight
16-06-387-019-0000
228 E 500 S Apt 305
Salt Lake City Ut 84111

Carolyn K Scott
16-06-387-020-0000
228 E 500 S Apt 306
Salt Lake City Ut 84111

David S Richardson
16-06-387-021-0000
220 A St
Salt Lake City Ut 84103

Junko & Michael Thieme
16-06-387-022-0000
228 E 500 S Apt 400
Salt Lake City Ut 84111

Kathy Anglesey
16-06-387-023-0000
228 E 500 S Apt 401
Salt Lake City Ut 84111

Emily Crane
16-06-387-024-0000
228 E 500 S Apt 402
Salt Lake City Ut 84111

Arlyn R Bradshaw
16-06-387-025-0000
228 E 500 S Apt 403
Salt Lake City Ut 84111

Joel M Boren
16-06-387-026-0000
228 E 500 S Apt 404
Salt Lake City Ut 84111

Tom Rollezeck
16-06-387-027-0000
228 E 500 S Apt 405
Salt Lake City Ut 84111

Dominic R Jones
16-06-387-028-0000
228 E 500 S Apt 406
Salt Lake City Ut 84111

Allan D Elkins
16-06-387-029-0000
228 E 500 S Apt 407
Salt Lake City Ut 84111

Library Square Condominiums
16-06-387-030-0000
228 E 500 S
Salt Lake City Ut 84111

Ed Balogh
16-06-401-006-0000
1343 S 900 E
Salt Lake City Ut 84105

Sizzle Park Llc
16-06-401-007-0000
320 S 400 E
Salt Lake City Ut 84111

Harryhausen Llc
16-06-401-008-0000
170 S Main St Ste 900
Salt Lake City Ut 84101

Harryhausen Llc
16-06-401-009-0000
170 S Main St Ste 900
Salt Lake City Ut 84101

Childrens Center
16-06-401-010-0000
1855 Medical Dr
Salt Lake City Ut 84112

Rb & K Llc
16-06-401-012-0000
333 E 400 S
Salt Lake City Ut 84111

Rb & K Llc
16-06-401-013-0000
333 E 400 S
Salt Lake City Ut 84111

345 Office Building Lc
16-06-401-014-0000
345 E 400 S Ste 201
Salt Lake City Ut 84111

Michael J & Cynthia L Wright
16-06-401-015-0000
1335 Colonial Cir
Salt Lake City Ut 84108

Carmon Black Management
16-06-401-016-0000
1010 Peaks Cir
Salt Lake City Ut 84117

Lee F & Maria K Paulos
16-06-402-001-0000
1153 E 4020 S
Salt Lake City Ut 84124

Stradler Realty Llc
16-06-402-002-0000
N/avail

Almost 4th & 4th Llc
16-06-402-003-0000
170 S Main St Ste 1500
Salt Lake City Ut 84101

Twenty-seventh Llc
16-06-402-004-0000
343 S 400 E
Salt Lake City Ut 84111

Bytheway Holdings Llc
16-06-402-008-0000
1891 Englewood Rd Lot 164
Englewood Fl 34223

Bytheway Holdings Llc
16-06-402-009-0000
1891 Englewood Rd Lot 164
Englewood Fl 34223

Bytheway Holdings Llc
16-06-402-015-0000
363 Middle Oak Ln
Salt Lake City Ut 84108

Bytheway Holdings Llc
16-06-402-016-0000
363 Middle Oak Ln
Salt Lake City Ut 84108



Associated Properties Lc
16-06-378-009-0000
560 S 300 E
Salt Lake City Ut 84111

John Bouzek
16-06-380-004-0000
407 E 300 S
Salt Lake City Ut 84111

Frank I & Dorothy A Hamory
16-06-380-008-0000
319 Beldon Pl
Salt Lake City Ut 84111

Utah Nonprofit Housing Corpora
16-06-381-004-0000
223 W 700 S Ste C
Salt Lake City Ut 84101

Thomas R Mutter
16-06-387-001-0000
228 E 500 S Apt 100
Salt Lake City Ut 84111

Mary R Deherrera
16-06-387-004-0000
228 E 500 S Apt 103
Salt Lake City Ut 84111

Adam J Mickel
16-06-387-007-0000
228 E 500 S Apt 202
Salt Lake City Ut 84111

Rosemary Bai-pratt
16-06-387-010-0000
228 E 500 S Apt 205
Salt Lake City Ut 84111

Michael A Moore
16-06-387-013-0000
228 E 500 S Apt 208
Salt Lake City Ut 84111

Viktor & Ivanka Cavrag
16-06-387-016-0000
228 E 500 S Apt 302
Salt Lake City Ut 84111

Mutual Ventures Corporation
16-06-379-009-0000
2157 Lincoln St
Salt Lake City Ut 84106

Christopher R Douglass
16-06-380-005-0000
Po Box 77234
Atlanta Ga 30357

Yoko Matsubayashi
16-06-380-009-0000
1817 Hollywood Ave
Salt Lake City Ut 84108

Cw Development Company Lc
16-06-381-005-0000
Po Box 9324
Salt Lake City Ut 84109

Steven D Scoville
16-06-387-002-0000
228 E 500 S Apt 101
Salt Lake City Ut 84111

Lisa R Romney
16-06-387-005-0000
228 E 500 S Apt 104
Salt Lake City Ut 84111

James & Marcia P Davis
16-06-387-008-0000
228 E 500 S Apt 203
Salt Lake City Ut 84111

Frances L Soulam
16-06-387-011-0000
228 E 500 S Apt 206
Salt Lake City Ut 84111

Britton M Lund
16-06-387-014-0000
228 E 500 S Apt 300
Salt Lake City Ut 84111

Michael D Mackay
16-06-387-017-0000
1747 Downington Ave
Salt Lake City Ut 84108

Jay W & Susan P Cashmore
16-06-379-010-0000
312 E 500 S
Salt Lake City Ut 84111

Richard T & C Rowena Wade
16-06-380-006-0000
314 Stanton Ave
Salt Lake City Ut 84111

555 Partners Llc
16-06-381-002-0000
555 S 300 E
Salt Lake City Ut 84111

Cw Development Company Lc
16-06-381-006-0000
Po Box 9324
Salt Lake City Ut 84109

Roy S Jespersen
16-06-387-003-0000
228 E 500 S Apt 102
Salt Lake City Ut 84111

Manuel Joseph Garcia
16-06-387-006-0000
8933 Ironbark St
Gilroy Ca 95020

Megan Kelly
16-06-387-009-0000
228 E 500 South #204
Slc Ut 84103

Ladaun M Mitchell
16-06-387-012-0000
228 E 500 S Apt 207
Salt Lake City Ut 84111

Bridget M Paris
16-06-387-015-0000
228 E 500 S Apt 301
Salt Lake City Ut 84111

Joann Wong
16-06-387-018-0000



Mountain Courtyard Suites Llc
16-06-328-014-0000
Po Box 58324
Salt Lake City Ut 84158

Robert Mccarthy
16-06-328-015-0000
249 E 400 S
Salt Lake City Ut 84111

Doyle Michael A & Jane A
16-06-328-016-0000

Avalon Realty Fourth South Llc
16-06-328-017-0000
255 E 400 S Ste 200
Salt Lake City Ut 84111

Avalon Realty Fourth South Llc
16-06-328-018-0000
255 E 400 S Ste 200
Salt Lake City Ut 84111

Mountain Courtyard Suites Llc
16-06-328-021-0000
Po Box 58324
Salt Lake City Ut 84158

Doyle Michael A & Jane A
16-06-328-024-0000

Octagon Investments Llc
16-06-328-028-0000
330 S 300 E Ste 200
Salt Lake City Ut 84111

Noel Rothman
16-06-329-006-0000
311 S Wacker Dr Ste 4190
Chicago Il 60606

Korish Properties Llc
16-06-329-007-0000
19225 Klippel Rd
Bend Or 97701

Korish Properties Llc
16-06-329-009-0000
19225 Klippel Rd
Bend Or 97701

John Bolton
16-06-331-002-0000
320 E 400 S
Salt Lake City Ut 84111

Marshall Properties Llc
16-06-331-007-0000
445 S 300 E
Salt Lake City Ut 84111

Maccall Holdings Llc
16-06-331-008-0000
455 S 300 E Ste 300
Salt Lake City Ut 84111

Bancorporation Barnes
16-06-331-013-0000
33 S Main St
Kaysville Ut 84037

Garff Family Llc
16-06-352-004-0000
405 S Main St Ste 1200
Salt Lake City Ut 84111

Garff Family Llc
16-06-352-021-0000
531 S State St
Salt Lake City Ut 84111

Garff Family Llc
16-06-353-018-0000
531 S State St
Salt Lake City Ut 84111

Garff Family Llc
16-06-376-022-0000
405 S Main St Ste 1200
Salt Lake City Ut 84111

Deweys Inc
16-06-377-001-0000
206 E 500 S
Salt Lake City Ut 84111

Leonard Burningham
16-06-377-002-0000
455 E 500 S Ste 205
Salt Lake City Ut 84111

Deweys Inc
16-06-377-003-0000
206 E 500 S
Salt Lake City Ut 84111

Css Partnership
16-06-377-004-0000
212a E 500 S
Salt Lake City Ut 84111

Wasatch Manor Inc
16-06-377-005-0000
535 S 200 E
Salt Lake City Ut 84111

Taylor Jeff
16-06-377-008-0000
1183 Princeton Ave
Salt Lake City Ut 84105

Jrc Properties Llc
16-06-377-009-0000
2747 Apple Blossom Ln
Holladay Ut 84117

Jessica B Myerson
16-06-377-011-0000
2797 S 300 W
Bountiful Ut 84010

Liberty Metro Housing
16-06-377-015-0000
6440 Wasatch Blvd # 10
Holladay Ut 84121

Beehive Bail Bonds
16-06-378-002-0000
268 E 500 S
Salt Lake City Ut 84111

Associated Properties Lc
16-06-378-008-0000
560 S 300 E
Salt Lake City Ut 84111



John Bouzek
16-06-253-034-0000
407 E 300 S
Salt Lake City Ut 84111

Ivanhoe Condos Llc
16-06-253-035-0000
417 E 300 S
Salt Lake City Ut 84111

G Stokes Berryman
16-06-253-036-0000
423 E 300 S
Salt Lake City Ut 84111

David E Quinney
16-06-253-037-0000
423 E 300 S
Salt Lake City Ut 84111

Kilmarnock Properties Llc
16-06-253-038-0000
313 Maryfield Dr
Slc Ut 84108

Church Of Living God Pillar &
16-06-254-002-0000
352 E Broadway
Salt Lake City Ut 84111

Five Sacred Things Llc
16-06-254-003-0000
362 S 300 E
Salt Lake City Ut 84111

Nyal W & Donna L Anderson
16-06-254-004-0000
368 S 300 E
Salt Lake City Ut 84111

Daley Holding Co Llc
16-06-254-005-0000
Po Box 27422
Salt Lake City Ut 84127

Leena-maija Rinne
16-06-254-006-0000
312 S 400 E
Salt Lake City Ut 84111

Lee F & Maria K Paulos
16-06-255-001-0000
1153 E 4020 S
Salt Lake City Ut 84124

Century International Corp
16-06-256-001-0000
3905 Parkview Dr
Salt Lake City Ut 84124

Jxv Asset Management
16-06-256-002-0000
Po Box 354
Seal Beach Ca 90740

Jxv Asset Management
16-06-256-003-0000
Po Box 354
Seal Beach Ca 90740

Key Family Llc
16-06-256-005-0000
338 S 1000 E
Salt Lake City Ut 84102

Jdj Cc Holdings Llc
16-06-305-022-0000
299 S Main St Ste 2400
Salt Lake City Ut 84111

Bfs Retail & Commercial
16-06-326-001-0000
535 Marriott Dr
Nashville Tn 37214

Richard B Rogers
16-06-326-003-0000
315 Hueneme Rd
Camarillo Ca 93012

Douglas F & Anne L Swanson
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339 E 600 S Apt 1111
Salt Lake City Ut 84111

Hormoz & Houshang
Firouzbakhsh
16-06-462-013-0000
339 E 600 S Apt 1112
Salt Lake City Ut 84111

Jenny Seegmiller
16-06-462-014-0000
339 E 600 S Apt 1201
Salt Lake City Ut 84111

Dale F Beecher
16-06-462-015-0000
339 E 600 S Apt 1202
Salt Lake City Ut 84111

Alyssa L Wilson
16-06-462-016-0000
339 E 600 S Apt 1203
Salt Lake City Ut 84111

Marcetta Misrasi
16-06-462-017-0000
339 E 600 S Apt 1204
Salt Lake City Ut 84111

Charles R Peterson
16-06-462-018-0000
339 E 600 S Apt 1205
Salt Lake City Ut 84111

Margaret Dillard
16-06-462-019-0000
339 E 600 S Apt 1206
Salt Lake City Ut 84111

Katina A Santamaria
16-06-462-020-0000
339 E 600 S Apt 1207
Salt Lake City Ut 84111

Michele E & Kevin Jakob
16-06-462-021-0000
7216 S 2780 E
Cottonwood Heights Ut 84121

Jesse L & James R Osborn
16-06-462-022-0000
339 E 600 S Apt 1209
Salt Lake City Ut 84111

Sungk I & Jin Kang
16-06-462-023-0000
339 E 600 S Apt 1210
Salt Lake City Ut 84111

Julie A Keller
16-06-462-024-0000
339 E 600 S Apt 1211
Salt Lake City Ut 84111

Samuel A Lincoln
16-06-462-025-0000
339 E 600 S Apt 1212
Salt Lake City Ut 84111

S Rivka Levy-barbero
16-06-462-026-0000
339 E 600 S Apt 1301
Salt Lake City Ut 84111



Michael L Fairbanks
16-06-451-006-0000
83 S 900 E
Lindon Ut 84042

Darvel J Anderson
16-06-451-007-0000
333 Stanton Ave
Salt Lake City Ut 84111

Darvel J Andersen
16-06-451-008-0000
333 Stanton Ave
Salt Lake City Ut 84111

Sabaka Properties Llc
16-06-451-009-0000
6060 S 900 E
Salt Lake City Ut 84121

Fpa Slc Associates Llc
16-06-451-013-0000
433 Las Colinas Blvd E
Irving Tx 75039

Frodsham Real Estate I Lc
16-06-451-014-0000
8098 Cottage Pines Cv
Cottonwood Heights Ut 84121

Craig A Van Zante
16-06-452-004-0000
334 Stanton Ave
Salt Lake City Ut 84111

Jennifer Steffee
16-06-452-005-0000
338 Stanton Ave
Salt Lake City Ut 84111

Janet M Daniels
16-06-452-006-0000
342 Stanton Ave
Salt Lake City Ut 84111

D Alan Smith
16-06-452-011-0000
323 Beldon Pl
Salt Lake City Ut 84111

Yelena Frumina
16-06-452-012-0000
329 Beldon Pl
Salt Lake City Ut 84111

Carl Dursteler
16-06-452-013-0000
Po Box 11222
Salt Lake City Ut 84147

Lynne & Sjon M Winsor
16-06-452-014-0000
339 Beldon Pl
Salt Lake City Ut 84111

Amy Hu
16-06-453-002-0000
3135 Metropolitan WWay
Salt Lake City Ut 84109

Marjorie A Farley
16-06-453-003-0000
330 Beldon Pl
Salt Lake City Ut 84111

Carl Dursteler
16-06-453-004-0000
Po Box 11222
Salt Lake City Ut 84147

William B Grandy
16-06-453-005-0000
340 Beldon Pl
Salt Lake City Ut 84111

Cw Development Company Lc
16-06-453-007-0000
Po Box 9324
Salt Lake City Ut 84109

Jeff B & Rebecca T Lyon
16-06-454-002-0000
11755 Briar Glen Dr
Sandy Ut 84092

James N Tasulis
16-06-454-003-0000
537 S 400 E
Salt Lake City Ut 84111

Lonnie J Burton
16-06-454-004-0000
539 S 400 E
Salt Lake City Ut 84111

Jerry J Merrick
16-06-454-007-0000
557 S 400 E
Salt Lake City Ut 84111

Claudia & Andres Paredes
16-06-454-008-0000
563 S 400 E
Salt Lake City Ut 84111

Jon K & Margie Hall
16-06-454-010-0000
579 S 400 E
Salt Lake City Ut 84111

Ruby M Ushio
16-06-454-015-0000
407 E 600 S
Salt Lake City Ut 84111

Tamara J Rowe
16-06-454-016-0000
415 E 600 S
Salt Lake City Ut 84111

Protean Properties Inc
16-06-454-022-0000
230 E 3900 S
Murray Ut 84107

1415 South Main Street Llc
16-06-454-023-0000
1415 S Main St
Salt Lake City Ut 84115

Denver Street Properties Llc
16-06-455-001-0000
594 E 4010 S
Murray Ut 84107

Kid To Kid Franchise System In
16-06-455-002-0000
452 E 500 S
Salt Lake City Ut 84111





