

---

## MEMORANDUM

---

**DATE:** November 4, 2010

**SUBJECT:** Petition PLNPCM2010-00229- Salt Lake Clinic/Intermountain Health Services request to rezone properties at 333 South 900 East from Institutional I and Commercial Corridor CC to Urban Institutional UI and Moderate Density Multi-Family Residential RMF-35

**STAFF REPORT BY:** Janice Jardine  
Land Use Policy Analyst

**AFFECTED COUNCIL DISTRICTS:** If the ordinance is adopted the zoning text change will affect Council District 4

**ADMINISTRATIVE DEPT:  
AND CONTACT PERSON:** Community and Economic Development  
Doug Dansie, Senior Planner

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

---

### POTENTIAL MOTIONS:

*The applicant has requested the Council consider taking final action on this item after closing the public hearing. This would allow the applicant to move forward with their project.*

1. ["I move that the Council"] Adopt ordinances that would rezone properties located at 333 South 900 East from Institutional I and Commercial Corridor CC to Urban Institutional UI and Moderate Density Multi-Family Residential RMF-35.
2. ["I move that the Council"] Not adopt ordinances that would rezone properties located at 333 South 900 East from Institutional I and Commercial Corridor CC to Urban Institutional UI and Moderate Density Multi-Family Residential RMF-35.

---

The following information was provided previously for the Council Work Session on October 19, 2010. It is provided again for background purposes.

---

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

- A. An ordinance has been prepared for Council consideration that would rezone properties located at 333 South 900 East from Institutional I and Commercial Corridor CC to Urban Institutional UI and Moderate Density Multi-Family Residential RMF-35. The ordinance will become effective on the date of publication.
  1. A majority of the property will be zoned Urban Institutional to provide flexibility in the design of the project and address concerns expressed by the East Central Community Council and surrounding neighborhood, and

2. A small portion of the property with frontage on 300 South (currently, a driveway and doctor parking) will be zoned Residential Multi-Family RMF-35 and redesigned in an effort to maintain the residential character along 300 South.
- B. The proposed rezoning would facilitate demolition of existing buildings and reconstruction of the Salt Lake Clinic as a new state-of-the-art facility with a more urban type design. The Planning staff report notes:
1. Surrounding land uses include single and multi-family residential, office and retail.
  2. The development represents an overall increase in scale from the existing clinic.
  3. Efforts have been made to ensure the proposed building is in scale with surrounding development along street frontages with open space to the rear adjacent to residential neighbors. Because of the slope of the site, the massing is one story shorter on the north side of the building than it is on the south (facing 400 South). The new building will be four stories.
  4. The proposed zoning accommodates a more urban form of clinic than the present building and responds to transit opportunities.
  5. Due to the existence of light rail transit within walking distance of this site, reorientation of the clinic to the corner of 400 South and 900 East will have a positive impact on surrounding properties by reorienting activity toward a major intersection.
  6. The new development will locate the public retail portion of its facility (pharmacy) near the main entry to the building on this corner. (Some residents have expressed concern regarding the elimination of commercial uses on the corner of 400 South and 900 East.)
- C. Representatives for Salt Lake Clinic and Intermountain Health Services and Planning staff met several times with the East Central Community Council members to address their concerns and redesign the project. The Community Council has expressed support of the rezoning and proposed new development as a result of those meetings. The Community Council representative did request that if there were changes made to the development proposal the applicant come back to the Community Council. (Please see letters from the Community Council to the Planning Commission at the end of this memorandum for details.)
- D. The purpose of the Urban Institutional zoning district is regulate the development of larger public, semipublic and private institutional uses in an urban context. The uses regulated by this district are generally those having multiple buildings on a campus like site, located within a developed community.
- E. The purpose of the Moderate Density Multi-Family Residential RMF-35 district is to provide an environment suitable for a variety of moderate density housing types, including multi-family dwellings.
- F. The Planning staff report provides an analysis and findings for the Zoning Ordinance Standards for General Amendments and Zoning Map Changes. The standards were evaluated in the Planning staff report and considered by the Planning Commission. (Discussion and findings for the standards are found in the September 8, 2010 Planning staff report, pgs. 3-7.)
- G. All applicable City Departments and Divisions were provided the proposed text change. Development proposals will be required to comply with City standards and regulations and demonstrate that there are adequate services to meet the needs of the project.
- H. The public process included a presentation to the East Central Community Council on June 10, 2010 and written notification of the Planning Commission hearing sent to Community Council Chairs, surrounding property owners and the Planning Division electronic list serve. Notice was also posted on the City's website.
- I. On September 8, 2010, the Planning Commission held a public hearing and voted to forward a positive recommendation to the City Council for the proposed rezoning. (Please see the Planning Commission minutes for details.) Issues discussed at the Planning Commission meeting included:

1. Questions regarding the staff recommendation and conditions.
2. The proposed development and design of the project.
3. Whether the Planning Commission would review the project again once action on the rezoning is completed. (Planning staff indicated that the project would be processed as a permitted use and would not require additional action by the Planning Commission.)

## **MASTER PLAN AND POLICY CONSIDERATIONS:**

- A. The Planning staff report notes the following master plan analysis and provides excerpts from the Central Community Master Plan regarding institutional uses and transit-oriented development. (Please see the Planning staff report, pgs. 3-5 for details.)
1. The Plan calls for the area to be Medium Density Transit-Oriented Development TOD (10-50 dwelling units per acre).
  2. The master plan designation is not directly reflective of the existing zoning on the ground, which is Institutional rather than TOD, but medical clinics are allowed in the City's adopted zoning district, therefore, the master plan is not inconsistent either.
  3. This specific proposal is consistent with the master plan in that it reorients the Clinic towards light rail service, however, it does not contain a housing component often associated with TOD development.
- Additional citywide Master Plan and Policy considerations are provided below.
- B. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.
- C. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
1. Is aesthetically pleasing;
  2. Contributes to a livable community environment;
  3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
  4. Forestalls negative impacts associated with inactivity.
- D. The City Transportation Master Plan contains policy statements that include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions.
- E. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. Policy concepts include:
1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
  2. Ensure that land uses make a positive contribution to neighborhood improvement and stability.
  3. Ensure that building restoration and new construction enhance district character.
  4. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
  5. Treat building height, scale and character as significant features of a district's image.
  6. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.

## **CHRONOLOGY:**

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

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

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



East Central Community Council/Planning District

September 2, 2010

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

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

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

1

Dear Planning Commission,

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

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

**The Goals of the ECCC have been to:**

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

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

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

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

IHC rezone

1. Access to the property

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

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

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

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

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

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

2

---

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

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

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

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

**Transportation Master Plan:**

2. The Council encourages the preservation and enhancement of living environments, particularly the Downtown.
3. The Council discourages through traffic on streets other than arterial streets in residential neighborhoods.
4. The Council will focus on ways to transport people to their desired destinations, not on moving motorized vehicles at the expense of neighborhoods.

**Street Classifications:**

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

2. As changes are made to this plan (during the City review process), we ask that IHC and the City keep the ECCC included via the ECCC Steering Committee and **allow for an additional ECCC briefing (with the general membership) if the changes are significant.**
3. The ECCC would also like to **request that the Planning Commission call out and specify the mitigations already shown on the plan as conditions of approval .**

3

---

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

**Dissenting Comments:**

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

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

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

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

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

IHC rezone

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

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

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

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

4

**Requested by the neighborhood/ Agreed to by IHC:**

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

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

IHC rezone

Move the smoking area away from all residential /small business areas. Provide encouragement to move any smoking near the urban core (versus near the residential areas).

Select low density, lower height "down facing" lighting as is now readily available and that fits with the neighborhood character (Example; the Legacy Highway.)

Provide some level of security in the back corner of the main parking lot and in the underground parking area

Salvage materials during demolition

Ongoing construction mitigation meetings with the community. *A website with a schedule of major construction and demolition events would be helpful.*

Future community input on signage and aesthetics of the building (since these have not been chosen). Consider elements that tie to the residential neighborhood rather simply the urban core.

If signs are lit they are downward facing lights that are on 400 South and 900 East only and have a design that reflects the historic nature of the area (historic districts), setting versus simply an urban core.

Pedestrian safety - Redo of the 400 South pedestrian walkway by bringing the sidewalk in toward the building away from the street edge.

Parking lot way finding and trees (to provide shade).

Compliance with the block and district master plans as much as possible.

Restore the loss of the higher density residential zone (RMF-45) to the neighborhood.

*Elimination or mitigation of week end noise events: Saturday morning machine mowing and Saturday evening maintenance or janitorial process. If the new building requires this cleaning process (?) cannot new technology allow it to be done another time or with less noise?*

5

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

Best regards,

Esther Hunter

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

Gary Felt

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

east.central@live.com

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

IHC rezone





East Central Community Council & Planning District

Page |  
1

September 7, 2010

Salt Lake City Planning Commission

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

Dear Planning Commission,

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

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

The revised plan:

- Incorporates Planning Staff recommendations
- Incorporates solutions to all neighborhood concerns (please see the attached table)
- Includes an internal circulation plan that allows 963 East 400 South to remain RMF-45 thereby **protecting parcels designated for residential use and eliminating safety concerns**
- Closes the 300 South entrance that would have routed traffic onto a local street and into the neighborhood.

2. Requests that if changes are made that deviate from this plan (during the City review process, preparation of construction documents, etc. ), we ask that IHC and the City keep the ECCC included via the ECCC Steering Committee and **allow for an additional ECCC briefing (with the general membership) if the changes become significant.**
3. The ECCC would also like to request that the Planning Commission **call out and specify the mitigations already shown on the plan (listed on the attached chart) as conditions of approval.**

**Dissenting Comments:**

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

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

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

"I don't like the plaza on 900 East and 400 South. No one will utilize this space because it is too hot. The building should move further to the corner." Page |  
2

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

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

**Thank You**

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

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

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

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

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

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

Best regards,

Esther Hunter

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

Gary Felt

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

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



**East Central Community Council Planning District  
IHC Mitigation Agreements**

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

**September 7, 2010**

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



## East Central Community Council Planning District IHC Mitigation Agreements

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

**September 7, 2010**

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



**East Central Community Council Planning District  
IHC Mitigation Agreements**

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

**September 7, 2010**

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



FRANK B. GRAY  
DIRECTOR

MARY DE LA MARE-SCHAEFER  
DEPUTY DIRECTOR

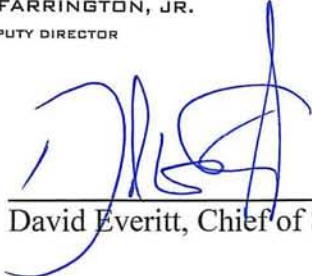
ROBERT FARRINGTON, JR.  
DEPUTY DIRECTOR

**SALT LAKE CITY CORPORATION**  
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
OFFICE OF THE DIRECTOR

**RECEIVED**  
RALPH BECKER  
MAYOR  
OCT 14 2010

Salt Lake City Mayor

**CITY COUNCIL TRANSMITTAL**



David Everitt, Chief of Staff

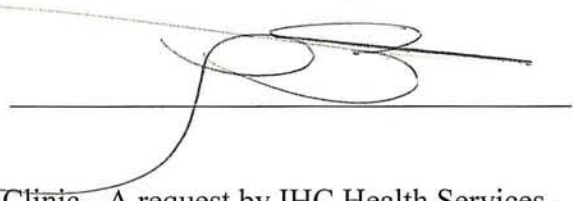
Date Received: 10/14/2010

Date Sent to City Council: 10/14/2010

**TO:** Salt Lake City Council  
JT Martin, Chair

**DATE:** October 12, 2010

**FROM:** Frank Gray, Community & Economic  
Development Department Director



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

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

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

**DOCUMENT TYPE:** Ordinance

**BUDGET IMPACT:** None

**DISCUSSION:**

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

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

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

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

## **PUBLIC PROCESS:**

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

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

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

The vote was six in favor; zero opposed

## **RELEVANT ORDINANCES:**

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

## **TABLE OF CONTENTS**

- 1. PROJECT CHRONOLOGY**
- 2. PROPOSED ORDINANCE**
- 3. NOTICE OF CITY COUNCIL HEARING**
- 4. MAILING LABELS**
- 5. PLANING COMMISSION**
  - A) ORIGINAL NOTICE AND POSTMARK**  
August 27, 2010  
August 27, 2010 newspaper
  - B) STAFF REPORT**  
August 27, 2010 (publication date)
  - C) AGENDA AND MINUTES**  
September 8, 2010
- 6. ORIGINAL PETITION**

## **1. PROJECT CHRONOLOGY**

**PROJECT CHRONOLOGY**  
**Petition No. PLNPCM2009-01048**

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

## **2. PROPOSED ORDINANCE**

MEMORANDUM

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

---

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

---

Doug:

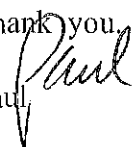
Provided herewith are two versions of a draft ordinance rezoning property owned by IHC Health Services pursuant to an application to rezone said property for the Salt Lake Clinic. Two versions are provided because two of the conditions recommended by the Planning Commission are not actual conditions,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

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

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

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

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

Thank you,  
  
Paul

SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2010

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

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

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

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

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

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

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning

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

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

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

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

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

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2010.