David B Wagstaff
16-06-406-017-0000
1061 Crestview Cir
Salt Lake City Ut 84108

Stephen R & Chistine S Hailes
16-06-406-018-0000
Po Box 526184
Salt Lake City Ut 84152

Nexstep Group Llc
16-06-406-019-0000
461 S 400 E
Salt Lake City Ut 84111

Hatch Group Ltc, The
16-06-406-020-0000
1155 Perimeter Ctr W
Atlanta Ga 30338

R Clark Arnold
16-06-406-021-0000
425 S 400 E
Salt Lake City Ut 84111

Blackhawk Properties Llc
16-06-406-022-0000
1247 Moyle Dr
Alpine Ut 84004

Lrh Inc
16-06-407-002-0000
Po Box 171003
Salt Lake City Ut 84117

G & S Properties Llc
16-06-407-017-0000
Po Box 9069
Salt Lake City Ut 84109

G & S Properties Llc
16-06-407-018-0000
Po Box 9069
Salt Lake City Ut 84109

Terrapin Enterprises Of Utah P
16-06-407-019-0000
426 S 500 E
Salt Lake City Ut 84102

Richard W & Seokim C Brown
16-06-407-023-0000
1969 Southbridge Way
Sandy Ut 84093

Richard W & Seokim C Brown
16-06-407-024-0000
1969 Southbridge Way
Sandy Ut 84093

Southridge Financial Inc
16-06-407-026-0000
466 S 500 E
Salt Lake City Ut 84102

Transwestern General Agency In
16-06-407-038-0000
440 S 500 E
Salt Lake City Ut 84102

Ddr Family Centers Lp
16-06-407-040-0000
3300 Enterprise Pkwy
Beachwood Oh 44122

First National Bank Of Layton
16-06-407-041-0000
Po Box 248
Layton Ut 84041

Knudsen Darwin C Family Trust
16-06-427-021-0000
7177 Highland Dr
Salt Lake City Ut 84121

Knudsen Darwin C Family Trust
16-06-427-022-0000
7177 Highland Dr
Salt Lake City Ut 84121

Harman Management Corp
16-06-427-026-0000
5544 Green St
Murray Ut 84123

Knudsen Darwin C Family Trust
16-06-427-027-0000
7177 Highland Dr
Salt Lake City Ut 84121

Darwin C & Lenore W Knudsen
16-06-427-028-0000
2715 E 6200 S
Holladay Ut 84121

Knudsen Darwin C Family Trust
16-06-427-029-0000
7177 Highland Dr
Salt Lake City Ut 84121

Daisy Properties
16-06-427-030-0000
5544 Green St
Murray Ut 84123

Harman Management Corporation
16-06-427-034-0000
5544 Green St
Murray Ut 84123

Dst Ut
16-06-427-039-0000
1417 Lake Cook Rd
Deerfield Il 60015

East Downtown Spe Llc
16-06-431-029-0000
9350 S 150 E Ste 510
Sandy Ut 84070

East Downtown Spe Llc
16-06-432-012-0000
9350 S 150 E Ste 510
Sandy Ut 84070

Old Fashioned Wendys
16-06-432-025-0000
Po Box 3525
Mckinney Tx 75070

East Downtown Spe Llc
16-06-432-029-0000
3336 E 32nd St Ste 217
Tulsa Ok 74135

Aspen Company Ii Lc
16-06-451-002-0000
939 S West Temple
Salt Lake City Ut 84101



Petty Investment Co
16-06-402-017-0000
2001 Windsor St
Salt Lake City Ut 84105

Marian K Miller
16-06-402-018-0000
1338 Foothill Dr # 311
Salt Lake City Ut 84108

Marian K Miller
16-06-402-019-0000
1338 Foothill Dr # 311
Salt Lake City Ut 84108

Henriksen & Henriksen Pc
16-06-403-006-0000
320 S 500 E
Salt Lake City Ut 84102

Key Family Llc
16-06-403-007-0000
338 S 1000 E
Salt Lake City Ut 84102

Rumel Place Llc
16-06-403-012-0000
358 S 500 E
Salt Lake City Ut 84102

Grey Oak Llc
16-06-403-013-0000
2157 Lincoln St
Salt Lake City Ut 84106

Grey Oak Llc
16-06-403-014-0000
2157 Lincoln St
Salt Lake City Ut 84106

Grey Oak Llc
16-06-403-015-0000
2157 Lincoln St
Salt Lake City Ut 84106

Grey Oak Llc
16-06-403-017-0000
2157 Lincoln St
Salt Lake City Ut 84106

Grey Oak Llc
16-06-403-018-0000
2157 Lincoln St
Salt Lake City Ut 84106

Joseph H Gallegos
16-06-403-019-0000
Po Box 901392
Sandy Ut 84090

Ramon H Mangleson
16-06-403-023-0000
346 S 500 E
Salt Lake City Ut 84102

Mdp Lc
16-06-403-025-0000
2945 S 300 W
South Salt Lake Ut 84115

Larry Miller
16-06-403-026-0000
327 Denver St
Salt Lake City Ut 84111

First American Title Company O
16-06-404-001-0000
560 S 300 E
Salt Lake City Ut 84111

Celtic Bank Corporation
16-06-405-001-0000
340 E 400 S
Salt Lake City Ut 84111

Western Mortgage Loan Corp
16-06-405-002-0000
Po Box 4900
Scottsdale Az 85261

Freshman Enterprises
16-06-405-009-0000
353 E 500 S
Salt Lake City Ut 84111

American Insurance & Investmen
16-06-405-011-0000
448 S 400 E
Salt Lake City Ut 84111

Mahoney & Ament Properties Llc
16-06-405-012-0000
460 S 400 E # Uppr
Salt Lake City Ut 84111

466 South Associates Llc
16-06-405-013-0000
466 S 400 E Ste 200
Salt Lake City Ut 84111

Willard C Mann
16-06-405-014-0000
353 E 500 S
Salt Lake City Ut 84111

Freshman Enterprises
16-06-405-015-0000
353 E 500 S
Salt Lake City Ut 84111

Freshman Enterprises
16-06-405-016-0000
353 E 500 S
Salt Lake City Ut 84111

Bldg Cat Llc
16-06-405-019-0000
343 E 500 S
Salt Lake City Ut 84111

Intermountain Commercial
16-06-405-020-0000
343 E 500 S
Salt Lake City Ut 84111

Collum Enterprises Inc
16-06-406-001-0000
3007 S State St
Salt Lake City Ut 84115

Collum Enterprises Inc
16-06-406-014-0000
3007 S State St
Salt Lake City Ut 84115

R Clark Arnold
16-06-406-016-0000
425 S 400 E
Salt Lake City Ut 84111



Ella Knight
16-06-387-019-0000
228 E 500 S Apt 305
Salt Lake City Ut 84111

Carolyn K Scott
16-06-387-020-0000
228 E 500 S Apt 306
Salt Lake City Ut 84111

David S Richardson
16-06-387-021-0000
220 A St
Salt Lake City Ut 84103

Junko & Michael Thieme
16-06-387-022-0000
228 E 500 S Apt 400
Salt Lake City Ut 84111

Kathy Anglesey
16-06-387-023-0000
228 E 500 S Apt 401
Salt Lake City Ut 84111

Emily Crane
16-06-387-024-0000
228 E 500 S Apt 402
Salt Lake City Ut 84111

Arlyn R Bradshaw
16-06-387-025-0000
228 E 500 S Apt 403
Salt Lake City Ut 84111

Joel M Boren
16-06-387-026-0000
228 E 500 S Apt 404
Salt Lake City Ut 84111

Tom Rollezack
16-06-387-027-0000
228 E 500 S Apt 405
Salt Lake City Ut 84111

Dominic R Jones
16-06-387-028-0000
228 E 500 S Apt 406
Salt Lake City Ut 84111

Allan D Elkins
16-06-387-029-0000
228 E 500 S Apt 407
Salt Lake City Ut 84111

Library Square Condominiums
16-06-387-030-0000
228 E 500 S
Salt Lake City Ut 84111

Ed Balogh
16-06-401-006-0000
1343 S 900 E
Salt Lake City Ut 84105

Sizzle Park Llc
16-06-401-007-0000
320 S 400 E
Salt Lake City Ut 84111

Harryhausen Llc
16-06-401-008-0000
170 S Main St Ste 900
Salt Lake City Ut 84101

Harryhausen Llc
16-06-401-009-0000
170 S Main St Ste 900
Salt Lake City Ut 84101

Childrens Center
16-06-401-010-0000
1855 Medical Dr
Salt Lake City Ut 84112

Rb & K Llc
16-06-401-012-0000
333 E 400 S
Salt Lake City Ut 84111

Rb & K Llc
16-06-401-013-0000
333 E 400 S
Salt Lake City Ut 84111

345 Office Building Lc
16-06-401-014-0000
345 E 400 S Ste 201
Salt Lake City Ut 84111

Michael J & Cynthia L Wright
16-06-401-015-0000
1335 Colonial Cir
Salt Lake City Ut 84108

Carmon Black Management
16-06-401-016-0000
1010 Peaks Cir
Salt Lake City Ut 84117

Lee F & Maria K Paulos
16-06-402-001-0000
1153 E 4020 S
Salt Lake City Ut 84124

Stradler Realty Llc
16-06-402-002-0000
N/avail

Almost 4th & 4th Llc
16-06-402-003-0000
170 S Main St Ste 1500
Salt Lake City Ut 84101

Twenty-seventh Llc
16-06-402-004-0000
343 S 400 E
Salt Lake City Ut 84111

Bytheway Holdings Llc
16-06-402-008-0000
1891 Englewood Rd Lot 164
Englewood Fl 34223

Bytheway Holdings Llc
16-06-402-009-0000
1891 Englewood Rd Lot 164
Englewood Fl 34223

Bytheway Holdings Llc
16-06-402-015-0000
363 Middle Oak Ln
Salt Lake City Ut 84108

Bytheway Holdings Llc
16-06-402-016-0000
363 Middle Oak Ln
Salt Lake City Ut 84108



Associated Properties Lc
16-06-378-009-0000
560 S 300 E
Salt Lake City Ut 84111

Mutual Ventures Corporation
16-06-379-009-0000
2157 Lincoln St
Salt Lake City Ut 84106

Jay W & Susan P Cashmore
16-06-379-010-0000
312 E 500 S
Salt Lake City Ut 84111

John Bouzek
16-06-380-004-0000
407 E 300 S
Salt Lake City Ut 84111

Christopher R Douglass
16-06-380-005-0000
Po Box 77234
Atlanta Ga 30357

Richard T & C Rowena Wade
16-06-380-006-0000
314 Stanton Ave
Salt Lake City Ut 84111

Frank I & Dorothy A Hamory
16-06-380-008-0000
319 Beldon Pl
Salt Lake City Ut 84111

Yoko Matsubayashi
16-06-380-009-0000
1817 Hollywood Ave
Salt Lake City Ut 84108

555 Partners Llc
16-06-381-002-0000
555 S 300 E
Salt Lake City Ut 84111

Utah Nonprofit Housing Corpora
16-06-381-004-0000
223 W 700 S Ste C
Salt Lake City Ut 84101

Cw Development Company Lc
16-06-381-005-0000
Po Box 9324
Salt Lake City Ut 84109

Cw Development Company Lc
16-06-381-006-0000
Po Box 9324
Salt Lake City Ut 84109

Thomas R Mutter
16-06-387-001-0000
228 E 500 S Apt 100
Salt Lake City Ut 84111

Steven D Scoville
16-06-387-002-0000
228 E 500 S Apt 101
Salt Lake City Ut 84111

Roy S Jespersen
16-06-387-003-0000
228 E 500 S Apt 102
Salt Lake City Ut 84111

Mary R Deherrera
16-06-387-004-0000
228 E 500 S Apt 103
Salt Lake City Ut 84111

Lisa R Romney
16-06-387-005-0000
228 E 500 S Apt 104
Salt Lake City Ut 84111

Manuel Joseph Garcia
16-06-387-006-0000
8933 Ironbark St
Gilroy Ca 95020

Adam J Mickel
16-06-387-007-0000
228 E 500 S Apt 202
Salt Lake City Ut 84111

James & Marcia P Davis
16-06-387-008-0000
228 E 500 S Apt 203
Salt Lake City Ut 84111

Megan Kelly
16-06-387-009-0000
228 E 500 South #204
Slc Ut 84103

Rosemary Bai-pratt
16-06-387-010-0000
228 E 500 S Apt 205
Salt Lake City Ut 84111

Frances L Soulam
16-06-387-011-0000
228 E 500 S Apt 206
Salt Lake City Ut 84111

Ladaun M Mitchell
16-06-387-012-0000
228 E 500 S Apt 207
Salt Lake City Ut 84111

Michael A Moore
16-06-387-013-0000
228 E 500 S Apt 208
Salt Lake City Ut 84111

Britton M Lund
16-06-387-014-0000
228 E 500 S Apt 300
Salt Lake City Ut 84111

Bridget M Paris
16-06-387-015-0000
228 E 500 S Apt 301
Salt Lake City Ut 84111

Viktor & Ivanka Cavrag
16-06-387-016-0000
228 E 500 S Apt 302
Salt Lake City Ut 84111

Michael D Mackay
16-06-387-017-0000
1747 Downington Ave
Salt Lake City Ut 84108

Joann Wong
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249 E 400 S
Salt Lake City Ut 84111

Doyle Michael A & Jane A
16-06-328-016-0000

Avalon Realty Fourth South Llc
16-06-328-017-0000
255 E 400 S Ste 200
Salt Lake City Ut 84111

Avalon Realty Fourth South Llc
16-06-328-018-0000
255 E 400 S Ste 200
Salt Lake City Ut 84111

Mountain Courtyard Suites Llc
16-06-328-021-0000
Po Box 58324
Salt Lake City Ut 84158

Doyle Michael A & Jane A
16-06-328-024-0000

Octagon Investments Llc
16-06-328-028-0000
330 S 300 E Ste 200
Salt Lake City Ut 84111

Noel Rothman
16-06-329-006-0000
311 S Wacker Dr Ste 4190
Chicago Il 60606

Korish Properties Llc
16-06-329-007-0000
19225 Klippel Rd
Bend Or 97701

Korish Properties Llc
16-06-329-009-0000
19225 Klippel Rd
Bend Or 97701

John Bolton
16-06-331-002-0000
320 E 400 S
Salt Lake City Ut 84111

Marshall Properties Llc
16-06-331-007-0000
445 S 300 E
Salt Lake City Ut 84111

Maccall Holdings Llc
16-06-331-008-0000
455 S 300 E Ste 300
Salt Lake City Ut 84111

Bancorporation Barnes
16-06-331-013-0000
33 S Main St
Kaysville Ut 84037

Garff Family Llc
16-06-352-004-0000
405 S Main St Ste 1200
Salt Lake City Ut 84111

Garff Family Llc
16-06-352-021-0000
531 S State St
Salt Lake City Ut 84111

Garff Family Llc
16-06-353-018-0000
531 S State St
Salt Lake City Ut 84111

Garff Family Llc
16-06-376-022-0000
405 S Main St Ste 1200
Salt Lake City Ut 84111

Deweys Inc
16-06-377-001-0000
206 E 500 S
Salt Lake City Ut 84111

Leonard Burningham
16-06-377-002-0000
455 E 500 S Ste 205
Salt Lake City Ut 84111

Deweys Inc
16-06-377-003-0000
206 E 500 S
Salt Lake City Ut 84111

Css Partnership
16-06-377-004-0000
212a E 500 S
Salt Lake City Ut 84111

Wasatch Manor Inc
16-06-377-005-0000
535 S 200 E
Salt Lake City Ut 84111

Taylor Jeff
16-06-377-008-0000
1183 Princeton Ave
Salt Lake City Ut 84105

Jrc Properties Llc
16-06-377-009-0000
2747 Apple Blossom Ln
Holladay Ut 84117

Jessica B Myerson
16-06-377-011-0000
2797 S 300 W
Bountiful Ut 84010

Liberty Metro Housing
16-06-377-015-0000
6440 Wasatch Blvd # 10
Holladay Ut 84121

Beehive Bail Bonds
16-06-378-002-0000
268 E 500 S
Salt Lake City Ut 84111

Associated Properties Lc
16-06-378-008-0000
560 S 300 E
Salt Lake City Ut 84111



John Bouzek
16-06-253-034-0000
407 E 300 S
Salt Lake City Ut 84111

Ivanhoe Condos Llc
16-06-253-035-0000
417 E 300 S
Salt Lake City Ut 84111

G Stokes Berryman
16-06-253-036-0000
423 E 300 S
Salt Lake City Ut 84111

David E Quinney
16-06-253-037-0000
423 E 300 S
Salt Lake City Ut 84111

Kilmarnock Properties Llc
16-06-253-038-0000
313 Maryfield Dr
Slc Ut 84108

Church Of Living God Pillar &
16-06-254-002-0000
352 E Broadway
Salt Lake City Ut 84111

Five Sacred Things Llc
16-06-254-003-0000
362 S 300 E
Salt Lake City Ut 84111

Nyal W & Donna L Anderson
16-06-254-004-0000
368 S 300 E
Salt Lake City Ut 84111

Daley Holding Co Llc
16-06-254-005-0000
Po Box 27422
Salt Lake City Ut 84127

Leena-maija Rinne
16-06-254-006-0000
312 S 400 E
Salt Lake City Ut 84111

Lee F & Maria K Paulos
16-06-255-001-0000
1153 E 4020 S
Salt Lake City Ut 84124

Century International Corp
16-06-256-001-0000
3905 Parkview Dr
Salt Lake City Ut 84124

Jxv Asset Management
16-06-256-002-0000
Po Box 354
Seal Beach Ca 90740

Jxv Asset Management
16-06-256-003-0000
Po Box 354
Seal Beach Ca 90740

Key Family Llc
16-06-256-005-0000
338 S 1000 E
Salt Lake City Ut 84102

Jdj Cc Holdings Llc
16-06-305-022-0000
299 S Main St Ste 2400
Salt Lake City Ut 84111

Bfs Retail & Commercial
16-06-326-001-0000
535 Marriott Dr
Nashville Tn 37214

Richard B Rogers
16-06-326-003-0000
315 Hueneme Rd
Camarillo Ca 93012

Douglas F & Anne L Swanson
16-06-326-006-0000
357 S 200 E
Salt Lake City Ut 84111

Library Square Centre Llc
16-06-326-015-0000
1462 Federal Heights Dr
Salt Lake City Ut 84103

Fcv Llc
16-06-326-016-0000
Po Box 11491
Salt Lake City Ut 84147

Anderson Investment Corp
16-06-326-017-0000
2749 Parleys Way Ste 310
Salt Lake City Ut 84109

North Octagon Investments Llc
16-06-327-002-0000
320 S 300 E
Salt Lake City Ut 84111

North Octagon Investments Llc
16-06-327-003-0000
320 S 300 E
Salt Lake City Ut 84111

North Octagon Investments Llc
16-06-327-004-0000
320 S 300 E
Salt Lake City Ut 84111

North Octagon Investments Llc
16-06-327-005-0000
320 S 300 E
Salt Lake City Ut 84111

Robert Mccarthy
16-06-328-009-0000
249 E 400 S
Salt Lake City Ut 84111

Robert Mccarthy
16-06-328-011-0000
249 E 400 S
Salt Lake City Ut 84111

Robert Mccarthy
16-06-328-012-0000
249 E 400 S
Salt Lake City Ut 84111

Moffatt Court Properties Llc
16-06-328-013-0000
345 Moffat Ct
Salt Lake City Ut 84111



William V Park
16-06-184-003-0000
1299 W 4800 S
Taylorsville Ut 84123

Hooman L Tajbakhsh
16-06-184-004-0000
276 E Broadway # S4
Salt Lake City Ut 84111

Patrick D Colclough
16-06-184-005-0000
276 E Broadway # S5
Salt Lake City Ut 84111

Emily B Evans
16-06-184-006-0000
276 S 300 E # S6
Salt Lake City Ut 84111

Gerrie A Bucher
16-06-184-007-0000
276 E Broadway # S7
Salt Lake City Ut 84111

Sarah M Brown
16-06-184-008-0000
276 S 300 E # 8
Salt Lake City Ut 84111

John Lopez
16-06-184-009-0000
276 E Broadway # S9
Salt Lake City Ut 84111

Heather Moench
16-06-184-010-0000
276 E Broadway # S10
Salt Lake City Ut 84111

Ian Gascoyne
16-06-184-011-0000
310 S 300 E
Salt Lake City Ut 84111

Clark L & Candace L Dewaal
16-06-184-012-0000
310 S 300 E Apt A2
Salt Lake City Ut 84111

Melissa Mackie
16-06-184-013-0000
310 S 300 E Apt A3
Salt Lake City Ut 84111

Kevin Emerson
16-06-184-014-0000
310 S 300 E Apt A4
Salt Lake City Ut 84111

Joanna Marusienski
16-06-184-015-0000
310 S 300 E Apt A5
Salt Lake City Ut 84111

David J & Susan K Wagstaff
16-06-184-016-0000
310 S 300 E Apt A6
Salt Lake City Ut 84111

Amber Stackhouse
16-06-184-017-0000
310 S 300 E Apt A7
Salt Lake City Ut 84111

Sampson Altadena Condominium
16-06-184-018-0000
Po Box 510006
Salt Lake City Ut 84151

Peter P & Kay Prier
16-06-251-003-0000
308 E 200 S
Salt Lake City Ut 84111

Peter P & Kay Prier
16-06-251-004-0000
308 E 200 S
Salt Lake City Ut 84111

Peter P & Kay Prier
16-06-251-005-0000
308 E 200 S
Salt Lake City Ut 84111

Peter P & Kay Prier
16-06-251-006-0000
308 E 200 S
Salt Lake City Ut 84111

Thomas A Buese
16-06-251-007-0000
232 Dubei Ct
Salt Lake City Ut 84111

Jenkins Associates Lc
16-06-252-003-0000
410 17th St Ste 1730
Denver Co 80202

Morris Kulmer
16-06-252-005-0000

Matsuye A Ogura
16-06-252-008-0000
1536 W 4890 S
Taylorsville Ut 84123

James & Deborah Seaver
16-06-252-009-0000
5105 B Cove Canyon Dr
Park City Ut 84098

Mi Loco Vida Lc
16-06-252-010-0000
345 E Broadway
Salt Lake City Ut 84111

Sunnybrook Associates
16-06-252-011-0000
353 S 300 E
Salt Lake City Ut 84111

First Security Bank Of Utah Na
16-06-252-017-0000
Po Box 4900
Scottsdale Az 85261

C & G Venizelos Llc
16-06-253-016-0000
1825 Tramway Dr
Sandy Ut 84092

Henriksen-butler Properties In
16-06-253-017-0000
249 S 400 E
Salt Lake City Ut 84111



Brixen & Christopher Llc
16-06-176-020-0000
252 S 200 E
Salt Lake City Ut 84111

Bert Christenson
16-06-176-021-0000
Po Box 17282
Salt Lake City Ut 84117

Bert & Blanche J Christenson
16-06-176-022-0000
Po Box 17282
Salt Lake City Ut 84117

Nakashima Holdings Llc
16-06-178-016-0000
2975 Upland Dr
Salt Lake City Ut 84109

G G & D Woodruff Llc
16-06-179-004-0000
1238 Iris Ln
Salt Lake City Ut 84106

Brent C Russon
16-06-179-005-0000
255 S 200 E
Salt Lake City Ut 84111

Otto J Mileti
16-06-179-007-0000
1019 E 2700 S
Salt Lake City Ut 84106

Smith Apartments Lc
16-06-179-008-0000
4220 W 2100 S Ste B
West Valley Ut 84120

United Mortgage Capital Llc
16-06-179-009-0000
236 S 300 E
Salt Lake City Ut 84111

Hanssen & Hanssen Properties I
16-06-179-011-0000
250 S 300 E
Salt Lake City Ut 84111

Hanssen & Hanssen Properties I
16-06-179-012-0000
250 S 300 E
Salt Lake City Ut 84111

Ingham Bassett Lc
16-06-179-013-0000
51 E 400 S Ste 210
Salt Lake City Ut 84111

Ingham Bassett Lc
16-06-179-014-0000
51 E 400 S Ste 210
Salt Lake City Ut 84111

Henries Union Tailors & Dry Cl
16-06-179-017-0000
906 S 200 W
Salt Lake City Ut 84101

Haj & Edj Laundry Inc
16-06-179-018-0000
Po Box 11645
Salt Lake City Ut 84147

Broadway Eden Llc
16-06-179-019-0000
251 E Broadway
Salt Lake City Ut 84111

Broadway Eden Lc
16-06-179-020-0000
251 E Broadway
Salt Lake City Ut 84111

Salt Lake Antiques Llc
16-06-179-025-0000
2514 Cheshire Dr
Sandy Ut 84093

Two Sixty-one East Llc
16-06-179-027-0000
261 S 300 E # 350
Salt Lake City Ut 84111

Broadway Tower Apartment
Assoc
16-06-180-002-0000
63 Kendrick St
Needham Ma 2494

Broadway Tower Apartment
Assoc
16-06-180-003-0000
63 Kendrick St
Needham Ma 2494

Sotiriou Investment Group
16-06-181-002-0000
242 S 300 E
Salt Lake City Ut 84111

Sotiriou Investment Group
16-06-181-003-0000
242 S 300 E
Salt Lake City Ut 84111

Peter P & Kay Prier
16-06-182-003-0000
308 E 200 S
Salt Lake City Ut 84111

Prier Holdings Llc
16-06-182-005-0000
308 E 200 S
Salt Lake City Ut 84111

Ddk Properties Llc
16-06-182-009-0000
240 Lower Evergreen Dr
Park City Ut 84098

Red Arrow Distributing Llc
16-06-182-013-0000
990 N 500 W
Bountiful Ut 84010

Red Arrow Distributing Llc
16-06-182-016-0000
990 N 500 W
Bountiful Ut 84010

Emily Moench
16-06-184-001-0000
276 E Broadway Apt 1
Salt Lake City Ut 84111

Patrick D F Colclough
16-06-184-002-0000
276 E Broadway # S2
Salt Lake City Ut 84111



Justin M Ellis
16-06-464-020-0000
550 S 400 E Apt 3208
Salt Lake City Ut 84111

Maxine Peterson
16-06-464-021-0000
550 S 400 E Apt 3209
Salt Lake City Ut 84111

Gary J & Judith H Stone
16-06-464-022-0000
550 S 400 E Apt 3210
Salt Lake City Ut 84111

Michael G & Lisa Hubbard
16-06-464-023-0000
550 S 400 E Apt 3211
Salt Lake City Ut 84111

Stewart A & Ardis A Jensen
16-06-464-024-0000
214 Aerie Ln
Elko Nv 89801

Glen A & Patricia L Mortensen
16-06-464-025-0000
2201 Henryanna Ave
Idaho Falls Id 83404

Mary Jo & Larry G Richards
16-06-464-026-0000
Po Box 520625
Salt Lake City Ut 84152

Jennifer Lindsey
16-06-464-027-0000
550 S 400 E Apt 3303
Salt Lake City Ut 84111

O Robert Meredith
16-06-464-028-0000
1111 Brickyard Rd
Salt Lake City Ut 84106

O Robert Meredith
16-06-464-029-0000
1111 Brickyard Rd
Salt Lake City Ut 84106

Jereilyn M Hansen
16-06-464-030-0000
550 S 400 E Apt 3306
Salt Lake City Ut 84111

Nicholas P & Elisabeth M
Saccomanno
16-06-464-031-0000
550 S 400 E Apt 3307
Salt Lake City Ut 84111

John P & Elizabeth Sloan
16-06-464-032-0000
550 S 400 E Apt 3308
Salt Lake City Ut 84111

Donald W & Jean Jones
16-06-464-033-0000
550 S 400 E Apt 3309
Salt Lake City Ut 84111

Neil W Wyllie
16-06-464-034-0000
550 S 400 E Apt 3310
Salt Lake City Ut 84111

John Bouzek
16-06-464-035-0000
550 S 400 E Apt 3311
Salt Lake City Ut 84111

Gregory S Gipson
16-06-464-036-0000
550 S 400 E Apt 3312
Salt Lake City Ut 84111

Samuel M Pierantoni
16-06-464-037-0000
550 S 400 E Apt 3401
Salt Lake City Ut 84111

Patricia A Montgomery
16-06-464-038-0000
550 S 400 E Apt 3402
Salt Lake City Ut 84111

Maxine Kaiser
16-06-464-039-0000
550 S 400 E Apt 3403
Sic Ut 84111

Cameron Clan Partnership
16-06-464-040-0000
3527 Crestfield Dr
West Valley Ut 84119

J Terrence Fitzgerald
16-06-464-041-0000
2119 S 400 E
Salt Lake City Ut 84115

Stephen M Amoss
16-06-464-042-0000
550 S 400 E Apt 3406
Salt Lake City Ut 84111

Jeanne M Leber
16-06-464-043-0000
550 S 400 E Apt 3407
Salt Lake City Ut 84111

Christine A Clay
16-06-464-044-0000
550 S 400 E Apt 3408
Salt Lake City Ut 84111

Arlan E Winterton
16-06-464-045-0000
550 S 400 E Apt 3409
Salt Lake City Ut 84111

Monte R & Nancy J Griffith
16-06-464-046-0000
62 Benchmark Vlg
Tooele Ut 84074

Carols W & Nancy R Di Bella
16-06-464-047-0000
550 S 400 E Apt 3411
Salt Lake City Ut 84111

John Bluth
16-06-464-048-0000
550 S 400 E Apt 3412
Salt Lake City Ut 84111

Park Condmn Ph Towne
16-06-464-049-0000
262 E 3900 S Ste 200
Murray Ut 84107



Heath D Harris
16-06-463-039-0000
530 S 400 E Apt 2402
Salt Lake City Ut 84111

Richard R & Ruth G Ellis
16-06-463-040-0000
530 S 400 E Apt 2403
Salt Lake City Ut 84111

Randy Jackman
16-06-463-041-0000
22142 Caminito Tasquillo
Laguna Hills Ca 92653

Summer Davis
16-06-463-042-0000
530 S 400 E Apt 2405
Salt Lake City Ut 84111

Arthur Bezdjian
16-06-463-043-0000
530 S 400 E Apt 2406
Salt Lake City Ut 84111

Sancla Nadarevic
16-06-463-044-0000
530 S 400 E Apt 2407
Salt Lake City Ut 84111

Randolph & Janice Nieffenger
16-06-463-045-0000
601 Mcdonald Ct
Prescott Az 86303

Nicholas J Lewis
16-06-463-046-0000
530 S 400 E Apt 2409
Salt Lake City Ut 84111

Randy P & Sheila A Lilly
16-06-463-047-0000
530 S 400 E Apt 2410
Salt Lake City Ut 84111

Ben Kunz
16-06-463-048-0000
530 S 400 E Apt 2411
Salt Lake City Ut 84111

Roberto Montenegro
16-06-463-049-0000
530 S 400 E Apt 2412
Salt Lake City Ut 84111

Melissa M Wilson
16-06-464-001-0000
550 S 400 E Apt 3101
Salt Lake City Ut 84111

Jack R & Julia A Holland
16-06-464-002-0000
220 Churchill Dr
Burley Id 83318

Darryl B Potvin
16-06-464-003-0000
550 S 400 E Apt 3103
Salt Lake City Ut 84111

Melissa Fluhman
16-06-464-004-0000
550 S 400 E Apt 3104
Salt Lake City Ut 84111

Jay B Shockey
16-06-464-005-0000
550 S 400 E Apt 3105
Salt Lake City Ut 84111

Richard & Sharon Brucker
16-06-464-006-0000
550 S 400 E Apt 3106
Salt Lake City Ut 84111

Cheryl Collins
16-06-464-007-0000
550 S 400 E Apt 3107
Salt Lake City Ut 84111

Margaret Favero
16-06-464-008-0000
550 S 400 E Apt 3108
Salt Lake City Ut 84111

Rick N Gibbs
16-06-464-009-0000
550 S 400 E Apt 3109
Salt Lake City Ut 84111

Jason W & Angela T West
16-06-464-010-0000
550 S 400 E Apt 3110
Salt Lake City Ut 84111

Jeffrey T Hansen
16-06-464-011-0000
Po Box 2302
Salt Lake City Ut 84110

Nicholas Rothacher
16-06-464-012-0000
550 S 400 E Apt 3112
Salt Lake City Ut 84111

Jacob R Hurst
16-06-464-013-0000
550 S 400 E Apt 3201
Salt Lake City Ut 84111

Glenna Tibbetts
16-06-464-014-0000
550 S 400 E Apt 3202
Salt Lake City Ut 84111

Donald G Baker
16-06-464-015-0000
550 S 400 E Apt 3203
Salt Lake City Ut 84111

Larsen Dora M Trust
16-06-464-016-0000
1640 Sunset Dr
Logan Ut 84321

Jeffery Muir
16-06-464-017-0000
550 S 400 E Apt 3205
Salt Lake City Ut 84111

Cody D Martens
16-06-464-018-0000
550 S 400 E Apt 3206
Salt Lake City Ut 84111

Dainon Moody
16-06-464-019-0000
550 S 400 E Apt 3207
Salt Lake City Ut 84111



William Biller
16-06-465-001-0000
379 E 600 S Apt 1
Salt Lake City Ut 84111

Tamirika Khvtisiashvili
16-06-465-002-0000
N/avail

Carl Romanowski
16-06-465-003-0000
379 E 600 S Apt 3
Salt Lake City Ut 84111

Natalie Maymi
16-06-465-004-0000
379 E 600 S Apt 4
Salt Lake City Ut 84111

Nancy A Taylor
16-06-465-005-0000
379 E 600 S Apt 5
Salt Lake City Ut 84111

Christopher B Benson
16-06-465-006-0000
379 E 600 S Apt 6
Salt Lake City Ut 84111