Published: \_\_\_\_\_.

APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>October 12, 2010</u> By: <u>[Signature]</u> Paul C. Nielson, Senior City Attorney
-------------------------------------------------------------------------------------------------------------------------------------------------------------

SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2010

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

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

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

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

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

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

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect the following:

- a) that the property located at approximately 333, 349, and 365 South 900 East and 911, 933, and 937 East 400 South (Tax ID. Nos. 16-05-329-001, 16-05-329-002, 16-05-329-004, 16-05-329-005, 16-05-329-006, 16-05-329-007, 16-05-329-015, 16-05-329-016, 16-05-329-017, 16-05-329-018, 16-05-329-027, 16-05-329-029, 16-05-328-001, 16-05-328-002, 16-05-328-003, 16-05-328-004, and 16-05-328-009), and which is more particularly described on Exhibit "A" attached hereto, shall be and hereby is re-zoned from I (Institutional) and CC (Commercial Corridor) to UI (Urban Institutional); and
- b) That the front 115.5 feet of the parcel identified by Tax ID No. 16-05-329-001 shall be rezoned from I (Institutional) to RMF-35 (Residential Multi-Family) from its 300 South frontage.

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

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

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2010.

Published: \_\_\_\_\_.

HB\_ATTU-#14835-v2-Ordinance\_amending\_zoning\_map\_SL\_Clinic.DOC

APPROVED AS TO FORM  
Salt Lake City Attorney's Office  
Date: January 3, 2010  
By: Paul C. Nielson  
Paul C. Nielson, Senior City Attorney

# Attachment A

## Legal Description for UI

A part of Block 42, Plat "B", Salt Lake City Survey, located within the West Half of Section 5, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake City, Salt Lake County, Utah:

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

**Contains 218392 sq. ft. or 5.014 acres**

## Legal Description for RMF-35

A part of Block 42, Plat "B", Salt Lake City Survey, located within the West Half of Section 5, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake City, Salt Lake County, Utah:

Beginning at the Southwest Corner of said Parcel B located 201.08 feet North 89°57'56" East along the Monument Line and 610.55 feet North from the Salt Lake City Monument at the intersection of 900 East Street and 400 South Street, Point also being 544.81 feet North 0°00'50" East along the East Line of 900 East Street and 130.19 feet South 89°58'43" East from the Southwest Corner of said Block 42; and running thence North 0°00'52" East 115.57 feet to the South Line of 300 South Street; thence South 89°58'44" East 47.28 feet along said South Line; thence South 0°00'53" West 115.57 feet; thence North 89°58'44" West 47.28 feet to the point of beginning.

**Contains 5464sq. ft. or 0.125 acres**

### **3. NOTICE OF CITY COUNCIL HEARING**

## NOTICE OF PUBLIC HEARING

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

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

**Date:**

**Time:** 7:00 p.m.

**Place:** Room 315 (City Council Chambers)\*  
Salt Lake City and County Building  
451 S. State Street  
Salt Lake City, UT

\*Please enter building from east side.

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

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

#### **4. MAILING LABELS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FERRELL, ALEX  
PO BOX 13519  
ARLINGTON, TX 76094  
76094