Jenarah L Tekippe
16-06-465-007-0000
379 E 600 S Apt 7
Salt Lake City Ut 84111

John C Bouzek
16-06-465-008-0000
379 E 600 S Apt 8
Salt Lake City Ut 84111

Michael Budig
16-06-465-009-0000
379 E 600 S Apt 9
Salt Lake City Ut 84111

Carlos & Christine Villar
16-06-465-010-0000
665 S Oak Dr
Woodland Hills Ut 84653

Mark A Martinez
16-06-465-011-0000
379 E 600 S Apt 11
Salt Lake City Ut 84111

Scott Prentky
16-06-465-012-0000
379 E 600 S Apt 12
Salt Lake City Ut 84111

Aminullah Amini
16-06-465-013-0000
379 E 600 S Apt 13
Salt Lake City Ut 84111

Kelly D & Kasey D Carpenter
16-06-465-014-0000
379 E 600 S Apt 14
Salt Lake City Ut 84111

Robert S & Taylor Y Richards
16-06-465-015-0000
379 E 600 S Apt 15
Salt Lake City Ut 84111

Chuoc & Lan L Vuong
16-06-465-016-0000
379 E 600 S Apt 16
Salt Lake City Ut 84111

Kyle L Kepler
16-06-465-017-0000
379 E 600 S Apt 17
Salt Lake City Ut 84111

Steffanie Ann Moore
16-06-465-018-0000
379 E 600 S Apt 18
Salt Lake City Ut 84111

Connaught Place Condominium
16-06-465-019-0000
541 Hollywood Ave
Salt Lake City Ut 84105

*SLC Planning
Attn: Nick Norris
451 S. State #400
PO Box 145480
Salt Lake City UT 84114-5480
400-08-06*

*Central City Community Council
Thomas Mutter, Chair
No address listed*

*Wyndham Resort Development
Attn: Wayne Helm
10735 Willows Rd NE
Redmond, WA 98052*



5. Planning Commission Hearing
A. Original Notice and Postmark

PUBLIC HEARING NOTICE

NICK NOVIS
451 S. State St. RM. 406



PLANNING DIVISION MAIL SERVICES 05/14/2008 04:13 PM

UNITED STATES POSTAGE
Salt Lake City UT 84111
PO Box 745
451 South State Street, Room 406
Salt Lake City, UT 84111
02 14 65 645
000465645
MAILED BY MAIL
\$00.420
MAY 13 2008
SALT LAKE CITY
ZIP CODE 84116

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting.
Written comments should be sent to:

Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. The Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, May 28, 2008 at 5:45 p.m.**

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work/Training Session** The Planning Commission may also discuss project updates, the Downtown and Gateway Zones, and other minor administrative matters. This portion of the meeting is open to the public for observation.

APPROVAL OF MINUTES FROM WEDNESDAY, May 9, 2008

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING

1. **CitiView Condominium Project; Conditional Use, Planned Development and Preliminary Condominium Plat**—a request by Newport CitiView LLC for approval to construct a four-story 45-Unit Condominium development at approximately 313-323 North 300 West. The property is currently zoned Public Lands (PL) and Mixed Use (MU). The Planning Commission will review a request to rezone the property at 313 North 300 West from PL to MU at its May 14, 2008 meeting. The applicant is also requesting approval to install an electrical transformer utility box at approximately 310 West 300 North to service the condominium project. The property is located in City Council District Three represented by Eric Jergensen (Staff contact: Cheri Coffey, 535-6188 or cheri.coffey@slcgov.com):
 - a. **Petition 410-08-06, Conditional Use and Planned Development**—a request by the applicant for Conditional Use approval to exceed the forty-five foot (45') maximum height limit of the MU zoning district by approximately 10 feet. The applicant is also requesting the Planning Commission modify the rear yard setback from a minimum of 15 feet to approximately 10 feet through the Planned Development process. In addition, the applicant is requesting Planning Commission approval to locate a Phase-3 transformer utility box on the property directly south of the proposed condominium project. The box will be six feet wide by six feet deep and will be approximately five feet high. The transformer will only serve the condominium project and will be located at approximately 310 West 300 North on property zoned Public Lands (PL).
 - b. **Petition 480-08-14, Preliminary Condominium Plat**—a request by the applicant for preliminary approval of a new 45 unit residential condominium development.
2. **Petition 400-08-06, Zoning Map and Text Amendment**—a request by Wyndham Resort Development, represented by Wayne Helm, requesting a zoning map amendment for the property located at approximately 431 South 300 East. The property is currently zoned Transit Corridor District (TC-75) and Residential Mixed Use (R-MU). The applicants are proposing to change the portion of the property that is zoned R-MU to TC-75. As part of this request, the applicants are also requesting a zoning text amendment to amend Zoning Ordinance Section 21A.26.080 to allow hotels as a permitted use in the TC-75 Zoning District. Hotels are currently listed as a conditional use in the TC-75 Zoning District. The property is located in the Council District Four represented by Luke Garrott. (Staff contact: Nick Norris 535-6173 or nick.norris@slcgov.com).
3. **Petition 490-08-10, Sherwood Oaks Subdivision No. 2**—a request by Brigham Wilcox representing Karen Huntsman, requesting preliminary approval for a plat amendment to change the lot line between lots 1 and 2, and merge lots 2 and 3. The property is located at 3049 E. Sherwood Circle in the FR-3/12,000 (Foothills Residential) zoning district in Council District Six represented by JT Martin (Staff contact: Katia Pace 535-6354 or katia.pace@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted end of business the Friday prior to the meeting, and minutes will be posted end of business two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

5. Planning Commission Hearing
B. Staff Report

PLANNING COMMISSION STAFF REPORT

Wyndham Resort Development Rezone,
Zoning Map and Text Amendment 400-08-06
431 South 300 East
May 28, 2008



Planning and Zoning Division
Department of Community
Development

Applicant: Wyndham Resort Development Corporation
Staff: Nick Norris 535-6173 or nick.norris@slcgov.com
Tax ID: 16-06-331-013
Current Zone: TC-75 Transit Corridor and R-MU Residential Mixed Use

Master Plan Designation:

- East Downtown Neighborhood Plan (1990): General Commercial
- Central Community Master Plan (2005): High Density Transit Oriented Development and High Density Mixed Use

Council District: District Four represented by Luke Garrett

Acreage: 1.01 (approx. 44,000 square feet)

Current Use: Office

Applicable Land Use

Regulations:

- 21A.24.170 RMU Residential/Mixed Use Zoning District
- 21A.26.077 TC-75 Transit Corridor District
- 21A.50 Amendments

Attachments:

- A. Site Plan & Elevation Drawings
- B. Narrative submitted by applicant
- C. Department Comments
- D. Public / Community Council Input

REQUEST

The applicant(s) are requesting a Zoning map Amendment for the property located at 431 South 300 East. The parcel currently has two zoning designations: Transit Corridor TC-75 on the north portion of the property and Residential Mixed Use R-MU on the south portion of the property. The proposal would rezone the portion of the property that is zoned R-MU to TC-75. The applicants are also proposing a zoning text amendment that would allow hotels and motels as permitted uses in the TC-75 Zoning District. Hotels and motels are currently conditional uses in the TC-75 Zoning District, but in this instance are not allowed because the subject property would be adjacent to a residential zoning district (R-MU). The applicants are proposing the zoning map amendment to accommodate converting the existing office building on the site to a time share hotel. The Planning Commission has the authority to make recommendations to the City Council on zoning map amendments.

PUBLIC NOTICE

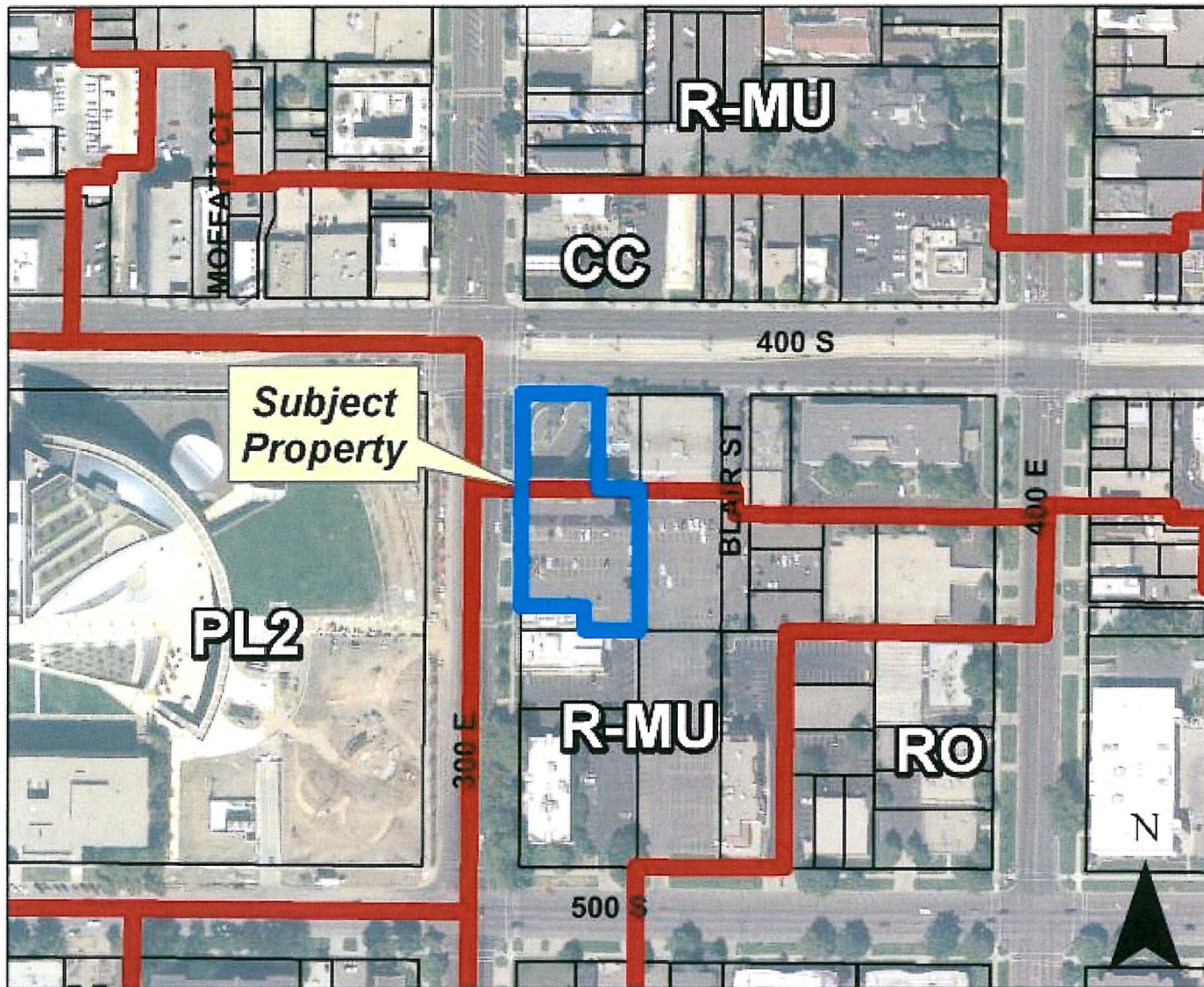
On May 13, 2008, a notice for the Planning Commission public hearing was mailed to owners of property within a radius of 450 feet as well as to community council chairs meeting the minimum 14 day notification requirement. In addition notice was sent to all individuals on the Planning Division's list serve and posted on the Planning Division website. On May 13, 2008 a sign was posted on the property meeting the minimum 10 day posting requirement.

STAFF RECOMMENDATION:

Based on the findings listed in the staff report, the Planning Staff finds that Petition 400-08-06 requesting a zoning map amendment from R-MU to TC-75 is consistent with the applicable standards found in Zoning Ordinance Section 21A.50.050 Standards for general amendments. Therefore, staff recommends the Planning Commission transmit a favorable recommendation to the City Council.

Based on the findings listed in the staff report, the Planning Staff finds that Petition 400-08-06 requesting an amendment to the text of Zoning Ordinance Section 21A.26.080 Table of Permitted and Conditional Uses for Commercial Districts to allow hotels and motels as a permitted use is consistent with the applicable standards found in Zoning Ordinance Section 21A.50.050 Standards for general amendments. Therefore, staff recommends the Planning Commission transmit a favorable recommendation to the City Council.

VICINITY MAP



COMMENTS

PUBLIC COMMENTS

The requested was presented by the applicants to the Central City Community Council on May 7, 2008. There were approximately twenty people in attendance. The following comments were noted by staff:

- There was a concern about off street parking and if the hotel would have enough on site parking. Some in attendance felt that the hotel had too much parking and should take advantage of the adjacent light rail.
- There was a concern with extending the TC-75 Zoning District further south on the block and in other areas of the City, particularly east of 700 East.
- There was a comment about a hotel providing a great opportunity to bring in cash for the city and adjacent businesses.
- There was a comment about a general dissatisfaction with the TC-75 Zone and it not producing what it was intended to do in terms of development. There was also a comment that changing the zoning of the property would result in a loss of residentially zoned property which was seen as undesirable.
- A comment was made about the proposed hotel providing a benefit to the Central City Community.
- There was a concern about making hotels a permitted use and how it could impact properties that are adjacent to the TC-75 Zoning District.
- A concern that the proposed use is not a use normally found in a transit oriented development

The Chair of the Central City Community Council provided a summary that is attached.

City Department Comments:

Copies of this petition were routed to Building Services (building permits and fire code review), Engineering, Transportation, Public Utilities and the Police Department for review. Summaries of the comments from these Departments/Divisions are included below. In addition, an email was sent to the Department/Division Directors for notifying them of the pending petition. No comments were returned from the Department or Division Directors.

Permits: Building Services has the following comments: Building Services finds no issues with the proposed Zoning Map Amendment; and the proposed amendment makes corrections to an existing split zone.

Transportation: The Transportation Division reviewed the proposed request and indicated that the public streets and the access are suitable for the proposed use. Transportation did have a concern regarding the number of required parking stalls versus the number of existing stalls. This information has not been provided. *Note: this information is identified on the conceptual site plan submitted by the applicant. The parking requirements must be satisfied prior to issuing an occupancy permit if the project is approved.*

Engineering: Engineering reviewed the requested zoning amendment and found no conflicts. They did find that some public improvements (sidewalk repair) will be required during the development phase.

Public Utilities: Public Utilities reviewed the proposed request and found not conflicts with water, sewer or drainage.

Fire: The proposal does not create any conflicts.

Police: No comments were provided.

Staff Analysis and Findings

Project History: The subject property is located on the southeast corner of 300 East and 400 South. The parcel was created in 2001 when three parcels were combined to form a single parcel. The original three parcels were created by a subdivision process in 1984. Prior to the creation of the TC-75 Zoning District, the north portion

of the property was zoned CC Corridor Commercial. This area of the property was occupied by a restaurant prior to the current use (bank). The office building was initially constructed in 1962 and has been used as such since. A search of the Building Permit database indicates that the office building has had numerous permits issued since it was constructed. The permits range from signs to interior remodels. In 1998 a petition for a condominium conversion was submitted for the office building. However, no documents were recorded that finalized the condominium conversion.

Staff Review: The purpose of this request is to accommodate converting an existing office building to a timeshare hotel. A hotel is not a permitted or conditional use in the R-MU Zoning District, but is listed as a conditional use in the TC-75 Zoning District. The split zoning of the property makes it difficult to develop the property. The subject property is located adjacent to properties that are located in an R-MU Zoning District. In January 2008, the City Council adopted an ordinance that prohibited conditional uses in all zoning districts when the property is adjacent to a Residential Zoning District. In this instance, the proposed use (hotel) would not be allowed due to this ordinance. This was indicated in the pre-submittal meeting between staff and the applicant and again after the petition was submitted to the City. Staff advised the applicants that they had three options:

1. Submit a Zoning Text Amendment Petition that would allow hotels as a permitted use in the TC-75 Zoning District;
2. Submit a Zoning Text Amendment Petition that would allow hotels as a permitted use in the TC-75 Zoning District and require them to go through the Conditional Building and Site Design Review process outlined in Zoning Ordinance 21A.59;
3. Wait for the City hired consultant to submit recommendations on conditional uses and for the City Council to adopt new regulations for conditional uses.

The three options have associated pros and cons. The first option may create a situation on other parcels located in a TC-75 Zoning District that may be located adjacent to less intense residential uses.

The second option would add a level of review to any new hotel project. Under this situation, the use would be listed as permitted in the chart of permitted and conditional uses, but would have a footnote that would indicate the Conditional Building and Site Design Review process applies. However, if the hotel or motel were over thirty feet in height, this process would be required anyway. The impacts from lower structures containing commercial uses are less than the impact of taller structures containing commercial uses. Based on this, option two is not necessary.