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

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

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

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

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

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

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

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

FURMAN, JAY  
PO BOX 35547  
TULSA, OK 74153  
74153

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

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

GNB PROPERTIES LLC  
4210 SUMMERMEADOW DR  
BOUNTIFUL, UT 84010  
84010

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

KEY BANK NA  
4910 TIEDEMAN RD  
BROOKLYN, OH 44144  
44144

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

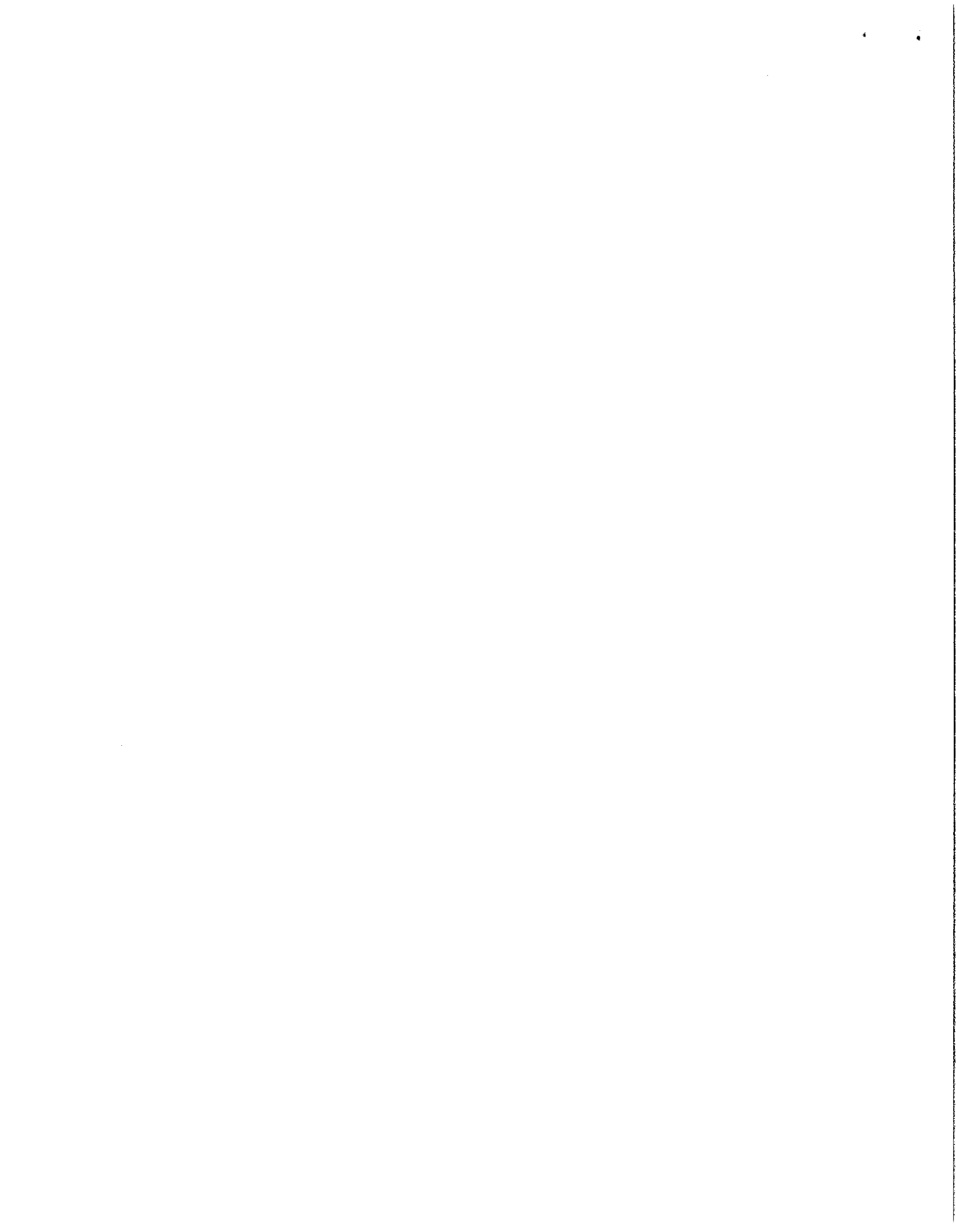
ZHANG, HONGZHI & XIAO, XINYI; JT  
PO BOX 521153  
SALT LAKE CITY, UT 84152-1153  
84152-1153

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

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

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

*East Central  
Community Council  
1049 Norms Place  
SLC UT 84112*



**5.A PLANNING COMMISSION  
ORIGINAL NOTICE AND POSTMARK**

## SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

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

Wednesday, September 8, 2010 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00p.m. in Room 126.

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

**Approval of Minutes**

**Report of the Chair and Vice Chair**

**Report of the Director**

**Public Hearings**

1. **PLNPCM2010-00229: Salt Lake Clinic - A request by IHC Health Services, Inc.**-for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 and 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)
2. **PLNPCM2010-00476: Building Height in M-1 Industrial Districts** - A request by Dominion Engineering to amend chapter 21A.28.020.120 (M-1 Light Manufacturing Zoning District) of the Salt Lake City Zoning Ordinance to include a provision for increased building height above 65 feet when the building is setback further than the minimum setback from property lines. Antennas would be excluded from building height measurement and in no case could a building exceed a height of ninety (90) feet. The proposed zoning amendment would apply to M-1 districts Citywide. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)
3. **PLNSUB2010-00182 Crandall Cove Minor Subdivision** - Ivory Development requests preliminary approval for a subdivision plat to create seven lots; one commercial lot for the existing commercial building at 2855 S Highland Drive and six new residential lots accessed from Crandall Avenue. The subject property is located at approximately 2853-2855 S Highland Drive in an R-1/7,000 zoning district, in Council District 7, represented by Søren Simonsen. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com.)
4. **PLNPCM2010-00223, Salt Lake City Code Maintenance- Fine Tuning text amendments** - a request by Salt Lake City Mayor Becker to analyze the feasibility of amending the City Zoning Ordinance to provide for clarity and efficiency of use as part of an ongoing process of code maintenance. These text changes are Citywide (Staff contact: Ana Valdemoros at 535-7236 or ana.valdemoros@slcgov.com).
5. **PLNPCM2010-00354 - Major Street Plan Amendment**- A petition initiated by Salt Lake City Mayor Ralph Becker to update the Major Street Plan of the Salt Lake City Transportation Master Plan. The major changes that will occur as part of this proposed update to the Major Street Plan include the following:
  1. Ownership of North Temple.
  2. Ownership of 1300 East.
  3. Removal of proposed 5500 West between 300 South and 700 South.
  4. Removal of proposed Mountain View Corridor alignment on 7200 West and change to proposed arterial street.
  5. Removal of the proposed connection of Wright Brothers Drive and 800 North.
  6. Change a section of Gladiola Street from proposed to existing.
  7. Change status of a section of 1730 South from proposed to existing.
  8. Change status of 700 South, 5600 West to 6400 West; 5700 West, 300 South to 700 South; 6400 West, 300 South to 700 South from proposed to existing.
  9. Change status of 5500 West, 300 South to approximately 200 South from collector to local.
  10. Change status of Legacy Highway from proposed to existing.
  11. Removal of 800 West connection to Warm Springs Road
  12. Include connection of 900 West to Warm Springs Road.Changes would be City Wide. (Staff contact: Katia Pace, (801)535-6354, katia.pace@slcgov.com)
6. **PLNPCM2010-00449: Utah Crew Rowing Dock Conditional Use** - A request by Sonia Witte, on behalf of Utah Crew, for conditional use approval of a rowing dock on the Surplus Canal at approximately 830 South Delong Street. The property is in the M-1 (Light Manufacturing) zoning district and in the LC (Lowland Conservancy) overlay district and is in Council District 2, represented by Van Turner. (Staff: Nick Britton at 801-535-6107 or nick.britton@slcgov.com).