The existing structure is non-complying because it is used solely for commercial purposes and is over 30 feet in height. A use that occupies a noncomplying structure can be changed to another type of use provided the change of use does not increase the level of noncompliance. Changing the current use (office) to a hotel is not an intensification of use and in this case will not increase the square footage of the structure. Both uses would occupy the same amount of space. A hotel would require one off street parking stall for every two rooms. The applicants are proposing 45-50 rooms, which translates to 22-25 off street parking stalls. General Office uses require three spaces for every 1,000 square feet of floor space on the main level plus 1.25 spaces for every 1,000 square feet for each additional level. The existing structure contains approximately 7,000 square feet on the first floor and approximately 28,000 square feet on the remaining floors. This translates into a minimum requirement of 57 parking stalls for general office. The proposed use requires less parking than the current use.

The third option may not produce a result that would allow the proposed use. After meeting with the applicants and going over the options, the applicants submitted a petition for a Zoning text amendment to add hotels/motels as a permitted use in the TC-75 Zoning District.

Standards for general amendments.

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the city council should consider the following factors:

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City;

Analysis:

Zoning Map Amendment

The subject property is located in an area that is covered by two master plans: The Central Community Master Plan (CCMP) and the East Downtown Master Plan (EDMP). The CCMP was updated and adopted in 2005. According to the future land use map in the CCMP, the property falls within two categories: with the northern half of the property designated as High Density Transit Oriented Development (50 or more dwelling units per acre) and the southern portion designated as High Density Mixed Use (50 or more dwelling units per acre). The north half is zoned TC-75 and the southern portion is zoned R-MU.

The CCMP includes a chapter dedicated to Transit Oriented Development. The High Density Transit Oriented Development designation is intended “to create a revived downtown and strengthen the livability of the Central Community.” The goal of the designation is to establish the benefits of transit-oriented development through land use designations, design guidelines, zoning and public funding. According to the CCMP, the main point of a TOD is to reduce the dependence on automobiles. The policies established to accomplish this goal are to adopt transit oriented development zoning districts identified on of the Future Land Use Map and encourage the development of mixed use projects near light rail stations to create a livable, walkable urban environment. The CCMP states that the mix of land uses could include residential, retail, office, cultural, institutional, open space, and public uses. The CCMP recognizes land uses that relate to each other (Policy TOD-2.3). In this case, a hotel would add to the customer base of nearby restaurants, retail and public facilities, such as the library. Hotels add to the vibrancy of an urban setting by bringing in visitors.

The High Density Mixed Use designation in the CCMP is discussed under the Commercial Land Use Chapter. This designation is “targeted for higher intensity commercial use and medium to high density housing, especially adjacent to light rail stations in the downtown area.” The CCMP envisions a new neighborhood in the vicinity of 450 South between 300 East and 700 East. This section discusses the neighborhood commercial designation in this area, but it is not recognized on the Future Land Use Map. The section does discuss that the mixture of business with residential development can create an animated environment in the Central City neighborhood. Policy CLU-3.0 “encourages commercial projects in and near light rail corridors to support transit oriented development.” Policy CLU-3.2 “encourages the reuse of existing commercial buildings when appropriate to support transit oriented development.” The proposed use would reuse an existing structure.

The High Density Mixed Use and the High Density Transit Oriented Development designations are similar in the types of uses discussed in the CCMP. The recommended residential density for both designations is 50 or more dwelling units per acre. Furthermore, the purposes of both designations are very similar. There are land uses found in the R-MU Zoning District that are not allowed in the TC-75 Zoning District and vice versa. The TC-75 Zoning District allows a wider range of commercial uses than the R-MU Zoning District would allow. Until there are changes to the standards for conditional uses, any conditional use listed in the TC-75 Zoning Designation would be prohibited because the subject property would be adjacent to a residential zoned property (RMU).

Zoning Text Amendment:

Zoning Ordinance 21A.26.080 “Table of permitted and conditional uses for commercial districts” lists hotels and motels as a conditional use in the TC-75 Zoning District. In January the City Council adopted an ordinance that modified this chart so that it prohibits conditional uses on property that is adjacent to a residentially zoned property. The subject property is adjacent to properties zoned R-MU. Therefore, the applicants are requesting a text amendment that would change hotels and motels to permitted uses in the TC-75 Zoning District. Master Plans typically do not discuss specific types of land uses but instead focus on broader categories. The Transit Oriented Development chapter of the CCMP does discuss land uses in this designation should support each other. Visitors to hotels and motels do would become customers to adjacent restaurants, retail establishments and entertainment venues. Hotels and motels are a general commercial type of use that the TC-75 Zoning District acknowledges may be appropriate provided the potential impacts could be reasonably mitigated.

Finding: The proposed zoning map amendment would amend the zoning designation of a portion of the subject property from R-MU to TC-75. The Future Land Use Map found in the Central Community Master Plan indicates that the TC-75 Zoning Designation is consistent with the applicable purposes, goals, objectives and policies found in the applicable Master Plans. The proposed zoning map amendment complies with this standard.

The proposed amendment to the table of permitted and conditional uses is consistent with the applicable purposes, goals, objectives, and policies found in the Central Community Master Plan. The proposed text amendment complies with this standard.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property;

Analysis:

Zoning Map Amendment

The proposed amendment would be compatible with the overall character of existing development in the immediate vicinity. The block face along 400 South is zoned TC-75 and contains commercial land uses. The block face along 400 East is zoned RO and contains primarily office type of land uses. There is a single home on the 400 East block face that has been converted to an office. The remainder of the block is zoned R-MU and contains primarily office type of uses. The development plan for the property calls for the reuse of an existing structure and site improvements to the property. The applicant has not indicated to staff any other alterations that may occur on the property in the future.

Zoning Text Amendment

The proposed text amendment would not be detrimental to the overall character of the existing development in the immediate vicinity. However, changing the use from conditional to permitted would allow hotels and motels to be constructed on any property that is zoned TC-75. The TC-75 Zone is found along 400 South between 200 East and 600 East. The following zones are found adjacent to the TC-75 Zoning District: D-1 Central Business District; RO Residential Office; R-MU; and RMF-35. With the exception of the RMF-35 Zoning District, the other adjacent zoning districts allow similar building heights. The D-1 Zoning District would allow hotels and motels as permitted uses and the use is not allowed in the other adjacent zones. The TC-75 Zoning District does have a height limit for commercial uses of 30 feet. Additional height could be added for residential floor space above 30 feet. Due to the cap on height, impacts from building height would be the same for a hotel/motel as it would be from any other commercial use listed as permitted in the TC-75 Zoning District. The TC-75 Zoning district also includes design standards intended to create a certain level of urban design that is compatible with the surrounding areas. The intensity level of a hotel is similar to that of multi-family residential, which is not required to go through a conditional use process unless it is over seventy-five (75) feet in height.

If a commercial use is over thirty feet in height, it would be required to go through the conditional building and site design review process found in ordinance 21A.59. This process is different than the conditional use process and is intended to create a higher level of design. This process would require Planning Commission review.

Finding: The proposed zoning map amendment is harmonious with the overall character of existing development in the immediate vicinity. The applicants plan to make exterior and interior alterations to the existing structure and site, but no other alterations are planned at this time. The proposed zoning text amendment would not be detrimental to the overall character of the area that is zoned TC-75 or the adjacent properties. The proposed zoning map amendment and text amendment comply with this standard.

C. The extent to which the proposed amendment will adversely affect adjacent properties;

Analysis:

Zoning Map Amendment

The proposed zoning map amendment would not adversely affect the adjacent properties. The adjacent properties contain commercial and office type of uses and are already adjacent to TC-75 Zoning. These uses are generally daytime activities.

The TC-75 Zoning District includes standards that limit the building height of non-residential uses to a maximum of thirty (30) feet, require landscaping buffers when adjacent to residential uses, place restrictions on parking lots and structures, etc. The standards are intended to mitigate the potential adverse impacts on adjacent properties.

The potential impact from building height would be similar in each zone. Both the R-MU and TC-75 Zoning districts allow similar maximum building heights. For residential uses, the maximum allowed building height is 75 feet as a permitted use, but could be increased up to 125 feet with a conditional use. For nonresidential uses, the maximum height is 45 feet in the R-MU zone and 30 feet in the TC-75 Zone. It should be noted that additional height is subject to being consistent with the applicable master plans. The East Downtown and the Central Community Master Plan include a section that addresses building height in terms of blocking views of significant structures. This property falls into

the area where the applicable master plans limit the height to sixty (60) feet. Because the building appears to be taller than the maximum allowed building height for nonresidential uses, the structure is currently noncomplying and would also be noncomplying in the TC-75 Zoning District. However, a noncomplying structure may be used and maintained, including housing new land uses that are allowed in the zone. The following chart compares the maximum allowed building heights in the two zones:

Type of use	R-MU	TC-75
Permitted height for residential uses	75 feet	75 feet
Additional height for residential uses requiring a conditional use	125 feet	125 feet
Nonresidential buildings	3 stories or 45 feet	30 feet
Nonresidential and residential buildings where the first 30 feet are dedicated to nonresidential uses and where the floor space above 30 feet contains an equal square footage of residential and nonresidential uses (permitted)	Not applicable	75 feet
Nonresidential and residential buildings where the first 30 feet are dedicated to nonresidential uses and where the floor space above 30 feet contains an equal square footage of residential and nonresidential uses (conditional building and site design review required)	Not applicable	125 feet

Building setbacks in each zone are similar. The R-MU zoning district requires greater front and side yard setbacks for single and two family dwellings than it does for multi-family or nonresidential land uses. The R-MU and TC-75 Zoning Districts have similar front yard setbacks and side yard setbacks (other than for single or two family residential land uses). The TC-75 Zoning District does not require rear yard setbacks, but does require step backs in structures and rear yards to be buffered when they are adjacent to residential land uses. The chart below indicates the minimum required building setbacks:

Setback	R-MU	TC-75
Front	0-15 feet depending on use	15 feet
Corner side yard	0-15 feet depending on use	15 feet
Interior Side yard	0-10 feet, depending on use (single family detached required 4 feet on side and 10 on the other) multi-family and nonresidential does not require side yard setback.	none
Rear yard	Single family detached: 25% of lot depth but no more than 20 feet. Two family dwellings: 25% of lot depth but no more than 25 feet. Multi-family and non residential: 25% of lot depth but no more than 30 feet	none

The R-MU and TC-75 Zoning Districts include urban design standards. The standards regulate first floor glass, maximum lengths of blank walls, doors and facades; etc. The TC-75 Zoning District also includes design standards for parking lot locations and parking structures. Nonresidential structures over thirty (30) feet in height are also required to go through the Conditional Building and Site Design Review process.

Zoning Text Amendment

Hotels and motels produce impacts that are similar to multifamily residential developments, such as parking, noise, light trespass, bulk and mass compatibility, etc. Parking requirements are addressed in Zoning Ordinance 21A.44.060 which lists the required off street parking requirements for hotels as one stall for every two rooms. Any new development or change of use would be required to meet this standard. City

Ordinance regulates impacts from noise, glare, and other nuisance type of impacts. The TC-75 Zoning District regulates the overall height and design of all new structures within the zone regardless of the type of use.

The City Council adopted standards for Conditional Uses in January 2008. These standards are intended to mitigate the impacts from Conditional Uses. The standards include master plan compliance, use and design compatibility, no detrimental impacts to persons or property and compliance with all applicable regulations. The adopted ordinance also provides the Planning Commission the authority to apply mitigating conditions to reduce the impacts from Conditional Uses. If the proposed zoning text amendment were adopted, the Conditional Use standards would not be applicable to hotels and motels in the TC-75 Zoning District. The proposed use is a general commercial type of use that is compatible with the type of uses in the High Density Transit Oriented Development land use designation found in the CCMP. The bulk standards in the TC-75 Zoning District are similar to the bulk standards in the adjacent zoning districts. Similar standards will result in design compatibility. The City has adopted ordinances to protect all properties from public nuisances, including noise, glare and general property care.

Finding: The proposed zoning map amendment and text amendment will not have a net detrimental impact on adjacent properties because the bulk standards in the TC-75 Zoning District are similar to those found in the adjacent zoning districts. The proposed amendments comply with this standard.

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

Analysis: The property is not located within any zoning overlay districts and this standard would not apply to this zoning map amendment. The H Historic Overlay Zoning District does cover the north block face along 400 South between 500 East and 600 East. Any new development in this area is required to be reviewed by the Historic Landmark Commission. The standards in the H Historic Overlay Zoning District are applicable to any development on this particular block regardless of the use being permitted or conditional.

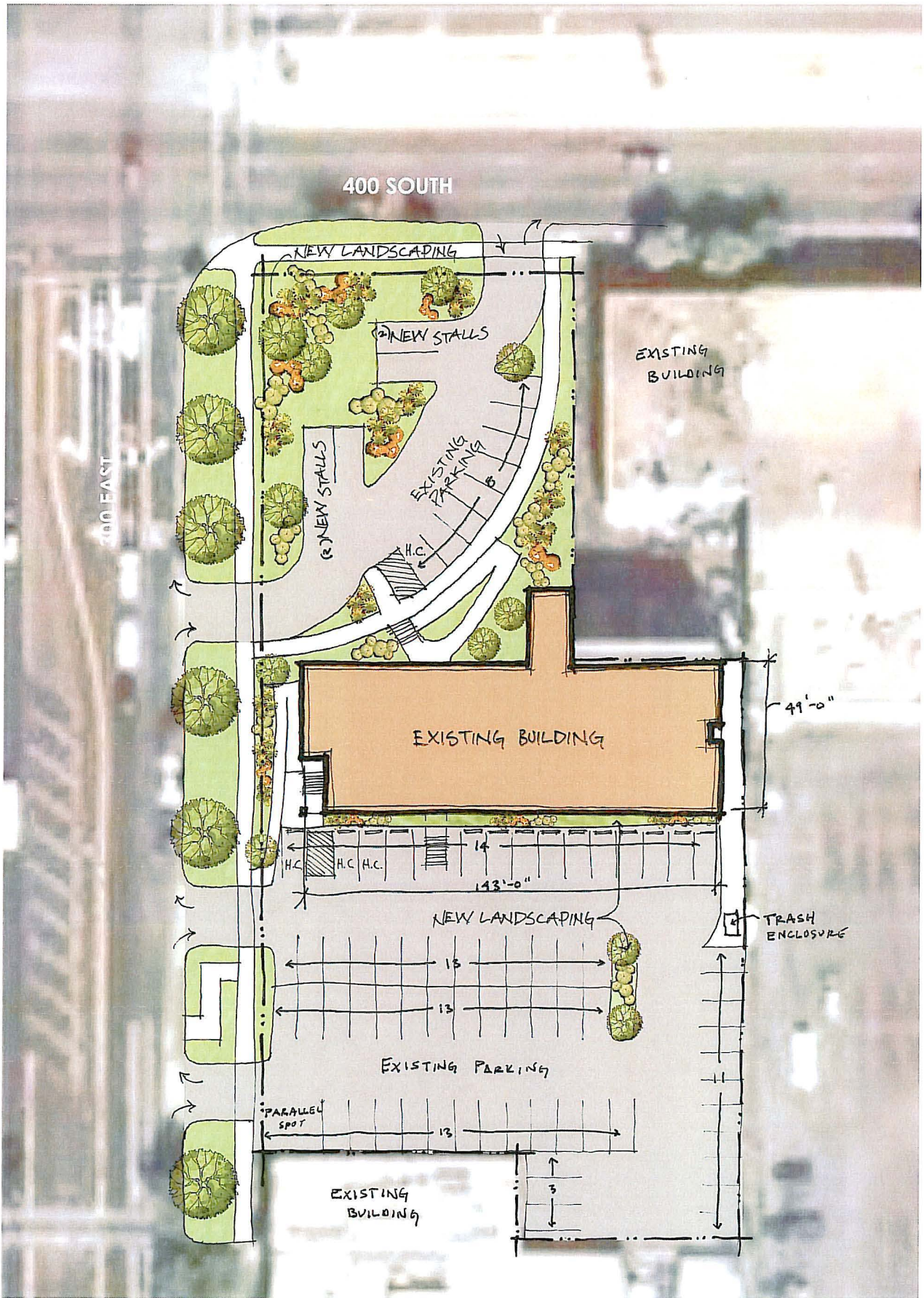
Finding: The property is not located within any zoning overlay districts. This standard does not apply to this property. Portions of the TC-75 Zoning District are within the H Historic Overlay Zoning District. The proposed zoning text amendment would not diminish the requirements of the H Historic Overlay Zoning District. The proposed zoning text amendment is consistent with this standard.

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

Analysis: This petition has been routed to the applicable Departments and Divisions within the City. The comments indicate that the existing facilities in the area are adequate to serve the structure. The proposed use would not impact the local schools in terms of enrollment because the use would not include full time residential uses. The proposed zoning text amendment would not alter the level of service for the existing facilities. Any new development is required to meet a level of service that is acceptable to all applicable City Departments and Divisions.

Finding: The existing facilities in the area are adequate to serve the subject property. The proposed zoning map amendment and text amendment comply with this standard.

Attachment A
Site plan and Elevation Drawings



SITE PLAN

SCALE: 1"=30'-0"





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BY WYNDHAM



BARNES BANK - SALT LAKE CITY

072340 11.15.07

MYHRE · GROUP

architects
700 SW Taylor Street, Suite 400 Portland, Oregon 97205
o 503.236.0000 f 503.236.7500 www.myhregroup.com

Attachment B
Department Comments

MEMORANDUM

451 South State Street, Room 406
Salt Lake City, Utah 84111
(801) 535-7757



Planning and Zoning Division
Department of Community Development

Date: April 1, 2008

To: Peggy Garcia – Public Utilities
Ted Itchon – Fire
Craig Smith – Engineering
Barry Walsh – Transportation
Larry Butcher – Permits Counter Supervisor
Dave Askerlund – Police

CC: Mayors Cabinet: Tim Harpst- Transportation Division Director; Jeff Niermeyer- Public Utilities Director; Rick Graham- Public Services Director ; Dennis McKone- Fire Chief; Chris Burbank- Police Chief; Nancy Boskoff- Arts Council Director; Maureen Riley- Airport Director; LuAnn Clark- HAND Director; Lyn Creswell- Management Services Department Director; Mary De La Mare-Schaefer- Acting Community and Economic Development Director; DJ Baxter- RDA Director; Ed Rutan- City Attorney

From: Nick Norris, Planning

Re: Petition 400-08-06 Zoning Map Amendment located at approximately 431 South 300 East

Attached is information regarding a requested zoning map amendment located at 431 South 300 East. The property currently has a split zoning designation, with the north half that is adjacent to 400 South being located in a TC-75 Transit Corridor Zoning District and the south half being located in an R-MU Residential Mixed Use Zoning District. The applicants are requesting to rezone the south half that is zoned R-MU to TC-75. The purpose of the zoning map amendment would be to convert the existing Barnes Bank Building into a timeshare hotel. In the TC-75 Zoning District, a hotel is a conditional use.

Please review the attached information and respond with comments by April 15, 2008. If you have no concerns or issues with the requested zoning map amendment, please respond via email indicating your position. If I do not receive a response by this date, I will assume that you have no comments or concerns regarding the proposal. If you have questions or need additional information, please contact me at 535-6173 or nick.norris@slcgov.com

Thank you.

TO: NICK NORRIS, PLANNING

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: APR. 14, 2008

SUBJECT: **400-08-06**
Request for Zone Change on Property
431 South 300 East

Engineering review comments are as follows:

1. This submission consists of an existing mixed use property located at 431 South 300 East. The re-zone proposal does not present any concerns to our Division. However, upon completion of an inventory of the condition of the existing street improvements on both frontages, we find that there are items of street improvements which meet the criteria for replacement and should be replaced or repaired prior to the issuance of an occupancy permit on the subject property. There are two panels of sidewalk and one panel of drive approach that meet the criteria of APWA Std. Dwg. No. 291 (defective concrete) and must be replaced. In addition, there are two panels of sidewalk that have a raised edge and present a trip hazard. This hazard must be ground down to eliminate the hazard. The sidewalk must be replaced as per APWA Dwg. #231. The drive approach must be replaced as per APWA Std. Dwg. No. 225. None of these items are of significant concern to delay either the re-zone or a building permit. However, an Occupancy Permit should not be approved prior to the replacement of these items. All of this work shall be accomplished by the applicant's contractor via a Public Way Permit that can be obtained in the Engineering Division Office.

Thank you.

cc: Scott Weiler
Brad Stewart
Barry Walsh
George Ott
Craig Smith
Vault

Norris, Nick

From: Walkingshaw, Nole
Sent: Tuesday, April 15, 2008 11:37 AM
To: Norris, Nick
Cc: Butcher, Larry
Subject: Petition 400-08-06 Zone Map Amendment 431 So 300 E
Categories: Program/Policy

Nick,

Building Services has the following comments;

- Building Services finds no issues with the proposed Zoning Map Amendment
- The proposed amendment makes corrections to an existing split zone.

Thank you,

Nole

Nole Walkingshaw
Salt Lake City Planning and Zoning
Senior Planner
801-535-7128

Norris, Nick

From: Walsh, Barry
Sent: Monday, April 07, 2008 5:45 PM
To: Norris, Nick
Cc: Young, Kevin; Smith, Craig; Garcia, Peggy; Itchon, Edward; Butcher, Larry
Subject: Pet 400-08-06
Categories: Program/Policy

April 7, 2008

Nick Norris, Planning

Re: Petition 400-08-06 Zoning Map Amendment at 431 South 300 East.

The division of transportation review comments and recommendations are for approval as follows:

The existing use is for a bank & offices with a drive up teller station on the corner of the lot. The proposed use of a Timeshare Hotel is to be a less intense peak hour use and traffic generator. Per our DRT review 1/24/08 we requested a full site parking calculation to verify the existing parking provisions. No changes to the existing traffic access or circulation was proposed other than the removal of the teller station.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Peggy Garcia, Public Utilities
Ted Itchon, Fire
Larry Butcher, Permits
File

Norris, Nick

From: Itchon, Edward
Sent: Wednesday, April 09, 2008 10:16 AM
To: Norris, Nick
Cc: Butcher, Larry; McCarty, Gary; Montanez, Karleen
Subject: 400-08-06 Zoning Map approximately 431 South 300 East

No Issues

Norris, Nick

From: Garcia, Peggy
Sent: Thursday, April 03, 2008 2:51 PM
To: Norris, Nick
Subject: 400-08-06 Zoning Map Amendment
Categories: Program/Policy

Nick,

Salt Lake City has reviewed the above-mentioned request and find no conflicts with water,sewer and drainage.

Thank you,

Peggy

6/3/2008

Attachment C
Public Input/Community Council Input

Norris, Nick

From: thomas mutter [ccnc@rock.com]
Sent: Thursday, May 15, 2008 3:21 PM
To: Norris, Nick
Subject: CCNC and the Barnes Bank bldg

Nick,

Sorry to have taken so long to get back with the comments on the Barnes bank bldg. In general there was not support for this project because of the concerns below.

- 1.) The potential loss of an RMU zone.
- 2.) The encroachment of the TC-75 zone deeper into residential zones.
- 3.) Why not find a location where this is allowed and not try and circumvent existing zoning to get project realized at this location.

I do plan on inviting the applicant back to our June meeting. It is within our CCNC bylaws that certain uses require the applicant to appear before the Council twice before a vote is taken. I will fill out a formal form with the outcome of the voting after the June meeting. Thank you

Tom Mutter
CCNC Chairperson

Mary Daniels
CCNC Vice Chairperson

--

ROCK YOU ROCK! YOUR E-MAIL SHOULD TOO!
.COM SIGN UP NOW AT ROCK.COM AND GET 1GB OF STORAGE!

Norris, Nick

From: thomas mutter [ccnc@rock.com]
Sent: Friday, May 23, 2008 7:17 AM
To: Norris, Nick
Subject: RE: Barnes Bank bldg and CCNC

Nick,

Regarding the Barnes Bank project into a time share hotel; Central City Neighborhood Council (CCNC) has asked the applicant back for a second appearance (as required in our bylaws for a request like this) and they are not accepting. Based on this and the comments already forwarded to you CCNC is not supporting this re-zone request.

Tom Mutter
CCNC Chairperson

Mary Daniels
CCNC Vice Chairperson

--

ROCK YOU ROCK! YOUR E-MAIL SHOULD TOO!
.COM SIGN UP NOW AT ROCK.COM AND GET 1GB OF STORAGE!

5. Planning Commission Hearing
C. Minutes of May 28, 2008
Public Hearing

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, May 28, 2008**

Present for the Planning Commission meeting were Chair Matthew Wirthlin, Vice Chair Mary Woodhead and Commissioners: Babs De Lay, Peggy McDonough, Robert Forbis, Susie McHugh, Kathy Scott, Prescott Muir, and Tim Chambless. Commissioner Algarin was excused from the meeting.

Present from the Planning Division were; Joel Paterson, Acting Planning Director; Cheri Coffey Programs Analysis; Nick Norris, Principal Planner; Katia Pace, Associate Planner; Paul Nielson, City Land Use Attorney; and Tami Hansen, Planning Commission Secretary.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Wirthlin called the meeting to order at 5:48 p.m. Audio recordings of Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

A field trip was held prior to the meeting. Planning Commissioners present were: Chair Matthew Wirthlin and Vice Chair Mary Woodhead and Commissioners Kathy Scott, Tim Chambless. Salt Lake City Staff present were: Joel Paterson, Cheri Coffey, Katia Pace and Nick Norris.

Petition 400-08-06, Zoning Map and Text Amendment—a request by Wyndham Resort Development, represented by Wayne Helm, requesting a zoning map amendment for the property located at approximately 431 South 300 East. The property is currently zoned Transit Corridor District (TC-75) and Residential Mixed Use (R-MU). The applicants are proposing to change the portion of the property that is zoned R-MU to TC-75. As part of this request, the applicants are also requesting a zoning text amendment to amend Zoning Ordinance Section 21A.26.080 to allow hotels as a permitted use in the TC-75 Zoning District. Hotels are currently listed as a conditional use in the TC-75 Zoning District. The property is located in the Council District Four represented by Luke Garrott.

(This item was heard at 6:14 p.m.)

Chair Wirthlin recognized Nick Norris as staff representative.

Mr. Norris noted that this site was split-zoned, the north portion was zoned Transit Corridor (TC-75) and the south portion of the property was zoned Residential Mixed Use (R-MU); the applicant would like to convert the R-MU zone to TC-75.

He noted that this property was located within the boundaries of the Central Community Master Plan, which identified separate land-use categories as defining traits of the area including, high density transit oriented and high density mixed-use developments. The purpose of the first was to create a revived downtown and strengthen the livability of the central community; the goal was to establish the benefits of transit-oriented development through land-use designations, design guideline zoning, and public funding. He noted that the main goal of transit-oriented development was to reduce the dependence of automobiles, and encourage the growth of mixed-use development next to light rail stations to create a livable, walkable, urban environment.

Mr. Norris stated that the recommended residential density under both designations is 50 or more units per acre. The TC-75 zoning district is consistent with both designations; however, within this zoning district hotels and motels are listed as conditional uses and this property is adjacent to residentially zoned property in the R-MU district. He noted that based on an ordinance adopted by the City Council in January 2008, conditional uses are prohibited when they are adjacent to residentially zoned property. Under today's current regulations the applicants would not be able to

obtain a conditional use to operate a hotel from this site. He noted that the City Council had hired a consultant, who was in the process of amending these regulations as they pertain to conditional uses, and they were expected to have some new regulations in place sometime in July; however, it was unclear how those changes would impact this particular use or request.

Mr. Norris noted that the applicants decided to include a text amendment as part of this petition, which would amend the table of permitted and conditional uses to include hotels and motels, which fall under the same land use category in the zoning ordinance under TC-75 zoning districts. He noted that by passing this it would remove a level of review for these types of uses, when they were located in this district, but it would be subject to the design standards on how buildings address the street, minimum percentages of first floor glass, parking lot locations, and additional standards.

Commissioner Muir inquired why staff wanted to include motels in the text amendment of a transit-oriented development.

Mr. Norris noted that how the land-use designation was listed was that a hotel/motel was the same classification.

Commissioner Scott noted that Mr. Norris had mentioned that the consultant would be presenting a recommendation to the City Council in July, and wondered at this point if it would be wise to wait and see what the results of their study, and their recommendation would be.

Mr. Norris noted that in all likelihood a text amendment would not be necessary, but there was no guarantee of that. The applicant had submitted a request to change the text of the zoning amendment, which was what staff was processing.

Commissioner Forbis noted that in the staff report there was language referring to hotel/motel timeshares and he was curious what this petition was for.

Mr. Norris noted that this type of use was essentially a timeshare hotel; he noted that the City did not differentiate between types of hotels and according to the zoning ordinance any project in this zone was considered a hotel/motel regardless if they operated as a timeshare or as nightly rentals.

Chair Wirthlin invited the applicant to the table.

Mr. Wayne Helm, Wyndham Vacation Ownership, noted that Wyndham Resort Development did do timeshares, and though the project had been classified as hotel/motel this development was more resort/condominium units that ranged in size from 800 square feet up to over 2,000 square feet. He noted that this was a vacation club, and would not be rented out as nightly units.

Mr. Helm presented a PowerPoint presentation to the Commissioners.

Mr. Tom Bennett, legal counsel, noted that the staff report was accurate and thorough, and that it was important to understand a couple of timing issues. The building was constructed in 1962, and was acquired in 2001 by Barnes Bank including two other adjacent parcels, which that same year were combined into one parcel. He noted that in 2005, when the TC-75 zone was created it took the place of the CC zone for the properties prior to that. He noted that what the applicant was asking the Commission to consider was to simply correct the split zoning situations so that the entire single parcel would all be zoned TC-75.

Chair Wirthlin inquired about the zoning text amendment in the TC-75 zone, which affects not only this property, but any property in the City with that zoning classification, and wondered about the appropriateness of that text change citywide.

Mr. Helm noted that one thing that was important to realize was that there was not much property with this zoning classification..

Vice Chair Woodhead inquired about the number of parking spaces to the number of unit ratio.

Mr. Helm noted that the requirement was one space for every two units; however, the total was approximately 78 spaces, the parking that exists had been preserved and a few more spaces added as temporary parking at the entrance.

Vice Chair Woodhead noted that this seemed to encourage a more park and drive environment rather than a transit- oriented development.

Mr. Helm noted that some of the parking would be lost due to landscaping and there would be an education program for the visiting tenants that they would be able to use the local transit, since it was so convenient.

Commissioner Scott noted that in the PowerPoint presentation this location was marketed as a drive-to resort.

Mr. Helm noted that was a good point, and what he meant by a drive-to resort was most participates could drive there and then decide if they wanted to use the local transit or their cars to get around the City.

Chair Wirthlin opened up the public hearing portion of the meeting.

Tom Mutter (Central City Neighborhood Council Chair) noted that a lot of people in the neighborhood were in opposition to the project because they were afraid that the TC-75 zone would encroach into the surrounding residential zones. He also noted some citizens did not want hotels/motels on 400 South.

Vice Chair Woodhead inquired why he was worried motels would be built on 400 South.

Mr. Mutter noted that it just did not seem like 400 South was a good place for a motel district.

Vice Chair Woodhead inquired if he was making a distinction between hotel and motel, or if he was opposed to both.

Mr. Mutter noted that up toward 700 East there were hotel/motels that did not seem to fit the cityscape.

Commissioner Chambless inquired of Mr. Mutter if he felt that 400 South and 300 East was a bad location, where was he thinking was more appropriate.

Mr. Mutter noted that in the downtown D-1 and D-2 Zoning Districts.

Commissioner Scott inquired if, all zoning aside, knowing this building exists as it is, would Mr. Mutter consider this a good use for the building.

Mr. Mutter noted that he felt he was not experienced enough to say yes or no on this; however, this project would help the surrounding businesses.

Cindy Cromer (816 East 100 South) stated that she had come to terms with the reuse of this building, a new building might offer a better design but it would be limited to 30 feet. She noted that she had no issues with resolving the split zoning. She noted that she did not want to see a 30 foot height restriction on hotels and motels, and language in the text should not be changed without looking at the ramifications of doing that. She noted she did want to see density and

intensity along this transit corridor, but it seemed there was a disconnection between the text of the ordinance and the purpose statement, and she was concerned that 400 south would turn into another hotel district.

Vice Chair Woodhead inquired of Ms. Cromer, how far east the City Council was planning on extending the Transit Corridor Zoning.

Ms. Cromer noted that it would extend to 950 East.

Mr. Helm noted that Wyndham had been looking at different sites in the City, had spoken to staff, and felt this was a terrific site.

Commissioner De Lay asked if the applicant built LEED Certified facilities.

Mr. Bennett noted that they were just getting into that.

Chair Wirthlin closed the public hearing portion of the petition.

Commissioner De Lay noted that she was torn because on one hand she wanted to table this petition until the City Council had made their decision on the text amendment, but she also wanted to forward a favorable recommendation to encourage that process.

Commissioner Scott noted that she felt this was a wonderful reuse of an old building; however, she felt uncomfortable making an amendment to the zoning ordinance because she was not sure if the City had affectively studied the impact of a TC-75 zone if those changes were made. She noted that she could see parking problems in the future, and would like to see hotels/motels required to rely more on public transportation.

She noted that she was also concerned about the ordinance change for this type of commercial use, which was limited in height, and probably not coming at an opportune time. She noted that transportation oriented developments were supposed to be located in places that encourage density, but for residents that were permanently living in the area.

Chair Wirthlin noted that hotels and motels were a conditional use in a TC-75 zoning District, so they could not be in that district.

Vice Chair Woodhead noted that her inclination was positive, she felt this was a good project and a really good location. She was concerned about the information of extending transportation-oriented developments eastward because where she did not have a problem with three or four hotels on 400 South, even though she would like them to be a little taller, she did not feel that this should be extended east of 900 East. She noted that she would also limit this growth to hotels and not motels, because hotels are more appropriate in this district and not drive-in motels. She also noted that she was concerned about the amount of surface parking.