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at [www.slcgov.com/CED/planning](http://www.slcgov.com/CED/planning) for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at [www.slctv.com](http://www.slctv.com)

## MEETING GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:  
Salt Lake City Planning Commission  
PO Box 145480  
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the Chair at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

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

RETURN SERVICE REQUESTED

## NOTICE OF HEARING

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

FIRST CLASS



4776 S. 5600 W  
 P.O. BOX 701033  
 WEST VALLEY CITY, UT 84178  
 PHONE FAX 801-972-2156/3

**The Salt Lake Tribune**  
 A DIVISION OF MEDIA ONE

**MEDIA One**  
 A DIVISION OF MEDIA ONE CORPORATION

**Deseret News**  
 A DIVISION OF MEDIA ONE CORPORATION

PROOF OF PUBLICATION

CUSTOMER'S COPY

PLANNING DIVISION, PO BOX 145480 SALT LAKE CITY UT 84117	J001394298	8/30/2010
----------------------------------------------------------------	------------	-----------

PLANNING DIVISION	
801-5356184	0000611312
Start 08/27/2010	End 08/27/2010
Hearing 9/8/10	
On September 8, 2010, the Salt Lake City Planning Commission	
43 Lines	2.00 COLUMN
3	
	1'2 50

*[Faint, illegible text, likely bleed-through from the reverse side of the page.]*

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY CORPORATION LEGAL COUNSEL, I CERTIFY THAT THE ATTACHED ADVERTISMENT OF Salt Lake City Zoning Ordinance Amendment... WAS PUBLISHED BY THE NEWSPAPER AGENCY CORPORATION, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON JUDGELEGALS.COM ON THE SAME DAY AS THE FIRST PAPER PUBLICATION DATE AND REMAINS ONLINE FOR AN INDEFINITE PERIOD.

Start 08/27/2010 End 08/27/2010  
 PUBLISHED ON  
 SIGNATURE: *[Handwritten Signature]*  
 8/30/2010

*[Handwritten Signature]*

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

**5.B PLANNING COMMISSION  
STAFF REPORT**

# PLANNING COMMISSION STAFF REPORT

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



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:**

Steve Dibble of IHC Health Services, Inc

**Staff:**

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

**Tax ID:**

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

**Current Zone:**

I Institutional, RMF-45 Multifamily  
Residential and CC Commercial

**Master Plan Designation:**

Central Community Master Plan:  
Medium Density TOD

**Council District:**

District Four Luke Garrott

**Community Council:**

East Central

**Lot Size:**

Approximately 5.25 acres

**Current Use:**

Clinic and vacant retail

**Applicable Land Use Regulations:**

21A.50.050: Standards for general  
amendments

**Notification**

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

**Attachments:**

- A. Photographs
- B. Department Comments
- C. Illustrations
- D. Community Comments

## ***Request***

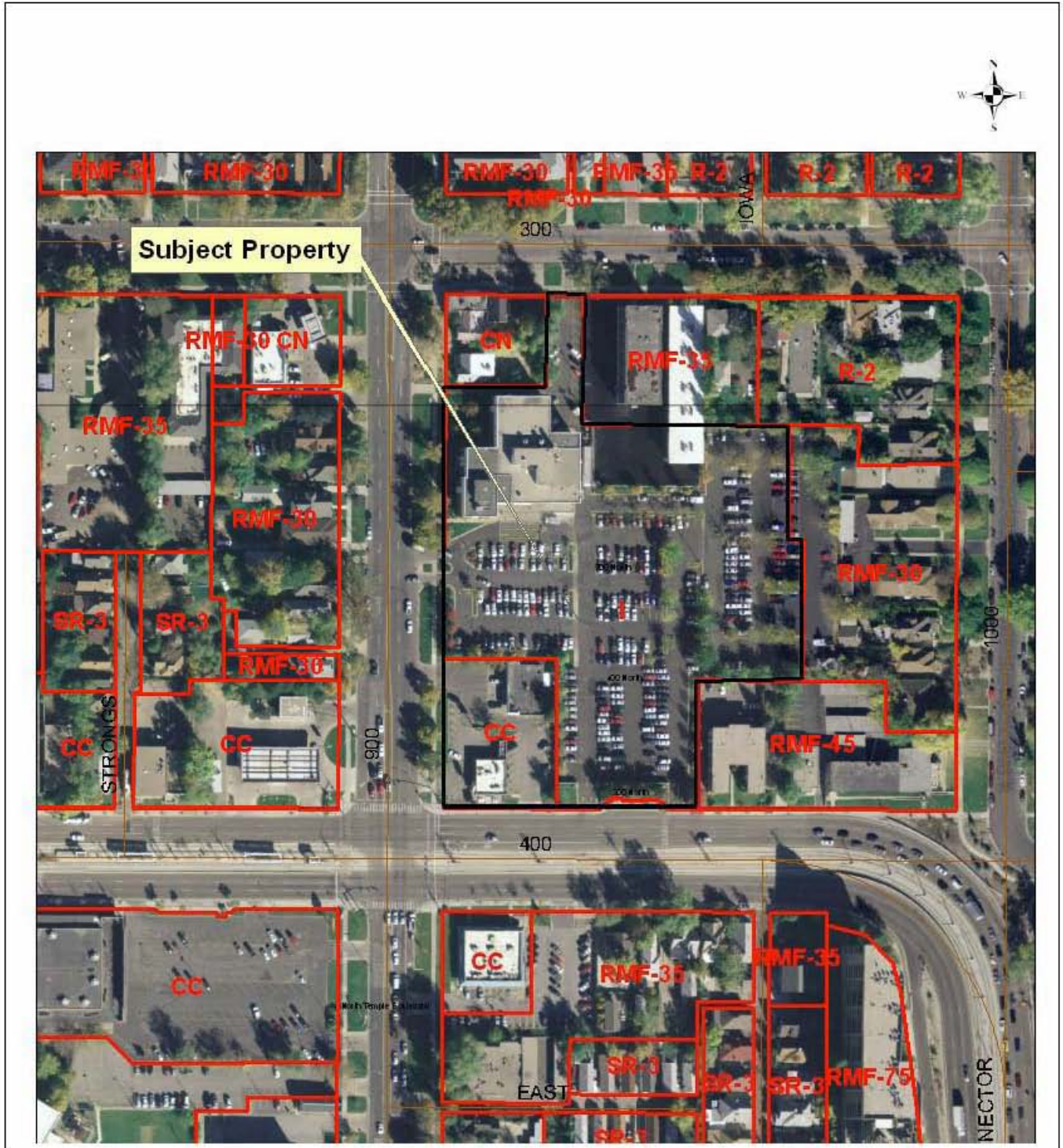
Intermountain Health Services, represented by Stephen Dibble, is requesting the Salt Lake City Planning Commission recommend that the City Council approve a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional),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

## ***Staff Recommendation***

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

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

## VICINITY MAP



### **Background**

#### **Project Description**

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

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

## ***Comments***

### **Public Comments**

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

### **City Department Comments**

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

### ***Project Review***

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

## ***Analysis and Findings***

### **Options**

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

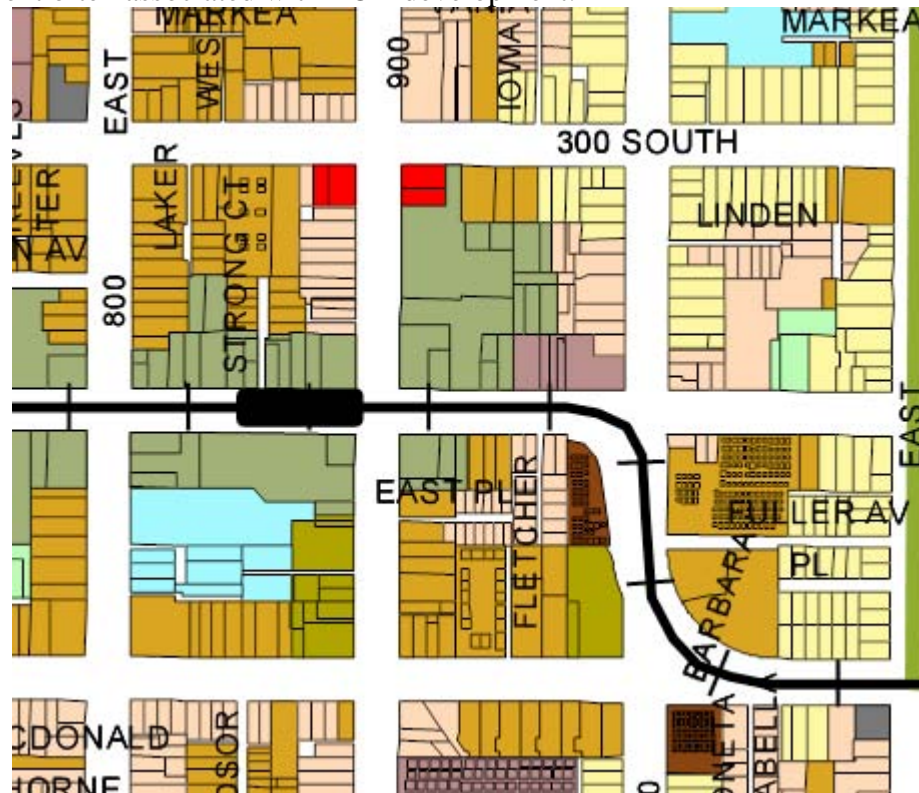
### **Findings**

A decision to amend the Salt Lake City Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a decision concerning a proposed amendment, the City Council should consider the following factors:

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

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

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



*Sage green indicates medium density transit oriented development.*

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

***Expansion of Institutional land uses onto residential properties***

When existing institutional land uses outgrow their facilities, they often seek to acquire adjacent residential property to expand their facilities. Certain institutional land uses should not be allowed to expand beyond their existing properties unless the neighborhood and community support the institutional use expansion.

**INSLU-1.1** Ensure that transportation and vehicle circulation impacts are mitigated when expansion or intensification of an institutional land use occurs.

**INSLU-1.2** Mitigate the negative impacts of special events, activities, and recreation programs at institutional locations on the surrounding neighborhood and its residents.

**INSUL-1.3** Discourage the encroachment of medical facilities into adjacent residential neighborhoods. Encourage new medical facilities in underserved areas of the community where appropriate and supported by residents.

**Medium-density transit-oriented development:** The design emphasis for medium-density TOD (medium sage green on map) is compatibility with

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

**Finding:** Not applicable.

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

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

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

**Attachment A**  
Photographs



300 South (driveway)



300 South (looking west from driveway)



300 South (looking east from driveway)



300 South (north side of street across from driveway)



400 South (north side looking west)



400 South (site of proposed eastern driveway)



400 South (looking west of proposed eastern driveway)



400 South (looking east from proposed eastern driveway)



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



900 East 400 South (site of new clinic)



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



400 South 900 East (looking east)



400 South 900 East (looking north)

**Attachment B**  
Department Comments

**Public Utilities Brad Stewart**

We have no objections to the proposed rezone.

**Zoning Review Alan Mickelsen**

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

**Engineering Randy Drummond**

We have no concerns regarding this proposed re-zone

**Transportation Barry Walsh**

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

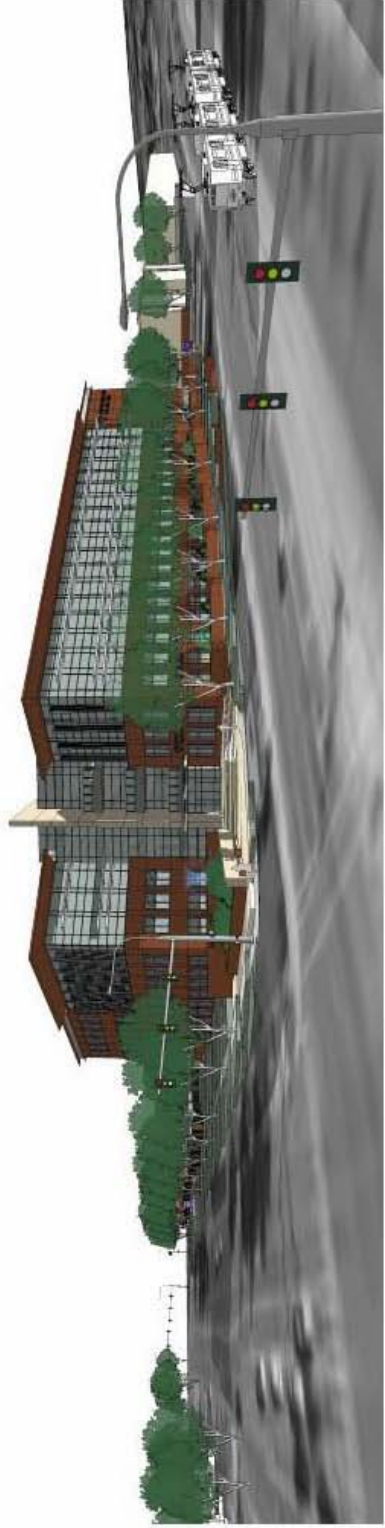
**Building Review Logan Sauter**

No concerns

**Fire Ed Itchon**

No Comment

**Attachment C**  
Illustrations of proposed Clinic

















**Attachment D**  
Community Comments



## East Central Community Council District

August 25, 2010

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

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

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

Dear Planning Commission,

1

### **Neighborhood Notice and Input:**

The East Central Community Council General Membership meeting has had two presentations of the IHC rebuild project and rezoning request.