Commissioner De Lay inquired if the applicant was planning to increase the parking because it already was a giant parking lot and had been for a while.

Vice Chair Woodhead noted that the applicant was not adding additional parking, but they were also not making it better.

Commissioner Muir suggested that since the Commission was entertaining an amendment to text, staff could reconfigure the text to eliminate motels as a use in the TC-75 zone and to release the 30 foot height restriction for hotels, and condition this recommendation so that the parking be limited to what is currently allowed in this particular zone.

Chair Wirthlin stated that while he agreed with that concept, could the Planning Commission attach a condition on the parking for this type of petition.

Commissioner Muir noted that he felt that the parking could be limited and if the applicant was left with additional property they could landscape the difference until they developed more units.

Mr. Paterson noted that in the TC-75 zoning district, no parking was allowed in the front yard or corner side yards and there is a maximum front yard set back of 25 feet. As a change of use, the applicants would have to adjust the landscaping to be compliant with the current code, which would require 30 feet of landscaping in a corner yard, adjacent to a surface parking lot, which would reduce the size of that surface parking.

Commissioner Chambless noted that he agreed with Commissioners Scott and Muir, that the goal is to move toward having fewer cars in the downtown area, especially in the 400 South core of the City.

Commissioner McDonough inquired of staff about the amendment that Commissioner Muir proposed, in terms of requesting staff to define hotel and motel and distinguish between the two, she inquired if Commissioner Muir was suggesting tabling the petition.

Commissioner Muir inquired if there was still a moratorium on the Commission initiating petitions.

Mr. Norris noted that the reality was that currently there was not enough staff to entertain the many petitions coming in, much less to take on new City initiated petitions. He stated that Commissioner McDonough was right, there would need to be a differentiation between hotel and motel in the definitions, which would require writing new definitions and bringing them back to the Commission and having a recommendation forwarded to City Council.

Commissioner McDonough inquired if the Commission could ask as part of the current ongoing study with the City Council's consultant that this becomes part of their scope of work, in fleshing out the table of permitted and conditional uses.

Mr. Paterson noted that could certainly be forwarded onto the City Council, to see if they could change their hired consultant's scope.

Commissioner Muir stated that the motion should be coupled with a recommendation to the City Council that a petition be initiated. He noted that he respected the fact that there was a lack of planning staff, but that was not a concern of the Commission, who looks at land use issues and this is a flaw in the process that needs to be pointed out and not passed on due to lack of staff..

Commissioner Muir made a motion regarding Petition 400-08-06, based upon the findings of the staff report, requesting a zoning map amendment from R-MU to TC-75 as well as a text amendment to the Zoning Ordinance Section 21A.26.080 Table of Permitted and Conditional Uses for Commercial Districts to allow hotels and motels as a permitted use, that the Commission forward a favorable recommendation to the City Council on both issues subject to the following conditions:

- 1. The City Council initiates a petition to clearly define and differentiate the definition between motels and hotels, specific to the TC-75 zoning district.**
- 2. Parking for this conditional use is limited to the requirements of the zoning ordinance.**
- 3. The height of hotels in the TC-75 Zoning District is compatible with residential districts definition and limitations, rather than commercial districts.**

Commissioner De Lay seconded the motion.

Commissioner McDonough inquired if it was clear enough that the Commission was recommending to the City Council that they were not encouraging motels.

Commissioner De Lay inquired if motels were even built anymore because of the price of land in these particular areas, she felt it was obsolescent.

Commissioner Muir noted that it was obviously an auto-oriented use, which the Commission was trying to discourage.

Commissioner Scott inquired why Commissioner Muir had not stated in the motion to allow motels in the R-MU Zoning District.

Commissioner Muir stated that he felt that on 400 South around Library Square it could tolerate additional density.

Mr. Norris inquired if this was subject to the City Council initiating a petition to differentiate between hotels and motels, and address height limits of hotels, or was the intent of the Planning Commission that if the City Council refuses to do that, that the Commission's recommendation still stands for this petition.

Commissioner Muir stated yes, the Commission was solely recommending that this be reviewed and the City Council can make that decision.

Vice Chair Woodhead noted that she wanted to convey to the City Council that the Commission did think that this petition was a good project.

All in favor voted, "Aye," Commissioners Scott and Forbis opposed the motion, the motion carried.

6. Original Petition



Zoning Amendment

OFFICE USE ONLY	
Petition No.	400-08-06
Receipt No.	Online
Amount	980.81
Date Received:	2-28-08
Reviewed By:	ALM
Project Planner:	

PLANNING COMMISSION

Address of Subject Property: 431 South 300 East, Salt Lake City, Utah

Name of Applicant: Wyndham Resort Development Corporation Phone: 425.498.2688

Address of Applicant: 10735 Willows Road NE, Redmond, Washington 98052

E-mail Address of Applicant: wayne.helm@wyndhamvo.com Cell/Fax: 425.489.3061

Applicant's Interest in Subject Property: Contract Purchaser and Authorized Agent

Name of Property Owner: Barnes Bancorporation Phone: 801.544.3424

Address of Property Owner: 33 South Main, Kaysville, Utah 84037-0207

E-mail Address of Property Owner: bpulley@barnesbank.com Cell/Fax: 801.544.4717

Existing Use of Property: Office building/bank

County Tax ("Sidwell #"): 16063310130000

- Amend the text of the Zoning Ordinance by amending Section: (attach map or legal description).
- Amend the Zoning Map by reclassifying the above property from an { TC-75 / R-MU } zone to a { TC-75 } zone.

- Please include with the application:**
1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
 2. A complete description of the proposed use of the property where appropriate.
 3. Reasons why the present zoning may not be appropriate for the area.
 4. The names and addresses of all property owners within four-hundred fifty (450) feet of the subject parcel (exclusive of streets and alleys). The name, address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair(s). **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
 5. Legal description of the property.
 6. Six (6) copies of site plans drawn to scale.
 7. Related materials or data supporting the application as may be determined by the Zoning Administrator.
 8. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as an agent.
 9. **Filing fee of 800.00 plus \$100.00 for each acre over one acre is due at the time of application.**

If you have any questions regarding the requirements of this petition, please contact a member of the Salt Lake City Planning staff (535-7757) prior to submitting the petition.

<p>County tax parcel ("Sidwell") maps and names of property owners are available at:</p> <p>Salt Lake County Recorder 2001 South State Street, Room N1600 Salt Lake City, UT 84190-1051 Telephone: (801) 468-3391</p>	<p>File the complete application at:</p> <p>Salt Lake City Planning 451 South State Street, Room 406 Salt Lake City, UT 84111 Telephone: (801) 535-7757</p> <p>Wayne Helm, Senior Director Due Diligence & Entitlements</p>
<p>Signature of Property Owner <i>Wayne Helm</i></p>	



Zoning Amendment

Page 2

PLANNING COMMISSION

Please answer the following questions. Use an additional sheet if necessary.

Please describe your project and explain why a zoning amendment is necessary.

SEE ATTACHED

What are the land uses adjacent to the property (abutting and across the street)?

SEE ATTACHED

Have you discussed the project with nearby property owners? If so, what responses have you received?

SEE ATTACHED

SALT LAKE CITY ZONING MAP AND TEXT AMENDMENT APPLICATION

431 South 300 East, Salt Lake City, Utah 84111

(Barnes Bank Building)



Table of Contents

1. Introduction
 2. Current Zoning -- Split Zoned TC-75 and R-MU
 3. Proposed Zoning -- TC-75
 4. Basis for Rezone Approval
 5. Text Amendment -- Permitted Uses in TC-75 Zones
 6. Conclusion
- Exhibit A Legal Description of the Parcel
- Exhibit B Statement of Consent
- Exhibit C Copies of Site Plans
- Exhibit D Surrounding Property Owners' Information Labels

1. Introduction

The Barnes Bancorporation (“Barnes Bank”) owns the office building and land located at 431 South 300 East, Salt Lake City, Utah 84111 (the “Parcel”). A legal description of the Parcel is attached as Exhibit A. Barnes Bank has entered into a Purchase and Sale Agreement with Wyndham Resort Development Corporation (“Wyndham”) whereby Wyndham has the right to purchase the Parcel and remodel the building as an urban timeshare project. Accordingly, Barnes Bank has appointed Wyndham as its agent for the purpose of obtaining any and all necessary zone changes, approvals, permits, and entitlements from Salt Lake City, as further detailed in that Statement of Consent attached hereto as Exhibit B.

2. Current Zoning -- Split Zoned TC-75 and R-MU

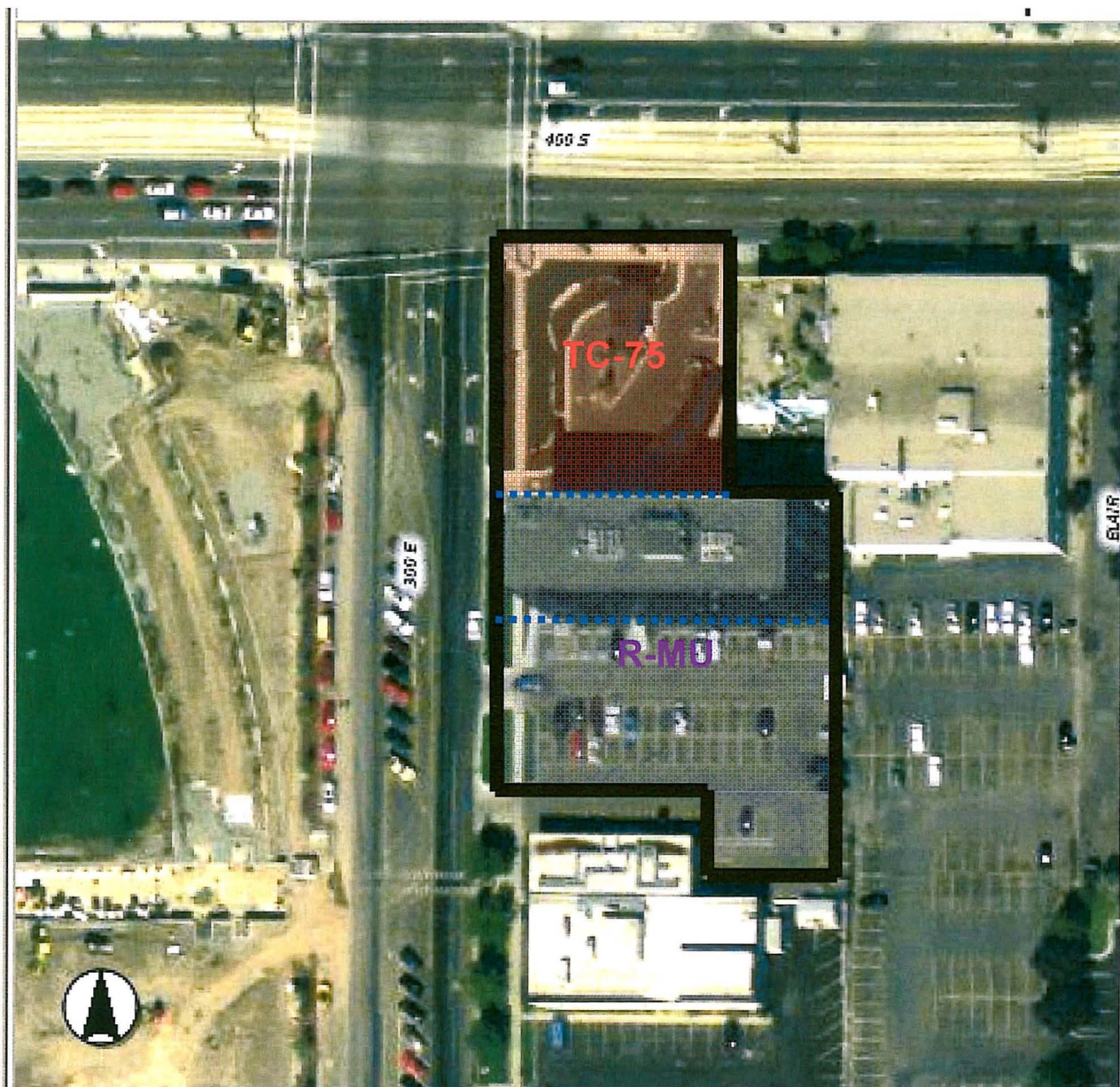


Fig. 1

The dotted blue lines in Figure 1 indicate where the parcel boundaries were prior to November 26, 2001. On November 26, 2001 these three separate parcels were combined into a single parcel resulting in the parcel being split zoned between TC-75 and R-MU.

3. Proposed Zoning -- TC-75

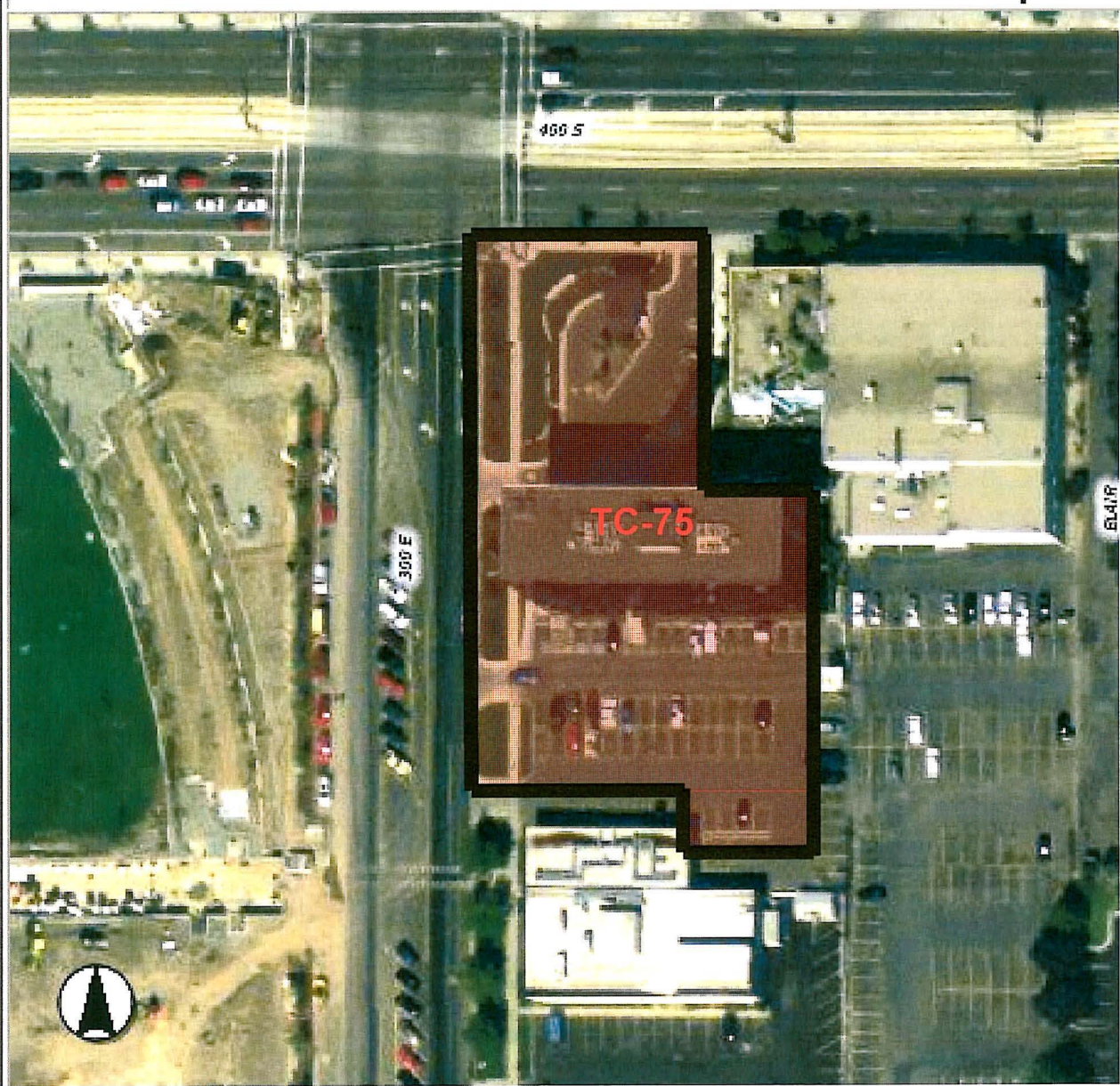


Fig. 2

In order to remedy the split zone, and to enable Wyndham’s proposed use of the Parcel, it is proposed that the Zoning Map be amended so that the TC-75 zone is extended to encompass the entire Parcel.

4. Basis for Rezone Approval

Barnes Bank, through Wyndham, is requesting that the current split zoning on the Parcel be changed such that the Parcel becomes zoned TC-75 in its entirety. Section 21A.50.050 of the Sale Lake City Zoning Ordinance establishes the following criteria to be considered in connection with an amendment to the Zoning Ordinance or zoning map:

A. Is the proposed amendment consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City?

- (1) The proposed Zoning Map Amendment is consistent with the one of the central goals of the Central Community Master Plan, which is to “provide vital and sustainable commerce.”

If Wyndham receives the necessary approvals and goes forward with its proposed project, timeshare owners staying at the resort will take advantage of the many resources available in the Central Community. It is anticipated that the resort will have a 90% or more average minimum annual occupancy. This translates to approximately \$3.2 million spent each year at local shops, restaurants and recreationally oriented retailers. Furthermore, the project would produce 20-25 permanent, full-time, benefit providing jobs.

- (2) Another fundamental goal of the Central Community Master Plan is that of fostering “walkable development” with “pedestrian mobility and accessibility.” The Parcel is within the Transit-Oriented Development land use, which “emphasizes a mix of land uses with pedestrian access located near light rail stations.”

As an urban destination, the proposed project would not include a restaurant, lounge, swimming pool or other similar amenities but would rely on the dining and entertainment services within the Central Community and greater Salt Lake City. It is anticipated that many families staying at the proposed resort will walk to the various businesses, shops, restaurants and attractions located nearby, and that many will also avail themselves of the Trax line, which will transport them to other walkable developments within the community.

B. Is the proposed amendment harmonious with the overall character of existing development in the immediate vicinity of the subject property?

The proposed Zoning Map Amendment creates consistency in the application of the TC-75 zone to those properties in the area that abut 400 South. The vast majority of those properties are zoned TC-75 and zoning this parcel as TC-75 would be consistent with the surrounding properties.

C. To what extent will the proposed amendment adversely affect adjacent properties?

It is the applicant's belief that no adverse impacts will occur to adjacent properties with the Zoning Map Amendment.

D. Is the proposed amendment consistent with the provisions of any applicable overlay zoning districts which may impose additional standards?

No overlay districts currently exist on the site.

E. Are public facilities and services adequate to serve the subject property, including but not limited to roadways, parks and recreational facilities, police fire protections, schools, storm water drainage systems, water supplies, and wastewater and refuse collection?

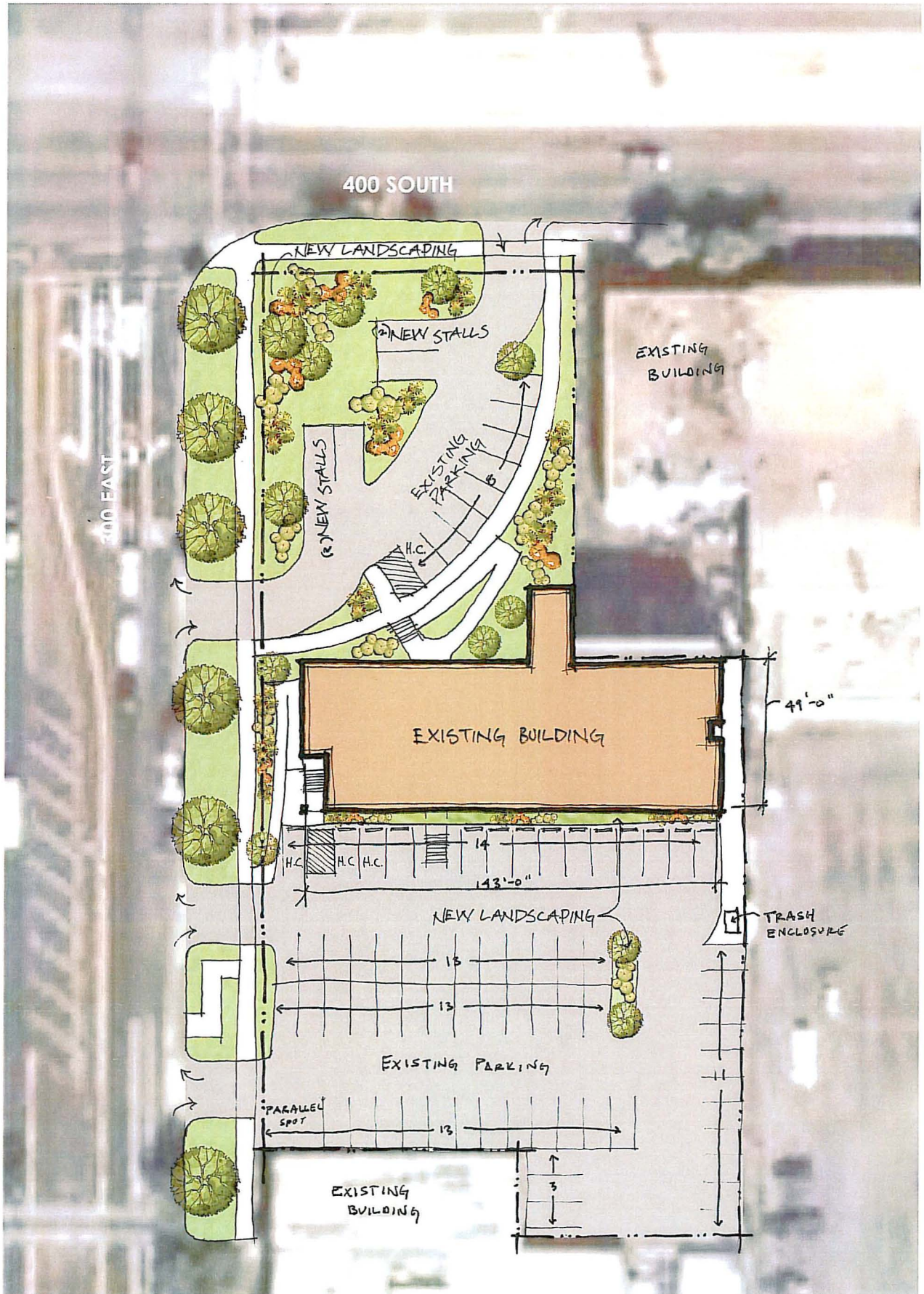
It is our understanding that no additional public infrastructure will be necessary to operate the project.

5. Text Amendment -- Hotel/Motel as a Permitted Use in TC-75 Zones

We are requesting that the Table Of Permitted And Conditional Uses For Commercial Districts, as set forth in 21A.26.080, be amended to change "Hotel or motel use" from a Conditional Use to a Permitted Use in the TC-75 zone. A core principal in the Central Community Master Plan is that of fostering "walkable development" with "pedestrian mobility and accessibility." Furthermore, Transit-Oriented Development "emphasizes a mix of land uses with pedestrian access located near light rail stations." These uses are best accomplished by allowing hotels, motels and timeshares in the TC-75 Zone, which is a discrete area, segregated from large concentrations of residential dwellings, and focused around the Trax 400 South line. The other commercial districts which permit hotel/motel use do not require a conditional use permit and the TC-75 zone likewise, should permit hotel/motel use.

6. Conclusion

Wyndham desires to renovate this property to create a premier urban timeshare resort that will generate substantial business for the surrounding community, facilitate a more vibrant and active downtown and increase pedestrian traffic in the City's walkable developments. Wyndham plans to renovate both the exterior and interior of the existing building to create 45 one, two and three bed-room units. Attached as Exhibit C to this Amendment Application are six (6) copies of the proposed façade treatment and site plans drawn to scale. The names and addresses of all property owners within four-hundred fifty (450) feet of the Parcel are attached as Exhibit D. Wyndham is very excited about the prospect of acquiring this Parcel for the purposes of developing one of its urban resorts. If we can provide any additional information that would be helpful in processing this application, please let us know.



SITE PLAN

SCALE: 1"=30'-0"



EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

COMMENCING 132 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 5, BLOCK 35 PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 60.5 FEET; THENCE EAST 165 FEET; THENCE NORTH 60.5 FEET; THENCE WEST 165 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

COMMENCING 32.5 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 5, BLOCK 35, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 105 FEET; THENCE EAST 165 FEET; THENCE SOUTH 137.5 FEET; THENCE WEST 77 FEET; THENCE NORTH 32.5 FEET; THENCE WEST 88 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

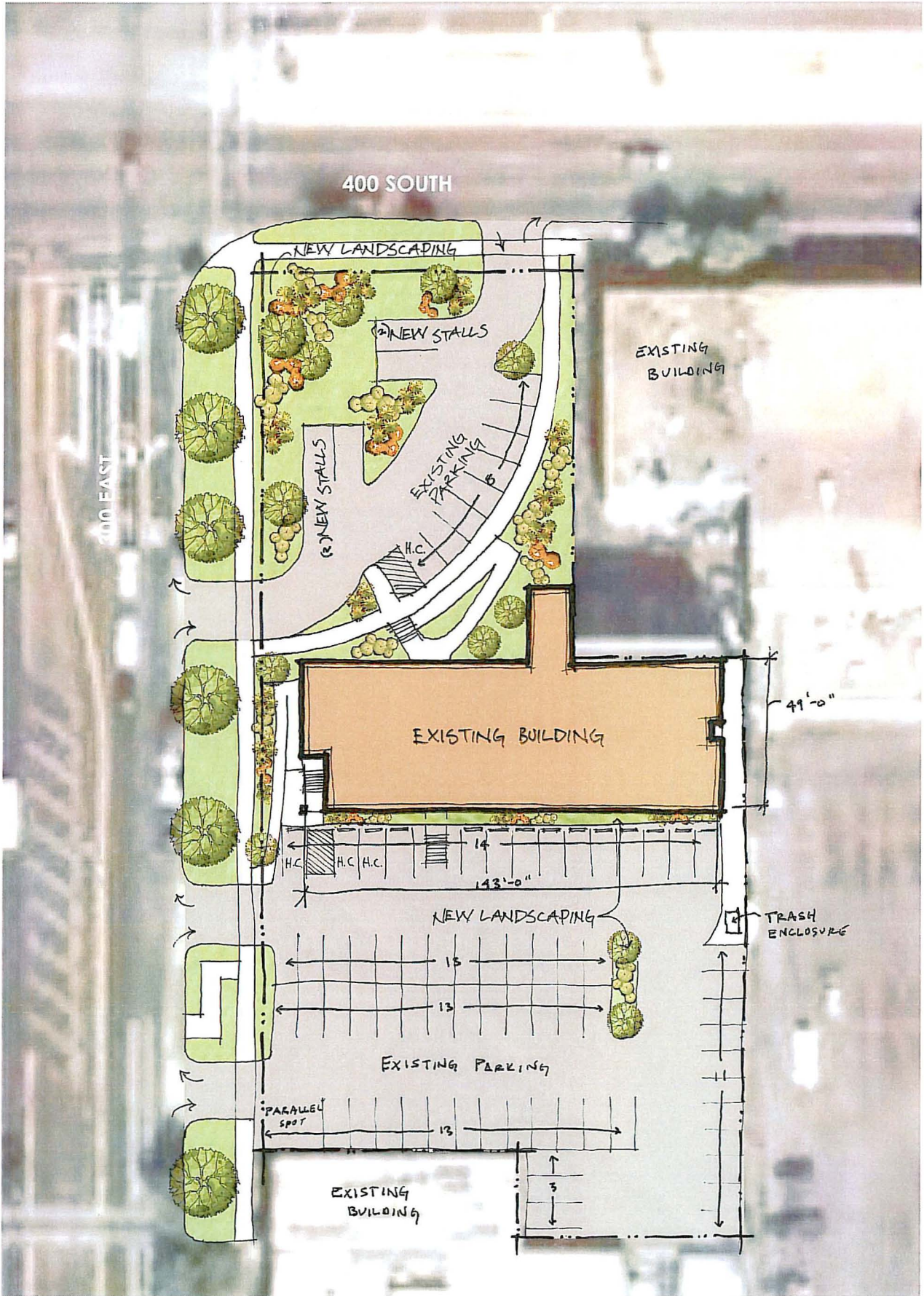
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 35, PLAT "B" SALT LAKE CITY SURVEY; THENCE SOUTH 132 FEET; THENCE EAST 107 FEET; THENCE NORTH 132 FEET; THENCE WEST 107 FEET, TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
431 South 300 East, Salt Lake City, UT 84111



WorldMark
BY WYNDHAM





SITE PLAN

SCALE: 1"=30'-0"



Remarks:

Petition No: **400-08-06**

By: **Wyndham Resort / Development Corporation**

Zoning Amendment

Date Filed: 02/28/2008


Address: **4310 South 300 East**

**COMMUNITY DEVELOPMENT
COUNCIL SUBMITTAL CHECKLIST**

Petition No and Basic Information: 400-08-06 Wyndham Resort Development Corporation
Zoning Map and Text Amendment.

Date: June 24, 2008

Supervisor Approval: _____

Division Director Approval: 

Contact Person:

Phone No.

- Initiated by
- City Council Member
 - Property Owner
 - Board / Commission
 - Mayor
 - Other

Contact Person

Wayne Helm (425)-498-2688

Completed Check List attached:

- Alley Vacation
- Planning / Zoning
- Federal Funding
- Condominium Conversion
- Plat Amendment
- Other: Surplus Property

Public Process:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Community Council (s) | <input checked="" type="checkbox"/> City Web Site |
| <input checked="" type="checkbox"/> Public Hearings | <input type="checkbox"/> Flyers |
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Formal Notice |
| <input type="checkbox"/> Historic Landmark Commission | <input type="checkbox"/> Newspaper Advertisement |
| <input type="checkbox"/> HAAB review | <input type="checkbox"/> City Television Station |
| <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> On Location Sign |
| <input type="checkbox"/> City Kiosk | <input type="checkbox"/> City Newsletter |
| <input type="checkbox"/> Open House | <input type="checkbox"/> Administrative Hearing |
| <input type="checkbox"/> Other | |

Compatible with ordinance:

21A.50 Amendments

Modifications to Ordinance: Amend Zoning Ordinance *Section 21A.26.080 Table of Permitted and Conditional Uses for Commercial Districts* by changing hotels/motels from a conditional use to a permitted use.

Approvals / Input from Other Departments / Divisions

<u>Division</u>	<u>Contact Person</u>
<input type="checkbox"/> Airport:	
<input type="checkbox"/> Attorney:	
<input type="checkbox"/> Business Licensing:	
<input checked="" type="checkbox"/> Engineering:	Craig Smith (535-7995)
<input checked="" type="checkbox"/> Fire:	Ted Itchon (535-6636)
<input type="checkbox"/> HAND:	
<input type="checkbox"/> Management Services:	
<input type="checkbox"/> Mayor:	
<input type="checkbox"/> Parks:	
<input checked="" type="checkbox"/> Permits / Zoning:	Larry Butcher (535-6181)
<input checked="" type="checkbox"/> Police:	Dave Askerlund (799-3180)
<input type="checkbox"/> Property Management:	
<input type="checkbox"/> Public Services:	
<input checked="" type="checkbox"/> Public Utilities:	Peggy Garcia (483-6727)
<input checked="" type="checkbox"/> Transportation:	Barry Walsh (535-7102)
<input type="checkbox"/> RDA :	
<input type="checkbox"/> Zoning Enforcement	

PETITION CHECKLIST

Date	Planner Initials	Supervisor Initials	Director Initials	Action Required
2008 02/28	<i>AM</i>		<i>AMP</i>	Petition Delivered to Planning
2008 3/27	<i>N.N.</i>		<i>AMP</i>	Petition Assigned to <u>Nick Morris</u>
5/28	<i>N.N.</i>		<i>AMP</i>	Planning Staff or Planning Commission Action Date
6/24	<i>N.N.</i>		<i>AMP</i>	Transmittal Cover Letter Followed Template (margins, headings, returns etc)
6/3	<i>N.N.</i>		<i>AMP</i>	Table of Contents
6/3	<i>N.N.</i>		<i>AMP</i>	Chronology
6/24	<i>N.N.</i>		<i>AMP</i>	Ordinance Prepared by the Attorney's Office Include general purpose statement of petition (top of ordinance) Include Strike and Bold -(Legislative Copy) (where applicable) Include Clean Copy (Ensure stamped by Attorney) Include Sidwell Numbers (where applicable) Include Legal Description-review, date and initial (where applicable) Ensure most recent ordinance used Ensure Exhibits (tables etc) are attached
6/3	<i>N.N.</i>		<i>AMP</i>	Council Hearing Notice Include Purpose of Request Include zones affected (where applicable) Include address of property (where applicable) Include TDD Language
6/3	<i>N.N.</i>		<i>AMP</i>	Mailing List of Petition and Labels, (include appropriate Community Councils, applicant and project planner) (include photocopy of labels)
5/14	<i>N.N.</i>		<i>AMP</i>	Planning Commission Notice Mailing Postmark Date Verification (on agenda) Newspaper Notice for Rezoning and Master Plan Amendments (proof of publication or actual publication)
5/28	<i>N.N.</i>		<i>AMP</i>	Planning Commission Staff Report
6/12	<i>N.N.</i>		<i>AMP</i>	Planning Commission Minutes and Agenda
6/3	<i>N.N.</i>		<i>AMP</i>	Yellow Petition Cover and Paperwork Initiating Petition (Include application, Legislative Intent memo from Council, PC memo and minutes or Mayor's Letter initiating petition.)
				Date Set for City Council Action: _____
				Petition filed with City Recorder's Office