IHCs presentations included **preliminary** plans and ideas, but not final plans.

Agenda notification for these two meetings was sent via Google group/Email by the ECCC and mailed to the ECCC general membership by the Mayor's Office, as well a second notice was hand delivered to all immediate neighbors by IHC.

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

### **Historical Perspective:**

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

IHC rezone

**Working with IHC:**

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

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

**Vote regarding rezone and preliminary plans:**

One hundred and twenty three unique individuals attended the two meetings. Another 63 unique individuals posted votes on the Google Group.

Results:

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

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

**Outstanding Concerns:**

**1. Safety Concern 400 South - eastern most entrance.**

The sight line, slope, amount of traffic and temptation to utilize the "S" curve as a speedway have long been a safety concern for the neighborhood. The eastern entrance to the underground parking raises several concerns:

Ability to stop on the slope (especially in winter) to allow the turn into the clinic.

Pedestrian safety for those walking on 4<sup>th</sup> South

Impact to the residential properties

The small white home is part of the group home. This higher use drive would be located between two residential uses: the group home and the apartment building.

Loss of potential higher density residential use of the RMF-45 property (to be demolished) and rebuilt as a driveway.

IHC rezone

**2. Abandon access on 3<sup>rd</sup> South by shifting the staff (75+ per day) entrance to 900 East.**

The ECCC is requesting that IHC continue to consider abandoning the 3<sup>rd</sup> South staff entrance. We acknowledge that IHC has modified the plan to show the 300 South entrance narrowed, landscaped and intended for staff only (75+ per day) with no signage as a right turn only exit. We also appreciate that IHC is willing to share parking with St. Paul on Sundays.

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

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

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

**Dissenting Comments:**

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

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

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

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

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

**Special Requests:**

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

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

IHC rezoned

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

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

4

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

Best regards,

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

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

east.central@live.com

cc East Central Board of Directors  
Joel Macey, IHC

IHC rezone

**5.C PLANNING COMMISSION  
AGENDA AND MINUTES**

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building at 451 South State Street**  
**Wednesday, September 8, 2010 at 5:45 p.m.**

**The field trip is scheduled to leave at 4:00 p.m.** Dinner will be served to the Planning Commissioners and Staff at 5:00p.m. in Room 126.

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

**Approval of Minutes**

**Report of the Chair and Vice Chair**

**Report of the Director**

**Public Hearings**

1. **PLNPCM2010-00229: Salt Lake Clinic - A request by IHC Health Services, Inc.**-for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form in Council District 4 represented by Luke Garrett (Staff contact: Doug Dansie at 801-535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com))
  
2. **PLNSUB2010-00182 Crandall Cove Minor Subdivision** – Ivory Development requests preliminary approval for a subdivision plat to create seven lots; one commercial lot for the existing commercial building at 2855 S Highland Drive and six new residential lots accessed from Crandall Avenue. The subject property is located at approximately 2853-2855 S Highland Drive in an R-1/7,000 zoning district, in Council District 7, represented by Søren Simonsen. (Staff contact: Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com).)
  
3. **PLNPCM2010-00476: Building Height in M-1 Industrial Districts** - A request by Dominion Engineering to amend chapter 21A.28.020 (M-1 Light Manufacturing Zoning District) of the Salt Lake City Zoning Ordinance to include a provision for increased building height above 65 feet when the building is setback further than the minimum setback from property lines. Antennas would be excluded from building height measurement and in no case could a building exceed a height of ninety (90) feet. The proposed zoning amendment would apply to M-1 districts Citywide. (Staff contact: Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com))
  
4. **PLNPCM2010-00354 - Major Street Plan Amendment**- A petition initiated by Salt Lake City Mayor Ralph Becker to update the Major Street Plan of the Salt Lake City Transportation Master Plan. The major changes that will occur as part of this proposed update to the Major Street Plan include the following:
  1. Ownership of North Temple.
  2. Ownership of 1300 East.
  3. Removal of proposed 5500 West between 300 South and 700 South.
  4. Removal of proposed Mountain View Corridor alignment on 7200 West and change to proposed arterial street.
  5. Removal of the proposed connection of Wright Brothers Drive and 800 North.
  6. Change a section of Gladiola Street from proposed to existing.
  7. Change status of a section of 1730 South from proposed to existing.
  8. Change status from proposed to existing of 700 South, 5600 West to 6400 West; 5700 West, 300 South to 700 South; 6400 West, 300 South to 700 South.

9. Change status from collector to local of 5500 West, 300 South to approximately 200 South.
  10. Change status from proposed to existing of Legacy Highway.
  11. Removal of 800 West connection to Warm Springs Road
  12. Include connection of 900 West to Warm Springs Road.
- Changes would be City Wide. (Staff contact: Katia Pace, (801)535-6354, [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com))

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

*The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at [www.slcgov.com/CED/planning](http://www.slcgov.com/CED/planning) for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at [www.slctv.com](http://www.slctv.com)*

## **MEETING GUIDELINES**

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

Salt Lake City Planning Commission  
PO Box 145480  
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies 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.

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

Signed: \_\_\_\_\_

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

---

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

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

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

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:45 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Wilford Sommerkorn, Planning Director; Joel Paterson, Planning Manager; Nick Norris, Planning Manager; Doug Dansie, Senior Planner; Casey Stewart, Senior Planner; Ana Valdemoros, Associate Planner; Katia Pace, Associate Planner; and Nick Britton, Principal Planner; Paul Nielson, City Attorney; and Angela Hasenberg, Senior Secretary.

**Field Trip Notes** (Taken by Nick Norris)

Planning Commissioners visited the Salt Lake Clinic.

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

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

Planner Nick Britton gave an overview of the proposal.

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

[5:47:34 PM](#)

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

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

[5:48:15 PM](#)

**Report of the Chair and Vice Chair**

Chair De Lay welcomed Emily Drown as a new commissioner.

[5:51:05 PM](#)

### **Report of the Director**

Mr. Sommerkorn had nothing to report.

[5:51:05 PM](#)

### **Public Hearing**

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

Chair De Lay recognized Doug Dansie as staff representative.

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

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

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

### **Questions from the Commissioners:**

Commissioner Woodhead asked as part of the rezoning, can the Planning Commission actually state "no driveway on 3<sup>rd</sup> South"?

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

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

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

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

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

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

[5:57:31 PM](#)

#### **Comments from the Applicant**

Steve Dibble, Director of Facility Planning and Development for Intermountain Health Care spoke. He stated that the comment made that indicated the parking would double was inaccurate, but that half of the parking would be below grade, thereby reducing the amount of surface parking and allow more open space above.

The Clinic is basically a replacement of the existing Clinic with the physicians that are in place. There would be an addition of Urgent Care which would be an advantage to the neighborhood. There would be no need of ambulances unless to transport patients to other hospitals in the area.

Mr. Dibble stated that they had worked with the Community Council and with the Planning Department and they concurred with the recommendations from them that the driveways on 3 and 4<sup>th</sup> South would not be in the best interest of the project. The architects had found a way to keep the circulation on the parking structure of the site internal without the two entrances.

[5:59:16 PM](#)

#### **Comments from the Public:**

Esther Hunter, co-chair of East Central Community Council focused on Community development and land use and Gary Felt, East Central Community Council business district and community co-chair spoke.

Ms. Hunter stated that she was pleased with the opportunity to work with applicants, to do it early, and see what could be done. She noted that IHC came to the Community Council two years prior, and has had several opportunities to negotiate items that were important to both the applicant and to the community. Because of this, the Community Council is in favor of the rezone, all but the parcel that is zoned RMF-45, and asks that if there were to be changes made, through the project, that they come back to the Community Council. She noted that they also would like to see any issues that had been mitigated because of situations in the past whereas things develop over the years that items are not included in the recommendations.

Mr. Felt stated that IHC had been a good group to work with and they have appreciated that they had listened and did more than what they had expected.

Gary White, stated that his family owns the apartment house at 975 E. 400 S. His concern was regarding the traffic on 4<sup>th</sup> South. He stated he would like the applicant to provide a traffic count.

Commissioner Woodhead asked Mr. Dansie if the traffic issues are reviewed when plans are submitted.

Mr. Dansie stated that staff is not recommending a 4<sup>th</sup> South entrance.

Cindy Cromer spoke, stating that 25 years ago the Salt Lake Clinic was one of only nearly two dozen medical clinics that did not become non-conforming in the rezoning of 1985. She spoke in favor of the re-establishment of housing in the area and getting a better fit. She added that making intersections appear bigger does not enhance urban design. She disagreed with the Plaza at the front of the building.

[6:11:30 PM](#)

### **Applicant Response**

Mr. Dibble stated that he agreed with the issues regarding 4<sup>th</sup> South. He noted that there had been a detailed traffic study done by Ryan Hales. The conclusion was that this would not impact the neighborhood negatively.

[6:12:04 PM](#)

### **Close of Public Hearing**

[6:12:18 PM](#)

### **Motion**

**Motion: Commissioner Woodhead made the motion in regard to PLNPCM2010-00229:IHC Salt Lake Clinic zoning map amendment, moved that the Planning Commission forward a positive recommendation to the City Council to approve the requested zoning map amendment with conditions 1-3 as listed on the staff report. This motion was based on information from the staff report, in the previous briefing and tonight's public hearing.**

**Commissioner Luke seconded the motion.**

**Vote: Commissioners Fife, Drown, McHugh, Luke, Wirthlin and Woodhead all voted "aye". The motion passed unanimously.**

## **7. ORIGINAL PETITION**

**COMMUNITY AND ECONOMIC DEVELOPMENT  
COUNCIL SUBMITTAL CHECKLIST**

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

**Date:** October 12, 2010

**Supervisor Approval:** \_\_\_\_\_

**Division Director Approval:** \_\_\_\_\_

**Contact Person:** Doug Dansie, Principal Planner    **Phone No.** (801) 535-6182

- Initiated by
- City Council Member
  - Property Owner
  - Board / Commission
  - Mayor
  - Other

Contact Person  
  
Steve Dibble, IHC

**Completed Check List Attached:**

- Alley Vacation
- Planning / Zoning
- Federal Funding
- Condominium Conversion
- Plat Amendment
- Other

**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 checked="" type="checkbox"/> Formal Notice           |
| <input type="checkbox"/> Historic Landmark Commission     | <input checked="" 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:**

Salt Lake City Code, Section 21A.06.030.B.3 Jurisdiction and Authority  
Salt Lake City Code Chapter 21A.50 Amendments

**Modifications to Ordinance:**

None

**Approvals / Input from Other Departments / Divisions:**

<u>Division</u>	<u>Contact Person</u>
<input checked="" type="checkbox"/> Attorney:	Paul Nielson, Senior City Attorney
<input type="checkbox"/> Business Licensing:	
<input checked="" type="checkbox"/> Engineering:	Randy Drummond, Engineer IV
<input type="checkbox"/> Fire:	Ed Itchon, Fire Protection Engineer
<input type="checkbox"/> HAND:	
<input type="checkbox"/> Management Services:	
<input type="checkbox"/> Mayor:	
<input type="checkbox"/> Parks:	
<input checked="" type="checkbox"/> Permits / Zoning:	Logan Sauter, Plans Examiner Alan Mickelsen, Planner
<input type="checkbox"/> Police:	
<input type="checkbox"/> Property Management:	
<input type="checkbox"/> Public Services:	
<input checked="" type="checkbox"/> Public Utilities:	Brad Stewart, Engineer V
<input checked="" type="checkbox"/> Transportation:	Barry Walsh, Engineer Tech VI
<input type="checkbox"/> RDA:	
<input type="checkbox"/> Zoning Enforcement:	

# PLANNING & ZONING DIVISION TRANSMITTAL SUBMISSION FORM

Transmittal Title: Petition No. PLNPCM2010-00229 Salt Lake Clinic  
(Please include petition number where appropriate.)

Date Submitted to CD: October 12, 2010  
(Transmittals must be submitted by no later than 12:00 p.m. on the due date.)

First Submission?

Yes

No    Date Originally Submitted: \_\_\_\_\_

Scheduled for Council?

Yes    Date: Briefing October 19    Hearing November 9

No

Director's Signature: \_\_\_\_\_

Comments/Special Instructions: