



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair

Start Date:
10/29/2024

Date Sent to Council:
10/31/2024

From:

Employee Name:
Roman, Amanda

E-mail
amanda.roman@slc.gov

Department
Community and Neighborhood

Department Director Signature

Blake Thomas

Chief Administrator Officer's Signature *

Jill Love

Director Signed Date
10/29/2024

Chief Administrator Officer's Signed Date
10/31/2024

Subject:
Jordan River Fairpark (JRF) District Zoning Text and Map Amendment at approximately 1500 W North Temple

Additional Staff Contact:
Amanda Roman, Urban Designer
amanda.roman@slc.gov or 801-535-7660

Presenters/Staff Table
Amanda Roman (city staff) and Wade Budge (applicant),
wbudge@swlaw.com

Document Type *
Ordinance

Budget Impact *
 Yes
 No

Budget Impact:

Recommendation: *
Follow the Planning Commission recommendations and approve, with conditions, the Zoning Map and Text Amendment for PLNPCM2024-00982

Background/Discussion (?)
Background

Larry H. Miller Company, represented by Snell & Wilmer, seeks to amend Salt Lake City's zoning ordinance by creating the Jordan River Fairpark District (JRF District). This district would rezone 93 acres across 32 parcels, at approximately 1500 W North Temple, to facilitate the area's redevelopment.

The JRF District would permit buildings up to 400 feet tall, with Design Review required for structures over 200 feet. There would be no minimum lot size, width, or setbacks, and at least 10% of the gross development area would be dedicated to open space. Notably, future development would be exempt from the City's general plans. Development plans have not yet been submitted.

Under new state law, the City and the applicant have until December 31, 2024, to enter into an agreement providing the applicant with an expedited process for review and approval of land use applications and vesting the applicant in any approved land use for a qualified stadium and related uses. If an agreement is not reached by that date, none of the property in the district will be subject to the City's zoning or land use regulations.

PROPOSED JRF DISTRICT ZONING ORDINANCE

Applicability

The applicant seeks to exempt the JRF District from evaluation or approval by any General or Master Plan, arguing that existing plans do not align with the district's unique characteristics or redevelopment goals. The proposal generally aligns with the North Temple Boulevard Plan and

supports several initiatives in Plan Salt Lake.

The JRF District would be exempt from the Airport Flight Path Protection Overlay and the applicant intends to establish Riparian Corridor Overlay standards through a Development Agreement with Public Utilities. Despite the request for exemption from city land use plans, all development within the JRF District will still be required to comply with Public Utilities' master plans for water, sewer, storm drain, and street lighting.

Minimum Lot Area, Width, Yard Standards

The proposal states that there are no minimum lot areas, lot widths, or setbacks required in the JRF District. The City supports no required minimum lot area or lot width and generally supports no building setbacks.

Open Space

The proposed code language states an open space plan will be created and will include at least 10% of the gross development area. The open space is intended to be used for both passive and active recreation.

Building Height

The proposed building height in the JRF District is a maximum of 400 feet, with Design Review required for buildings over 200 feet. Buildings above 200 feet must include a 5-foot step back and include one of the following options:

- Midblock walkway connecting to an existing or planned street or midblock walkway;
- Utilization of the Affordable Housing Incentives as identified in Chapter 21A.52; or
- Provide privately owned, publicly accessible open space on the property or on another property within the district that provides a shade canopy of at least 60% of the open space area.

The proposed building height and Design Review threshold is comparable to the regulations within the Downtown Districts. The D-1 Central Business District and D-4 Secondary Central Business Districts require Design Review for buildings taller than 200 feet. Building height in the D-1 zone is unlimited, while the D-4 zone allows buildings up to 600 feet. Both zones require a 5-foot building step back and compliance with at least one of five options for additional height. The proposed JRF District lists three of the same public benefit options as the Downtown Districts, but with less specificity.

FAA Regulations & Airspace Impact Study

The proposed code language states that no building over 200 feet is permitted unless the developer consults with the FAA regarding compliance with 14 CFR Part 77.9. Staff has modified the height to 60 feet, as it is a federal requirement to submit a "Notice of Proposed Construction or Alteration Form 7460-1" to the FAA for all buildings above 60 feet, based on the district's proximity to the airport.

Additionally, buildings over 60 feet in height must be designed to avoid electrical interference, lighting and glare, impairing pilot visibility, and landing or maneuvering conflicts. The Airport requested the above language be added to the zoning ordinance, which the applicant agreed to.

FAA regulations will ultimately dictate how tall individual structures may be above 60 feet, based on their location within the district. The FAA, Staff and applicant will continue to work with the hired consultant (Lean Corporation) on the "Airspace Impact Study", which is expected to be completed by Thanksgiving 2024. A potential impacts summary is attached as Exhibit 5.

Land Uses

The proposed land uses within the JRF District are broad and allow a range of residential, commercial, and industrial uses. However, as noted in the briefing report and during the Planning Commission meeting on October 9, 2024, some of these uses, such as gas stations, drive-throughs, light manufacturing, outdoor storage, transportation terminals, vehicle rental agencies, warehouses, and wholesale distribution, do not align with the district's stated vision or its proximity to the Jordan River. In response to concerns from planning staff, the applicant revised their proposal to impose regulations on certain uses and eliminate others. With that said, there are still permitted land uses that are in conflict with the purpose of the JRF District.

Design Standards

The proposed JRF District includes two sets of Design Standards: one for internal buildings and street frontages, and another for structures along Redwood Road and North Temple. The applicant is seeking substantial design flexibility due to the site's unique characteristics. During the Planning Commission briefing and public hearing, members raised concerns about the absence of design standards while recognizing that the future street network might complicate implementation, as many internal streets are expected to be privately owned. Currently, the only requirements for buildings along privately owned streets are limited to screening mechanical equipment and providing street trees, which are already mandated by code and do not speak to site or street facing building design in any way.

Buildings with frontage along Redwood Road and North Temple call for additional design standards, such as ground floor activation, durable materials, and minimum glass percentages. While the base standards from Chapter 21A.37 may not apply to a baseball stadium, there are ongoing concerns about the lack of regulations for buildings along primary streets and the Jordan River.

Signage

The proposal uses the same standards as the D-1 Central Business District and D-4 Secondary Central Business District and includes an increased allowance within 1000 linear feet of the arena to allow the same sign types as the new Sports Arena and Convention Center Sign Overlay. The JRF District will also allow for additional private directional and wayfinding signs to communicate the district's unique identity. Additionally, the district will include one "public assembly facility sign" as allowed by U.C.A. 72-7-504.5 and signage not visible or directed to public rights of way will not be regulated.

Community Benefit

The narrative provided by the applicant states the proposal will provide housing and open space, support local businesses, and improve the usability of the Jordan River, but very few specifics, metrics, or goals are stated. The City Council has the authority to negotiate community benefits as part of the proposed amendments. The Planning Division recommends that the community benefits include increasing the percentage of open space and guaranteeing that some percentage of affordable housing be included or a contribution to a city managed housing fund is made to help with future housing issues in the surrounding neighborhoods.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7:1 to forward a recommendation of approval with the conditions 1-8, as listed in the staff report, with a modification to condition 5 and the addition of conditions 9-11.

1. The applicant shall continue to work with Public Utilities on the applicability of the Riparian Corridor Overlay. Unless otherwise approved by Public Utilities, the overlay shall remain applicable.
2. Public Utilities Master Plans and Transportation Master Plans remain applicable to the JRF District.
3. The applicant shall follow mitigation measures as dictated in the Airspace Impact Study.
4. A minimum percentage of the entire project must be dedicated as open space and accessible to the public.
5. The Commission recommends that a minimum of 10% of the total housing development be available for rent or sale at a maximum of 80% AMI.
6. Design Standards shall apply to all buildings facing public streets and the Jordan River. The standards shall be updated to include lighting, entry features, parking garage specifications, and limits on building façade lengths.
7. Midblock walkways associated with additional building height shall be a minimum of 15' wide.
8. Concerns raised by the Planning Commission during the October 9, 2024 briefing shall be addressed prior to the City Council adopting the Term Sheet associated with the Development Agreement.
9. A maximum setback of 15 feet shall be provided from all streets and publicly accessible open spaces.
10. The approved site plan created for the JRF District shall be incorporated into the North Temple Boulevard Plan.
11. Concerns raised by the Planning Commission during the October 23, 2024 meeting shall be addressed prior to the City Council adopting the Zoning Text and Map Amendment and Term Sheet associated with the Development Agreement. This includes:
 - a. Automatically applying the proposed zoning district to lands that the applicant may purchase in the future instead of going through the normal zoning map amendment process and the legality of such a provision.
 - b. Vacating an existing city easement as part of the agreement without a guarantee that the easement would be replaced in kind.
 - c. Exempting the property from all provisions of Riparian Corridor Overlay (RCO) instead of defining specific provisions of the RCO that could be modified in the agreement.
 - d. Exempting the proposal from all utility improvement plans that apply to the property, which are necessary to locate, increase capacity, and fund needed future upgrades.
 - e. The lack of specific public benefits that would be included in the future development, including affordable housing or contribution to affordable housing funds that could be used in the area, and no guarantee of publicly accessible open space.

Recommendation Discussion

Planning staff generally supports the amended condition 5 and the additional conditions added to the recommendation. With that said, staff believe that the incorporation of the JRF District site plan into the final development agreement is preferable and more enforceable than being incorporated into the North Temple Boulevard Plan.

Will the City Council need to hold a public hearing for this item? *

- Yes
 No

Public Process (?)

PUBLIC PROCESS

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

- September 3, 2024 – The Fairpark, Poplar Grove, and Jordan Meadows Community Councils were sent the 45-day required notice for recognized community organizations. The 45-day public comment period ended October 21, 2024. The Poplar Grove Community Council provided a letter in support of the JRF District.
- September 3, 2024 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- September 5, 2024 - Signs were posted to the property every 500' along public street frontages.
- September – October 2024 – The project was posted to the Online Open House webpage.
- October 9, 2024 – Staff held a work session with the Planning Commission where the applicant presented their proposal and received recommendations from the Commission.
- October 14, 2024 – The applicant presented at the Fairpark Community Council.

Notice of the Planning Commission public hearing for the proposal included:

- October 11, 2024 - Public hearing notice sign posted on the property by the applicant.
- October 12, 2024 - Public hearing notice mailed and public notice posted on City and State websites and Planning Division list serve.

Planning Commission (PC) Work Session Records

- [PC Agenda October 9, 2024](#)
- [Planning Commission Memo from October 9, 2024](#)
- PC Minutes of October 9, 2024 (Minutes have not been adopted)
- [Video of October 9 2024, Planning Commission discussion](#) (Starting at minute 46:40)

Planning Commission (PC) Records

- [PC Agenda of October 23, 2024](#) (Click to Access)
- [Planning Commission Staff Report of October 23, 2024](#) (Click to Access Report)
- PC Minutes of October 23, 2024 (Minutes have not been adopted)
- [Video of October 23, 2024, Planning Commission Meeting](#) (Starting at minute 20:30)

EXHIBITS:

1. Proposed JRF Zoning District
2. Proposed Term Sheet
3. Project Chronology
4. Notice of City Council Public Hearing
5. MLB Stadium Airspace Impact Study – Potential Impacts
6. Additional Public Comments
7. Mailing List

Chief Administrator Officer's Comments

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**1. JRF DISTRICT
ORDINANCE**

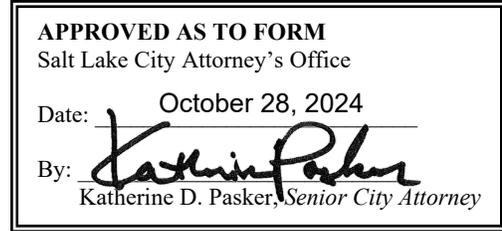
Project Title: Jordan River Fairpark District

Petition No.: PLNPCM2024-00982

Version: 1

Date Prepared: October 28, 2024

Planning Commission Action: Recommended 10/23/2024



This proposed ordinance makes the following amendments (for summary purposes only):

- Creates a new special purpose district in Section 21A.32.140 JRF District – Jordan River Fairpark District
- Amends Section 21A.37.060.F to include the design standards for the JRF district

All of the text in Section 1 is proposed as new; the new text in Section 2 is underlined; text modifications proposed by City staff are highlighted in green. Modifications made as part of the Planning Commission recommendation are highlighted in yellow.

1. *Adopts a new Section 21A.32.140 as follows:*

21A.32.140: JRF JORDAN RIVER FAIRPARK DISTRICT

A. PURPOSE STATEMENT:

The purpose of the Jordan River Fairpark **“JRF”** District is to provide a zoning district to facilitate the revitalization of the Jordan River Corridor west of downtown Salt Lake City and implement the State of Utah’s “Utah Fairpark Area Investment and Restoration District”. The zone provides for a mix of uses, including recreation, cultural, convention, entertainment, office, sport stadia, residential, and commercial uses. This zone is only applicable to private, **and city owned** land located within the in the “Utah Fairpark Area Investment and Restoration District” boundary, which is generally located between 1000 West and Redwood Road and 300 North and I-80, as specified on the city’s zoning map. The JRF District is intended to provide an area within the city that will generate economic development and increase employment opportunities in the city, region, and state of Utah.

As this is a unique area, the applicable regulations for the JRF District are found in this chapter. Except as expressly modified by this Section or applicable development agreement, all other terms and provisions of Title 21A apply to the JRF District.

B. APPLICABILITY:

1. General Plan

Within the JRF District, no General Plan or Master Plan, as described in 21A.02.040, shall be used in evaluating or approving any site plan, plat, or other land use applications.

2. State of Utah Land

The regulations of this chapter are not applicable to land owned by the State of Utah.

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3. Other Districts. No overlay or other district shall apply in the JRF District provided that the Riparian Corridor Overlay set forth in Chapter 21A.34 shall apply to the extent allowed in a separate development agreement with the “qualified owner” as that term is defined in Utah Code Section 11-70-101.
4. Fencing of Recreation Facilities, including Stadia. For fences or walls constructed around stadia, fairgrounds, parks, open space, or other outdoor recreation areas and their ancillary uses, the maximum height fence shall be ten (10) feet in height and may be located in any required yard, provided that the fence or wall is no less than eighty percent (80%) transparent above a height of six (6) feet. Fences or walls may exceed ten (10) feet in height if necessary to protect public safety, such as, for driving ranges, baseball fields, athletic fields; or similar facilities. Fences may not prohibit access to water meters.

C. MINIMUM LOT AREA, WIDTH AND YARD STANDARDS:

There are no minimum lot areas or lot widths required in the JRF District. The following provisions are applicable to the yard, lot and bulk standards of the JRF District.

1. Front and Corner Side Yards: No minimum front and corner side yards are required. **A maximum setback of 15 feet shall be provided from all streets and publicly accessible open spaces.** Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way, midblock walkway, or public or private road.
2. Interior Side Yards: No minimum side yard is required.
3. Rear Yard: No minimum rear yard is required.
4. Open Space: The qualified owner shall create and enforce an open space plan for contiguous land within the JRF District that shall require at least ten percent of gross development area within the contiguous area used for passive or active open space, including use as a pedestrian circulation area.
5. Infrastructure Integration: Sites shall be designed to incorporate water meters, utilities, and stormwater infrastructure.
6. Waterway Setback. Except to the extent otherwise specified by the development agreement required by Utah Code Section 11-70-206(3)(b), setbacks from the Jordan River in subsections 21A.32.140(C)(5) apply within the JRF District.

D. BUILDING HEIGHT:

1. Building height shall be measured from finished grade.
2. Maximum building height: two-hundred feet (200’).
3. Buildings taller than two-hundred feet (200’) and up to four-hundred (400’) feet are permitted but only as authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title and the following regulations.
 - a. The building shall include a minimum stepback of five feet (5’) or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The stepback may be located above the first floor and below one hundred twenty feet (120’) in height above the sidewalk or public space. Buildings with less than fifty percent (50%) of the total façade surface clad in glass are exempt from this requirement;

- 76 b. The building development shall include at least one of the following options:
77 i. A midblock walkway that connects to an existing or planned street or
78 midblock walkway;
79 ii. The building is utilizing affordable housing incentives identified in Chapter
80 21A.52 of this title;
81 iii. A privately owned, publicly accessible open space on the property, or on
82 another property within the geographic boundaries of the Jordan River Fairpark
83 District, creating or adding to a pedestrian thoroughfare, and including trees
84 sufficient to provide a shade canopy that covers 60% of the open space area.
85 Existing public open space areas within the Jordan River Fairpark District are not
86 eligible for purposes of this subsection.

87
88 c. No building over 200'60" is permitted unless ~~the developer consults with the FAA~~
89 ~~regarding compliance with 14 CFR Part 77.9; the FAA issues a "determination of no~~
90 ~~hazard to air navigation" for said building.~~

91
92 d. ~~Notwithstanding receipt of a "determination of no hazard to air navigation" from the~~
93 ~~FAA, all~~ buildings over 200' 60 feet shall avoid:

- 94 i. Creating electrical interference with navigational signals for radio
95 communication between the airport and aircraft;
96 ii. Making it difficult for aircraft pilots to distinguish airport lights from other
97 lights or result in glare in the eyes of aircraft pilots using the airport;
98 iii. Impairing aircraft pilot visibility in the vicinity of the airport; or
99 iv. Creating a hazard or endanger the landing, takeoff or maneuvering of aircraft
100 intending to use the airport.

101 E. USES:

102 ~~Uses in the JRF District are specified below as permitted and conditional uses with such standards~~
103 ~~as specified in this subsection.~~

104
105 1. Permitted Uses: The uses specified as permitted uses are permitted provided that they
106 comply with the general standards set forth in part IV of this title and all other applicable
107 requirements of this title.

108 2. Conditional Uses: The uses specified as conditional uses shall be allowed provided they are
109 approved pursuant to the standards and procedures for conditional uses set forth in chapter
110 21A.54 of this title, and comply with all other applicable requirements of this title.

111 3. Uses Not Permitted: Any use not specifically permitted or conditionally permitted in the
112 table of permitted and conditional uses for the specific zoning district is prohibited. Only
113 uses listed as a "P" or a "C" in the table of permitted and conditional uses for a district shall
114 be allowed where designated.

115 4. Prohibited Uses: The following land uses are prohibited:

116 a. Commercial and Industrial Land Uses That Exceed two hundred thousand
117 (200,000) Gallons of Water per Day.

118 b. New Land Uses: Any new commercial or industrial land use that consumes or uses
119 more than an annual average of two hundred thousand (200,000) gallons of potable
120 water per day is prohibited in all zoning districts. The use and consumption limit
121 is based on the total use from all water meters that serve the land use.

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- c. Expansions of Existing Uses: No commercial or industrial land use shall expand to an extent that increases its daily potable water consumption or use to exceed an annual average of two hundred thousand (200,000) gallons of potable water per day. Notwithstanding the provisions of Subsection 21A.38.040.H, an existing land use that exceeds the water use threshold may not expand if the expansion will result in a net increase in water consumption or use. The use and consumption limit is based on the total use from all water meters that serve the land use.
- d. Water Use Report Required: A land use applicant shall certify the anticipated daily water use of the proposed land use in a manner satisfactory to the Department of Public Utilities. The Department of Public Utilities may require an anticipated daily water use report of any land use applicant proposing a new use or expansion of an existing use.
- e. Exemption: Agricultural, residential, and institutional land uses are not subject to the regulations of this subsection. For purposes of this section, an institutional land use includes government owned or operated facilities, places of worship, and hospitals.

	Permitted and Conditional Uses by District
Use	JRF
Accessory use, except those that are specifically regulated elsewhere in this title	P
Adaptive reuse for additional uses in eligible buildings	
Affordable housing incentives development	P
Alcohol:	
Bar establishment	P ²
Brewery	P ²
Small Brewery	P ²
Brewpub	P ²
Distillery	P ²
Tavern	P ²
Winery	P ²
Ambulance Service	P
Amphitheater, formal	P

Amphitheater, informal	P
Animal:	
Cremation service	
Kennel	P
Veterinary office	P
Antenna, Communication Tower	P
Antenna, Communication Tower exceeding the maximum height in the zoning district	C
Art gallery	P
Artisan food production	P
Artisan Production	P
Artists' Loft/Studio	P
Auditorium	P
Bakery, commercial	
Bed and breakfast	P
Bio-medical facility	P
Blacksmith shop	C
Blood donation center	P
Botanical Garden	P
Bus line station/terminal	
Charity Dining Hall	
Check cashing/payday loan business	
Clinic (medical, dental)	P
Commercial food preparation	P
Community correctional facility, small	C
Community garden	P
Convent/Monastery	

Crematorium	
Daycare center, adult	P
Daycare center, child	P
Dwelling:	
Assisted living facility (large)	P
Assisted living facility (limited capacity)	P
Assisted living facility (small)	P
Accessory unit (ADU)	P
Congregate care facility (large)	P
Congregate care facility (small)	P
Group home (large)	C
Group home (small)	P
Living quarter for caretaker or security guard	P
Multi-family	P
Residential support (large)	C
Residential support (small)	P
Rooming (boarding) house	P
Shared housing	P
Single-family attached	P
Single-family (detached)	P
Twin home	P
Two-family	P
Emergency medical service facility	P

Exhibition hall	P
Fairground	P
Farmers' market	P
Farm stand	P
Financial institution	P
Financial institution with drive- through facility	P ⁷
Flea Market	
Funeral home or mortuary	P
Gas station	P ⁶
Golf course	P
Greenhouse	P
Heliport	P
Home occupation	P ^{3,4}
Hospital, including accessory lodging facility	P
Hotel/Motel	P
Intermodal transit passenger hub	
Laboratory, medical related	P
Laundry, commercial	P
Library	P
Light manufacturing	P
Mixed use development	P
Mobile business	P
Municipal service uses, including City utility uses and police and fire stations	P
Museum	P
Nursing care facility	P
Office	P
Open space	P

Park	P
Parking:	
Commercial	P
Off site	P
Park and ride lot	P
Performing arts production facility	P
Pharmacy	P
Pharmacy with drive through use	P ⁷
Place of worship	P
Plaza	P
Radio, television station	P
Railroad passenger station	
Reception center	P
Recreation (indoor/outdoor)	P
Research and development facility	P
Restaurant	P
Restaurant with drive-through facility	P
Retail (goods or services)	P
Retail (goods or services) with drive-through facility	P ⁷
School:	
K-12 Private	P
K-12 Public	P
College or university	P
Music conservatory	P
Professional and vocational	P

Seminary and religious institute	P
Short Term Rental	P
Social service mission	
Solar array	P
Stadium	P
Storage, accessory (outdoor)	P
Store, Pawnshop	
Studio, art	P
Technology facility	P ^{3,5}
Theater, live performance	P
Theater, movie	P
Urban farm	P
Utility, building or structure	P ¹
Vehicle:	
Automotive Rental Agency	P⁸
Automobile repair (major)	
Automobile repair (minor)	
Automobile sales and service	
Car Wash	C
Warehouse	P
Welding shop	
Wholesale distribution	P
Zoological Park	P

139 Qualifying provisions:

- 140 1. See Subsection 21A.02.050.B of this title for utility regulations.
- 141 2. Subject to conformance with the provisions in Section 21A.36.300 "Alcohol Related
- 142 Establishments", of this title.
- 143 3. ~~Allowed only within legal conforming single family, duplex, and multi family~~
- 144 ~~dwellings and subject to Section 21A.36.130 of this title. Consult the water use and/or~~

- 145 **consumption limitations of Subsection 21A.33.010.**
- 146 4. Allowed only within legal conforming single-family, duplex, and multi-family
- 147 dwellings and subject to Section 21A.36.030 of this title.
- 148 5. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or
- 149 radioactive waste as defined by the Utah Department of Environmental Quality
- 150 administrative rules.
- 151 6. Use allowed on state collector and arterial streets and not permitted within 1,000' of a
- 152 perennial stream.
- 153 7. Must be attached to a building containing other commercial or residential uses.
- 154 8. Must have covered and/or offsite parking for any vehicles offered for rent.
- 155

156 F. DESIGN STANDARDS:

157 **The provisions of this subsection identifies each design standard applicable to the JRF District. If a**

158 **box is checked (X), that standard is required. The specific dimension or detail of a design standard**

159 **is indicated within the box. Design standards shall be as set forth in Section 21A.37.060.F.**

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1. Internal Buildings and Street Frontage

Standard	JRF DISTRICT
Screening of mechanical equipment (21A.37.050.J)	X
Street trees (21A.48.060.B)	X
Soil volume (21A.48.060.B)	X

162 2. Frontage along Redwood Road and North Temple: The following design standards are only

163 applicable to development within the JRF District on the side of the building fronting the public

164 roadways of Redwood Road and North Temple.

165

Standard (Code Section)	JRF (Redwood Rd. and North Temple frontage)
Ground floor use (%) (21A.37.050.A)	60
Building materials: ground floor (%) (21A.37.050.B.3)	75
Building materials: upper floors (%) (21A.37.050.B.4)	50
Glass: ground floor (%) (21A.37.050.C.1)	60
Glass: Upper Floor Glass: (%) (21A.37.050.C.2.)	50
Building Entrances (feet): (21A.37.050.D.)	75
Blank wall: maximum length (feet) along North Temple or Redwood Rd. (21A.37.050.E)	25
Screening of mechanical equipment (21A.37.050.J)	X
Screening of service areas (21A.37.050.K)	X

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G. SIGN REGULATIONS

1. Incorporation of D1 and D4 Sign Provisions. Within the JRF District, the sign regulations found in section 21A.46.110.A.3.a of this title apply.
2. Stadium Area Sign Regulations. Entertainment, sports and similar signs allowed in section 21A.46.110.A.3.b shall be allowed within an area in the JRF District that is 1,000 linear feet from the property boundary of a parcel containing a stadium or event center use.
3. District Signs. In addition to the signs allowed by Subsection G(1) and (2) above, the JRF District may include private directional signs and wayfinding signs to integrate the development within the JRF District with other areas owned by the state and adjoining or near the JRF District.
4. Sign Master Plan. Sign regulations shall not regulate interior signs that are not visible to or from a public street or public way provided that such internal signs shall be consistent with a sign master plan maintained by the qualified owner.
5. Within the JRF District, a development quadrant, which is an area bounded by a public or private alley, trail, pathway, linear park or street on all sides, shall be used interchangeably with “city block” as that term is used in section 21A.46.110.A.3.a.
6. One public assembly facility sign, as that term is defined and restricted in Utah Code Section 72-7-504.5 may be allowed within the JRF District.

2. *Amends Section 21A.37.060.F. as follows:*

Standard (Code Section)	District																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	PL	I	UI	OS	NOS	MH	EI	MU	JRF	
Ground floor use (%) (21A.37.050A1)																	60 ¹
Ground floor use + visual interest (%) (21A.37.050A2)																	
Building materials: ground floor (%) (21A.37.050B13)																	75 ¹
Building materials: upper floors (%) (21A.37.050B24)																	50 ¹
Glass: ground floor (%) (21A.37.050C1)															40 - 70		60 ¹
Glass: upper floors (%) (21A.37.050C2)																	50 ¹
Building entrances (feet) (21A.37.050D)															X		75 ¹
Blank wall: maximum length (feet) (21A.37.050E)															15		25 ¹
Street facing facade: maximum length (feet) (21A.37.050F)																	

Upper floor stepback (feet) (21A.37.050G)															
Lighting: exterior (21A.37.050H)								X	X					X	
Lighting: parking lot (21A.37.050I)		X												X	
Screening of mechanical equipment (21A.37.050J)														X	<u>X</u>
Screening of service areas (21A.37.050K)														X	<u>X</u> ¹
Ground floor residential entrances (21A.37.050L)															
Tree canopy coverage (%) (21A.37.050P1)															
Street trees (21A.37.050Q2)															<u>X</u>
Soil volume (21A.37.050Q3)															<u>X</u>
Minimize curb cuts (21A.37.050Q4)															
Overhead cover (21A.37.050Q5)															
Height transitions: angular plane for adjacent zone districts (21A.37.050R)															

Horizontal articulation (21A.37.050S)																	
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

189

190 Notes:

- 191 1. Design standards are only applicable to development within the JRF District on the side of the building fronting the public roadways of
192 Redwood Road and North Temple.

193

2. PROPOSED TERM SHEET

TERM SHEET

September 5, 2024

LHM DEV PWD, LLC, a Utah limited liability company (“LHM”) is the owner of all privately-owned property (the “Property”) located within the boundaries of the Utah Fairpark Area Investment and Restoration District, created under Title 11, Chapter 70 of the Utah Code. Pursuant to Utah Code § 11-70-2(3)(b)(i), the Property is subject to Salt Lake City’s (“City”) land use authority if LHM and the City enter into a development agreement no later than December 31, 2024. Otherwise, the Property will be subject to the land use authority of the Utah Fairpark Area Investment and Restoration District.

LHM intends to develop the Property into a large, mixed-use development that may include, office, retail, civic and residential development along with a stadium for an MLB team. LHM and the City desire to enter into a development agreement governing the Property’s development as contemplated by Utah Code § 11-70-2(3)(b)(i).

- Agreement:** Master Development Agreement (“MDA”)
- Parties:** The parties to the MDA will be LHM DEV PWD,, LLC, a Utah limited liability company and Salt Lake City, a municipal corporation.
- Property:** All land privately owned or controlled by LHM and located within the Utah Fairpark Area Investment and Restoration District, as depicted on Exhibit A.
- Zoning:** As a condition precedent to the effectiveness of the MDA, the City shall rezone the Property to the new Jordan River Fairpark Zoning District (“JRF District”).
- Term:** The initial term of the MDA will be fifty years or terminated at the complete buildout of the project, whichever occurs first.
- Vesting:** As of the effective date of the MDA, the Property shall be vested under the JRF District, including all the uses identified therein. The City’s future laws shall generally not apply to the Property except for those consented to by LHM, state and federal laws, building code updates, uniformly imposed taxes, and impact fee amounts.
- Development of Property:** LHM may develop the Property consistent with the MDA and the JRF District, and LHM shall have the full power and exclusive control over the Property. Nothing in the MDA obligates LHM to develop the Property or develop the Property in a particular order or phase. LHM may develop the Property for all uses allowed in the JRF District.

Jordan River Access: The City is the grantee of that certain Public Recreation Easement Agreement, recorded July 17, 2015, as Entry No. 12094108 with the Salt Lake City Recorder that provides public a trail and access for recreational uses. This easement will be terminated in the MDA and the parties will enter into a memorandum of understanding for replacement access in connection with the MDA.

Design Requirements: The City shall not impose or enforce any design requirements on buildings, improvements, and structures located within the Property except as described in the JRF District.

Open Space: Developer intends to build an open space network as depicted in the conceptual Master Plan, which may be revised or relocated through subdivision plats. Except as set forth in the JRF District, the City shall not require Developer to dedicate open space as a condition of development application approval.

Roads: LHM shall install roadways consistent with a roadway master plan and cross-sections of roadways depicted in the roadway master plan to be attached to the MDA. Current conceptual roadway plans are attached hereto as Exhibit B. The City shall not require LHM to oversize any roadways without providing mutually acceptable reimbursement agreement(s) for any system improvements to the roadways as defined by the impact fees act. The Project may include private roads that will be specified on subdivision plats.

Culinary and Sewer Improvements: LHM shall install the requisite service and water distribution lines and similar improvements within the Property necessary for the City to provide culinary water and sewer service to a particular phase of development. The City shall not require LHM to install offsite improvements or install infrastructure that provides capacity outside of the Property without providing mutually acceptable reimbursement agreement(s) for any system improvements, as defined by the impact fees act.

Stormwater Improvements: The City shall account for impervious surface already in existence on private lands as particularly detailed in the the Hydrology and Hydraulics Memo, dated July 29, 2024, prepared by CRS Engineers. LHM shall install stormwater improvements consistent with a stormwater improvement

plan. The City shall not require LHM to install any stormwater improvements to store or transmit any offsite stormwater without providing mutually acceptable reimbursement agreement(s) for any system improvements, as defined by the impact fees act.

Improvement Connections:

The City shall allow LHM to connect the roadways, culinary, sewer, and stormwater improvements to the City's existing infrastructure in the areas identified on the applicable utility plans, which will be attached to the MDA.

Installation of Improvements:

LHM may utilize public infrastructure districts, or similar districts, to construct the roads, water, sewer, and stormwater improvements contemplated by the MDA. LHM shall construct all improvements in compliance with the City's laws in effect on the MDA's effective date.

Development Applications:

Pursuant to Utah Code § 11-70-206(3)(b)(ii)(A), the City shall provide an expedited process for the review and approval of development applications. All development applications for subdivisions or site plan approval shall be approved by the City's staff. The City shall process all subdivision applications (even non-residential applications) consistent with the timing requirements described in Utah Code §§ 10-9a-604.1 and 10-9a-604.2. The City shall expedite the approval of all site plan application and take action thereon within 10 business days of receiving a complete application, and within 5 business days of receiving revisions thereto after an initial determination is made at no additional fee. LHM may request that the City outsource the review of any development application. LHM will pay the actual hourly review cost incurred by the City for such outsourced services.

Conditional Uses:

The City shall promptly process conditional use permits in accordance with State law and the City's laws in effect on the MDA's effective date. No conditional use permit application shall be subject to more than one public hearing without the express written consent of LHM.

Disputes:

If a dispute arises with respect to any development applications, LHM and the City shall meet and confer on the issue within 15 days a denial. LHM and the City can also mutually agree to mediate the issue.

Annexations:

If LHM, or its affiliated entities, acquires property that is located within or annexed into the UFAIR District, then

LHM may annex said acquired property into the MDA and have the JRF District applied to such annexed land.

Assignment and Transfer:

LHM may assign, transfer, or convey the entire Property or portions thereof to a subsequent owner and may transfer any of the rights and obligations under the MDA in connection with such transfer. If such transfer occurs and LHM intends to convey its rights under the MDA with such transfer, then LHM shall execute and deliver a transfer acknowledgment to the City. LHM may reserve any right to receive reimbursement under the MDA, or separate reimbursement agreement(s) from the City regardless of whether LHM transfers its remaining rights under the MDA.

EXHIBIT A
Depiction of the Property

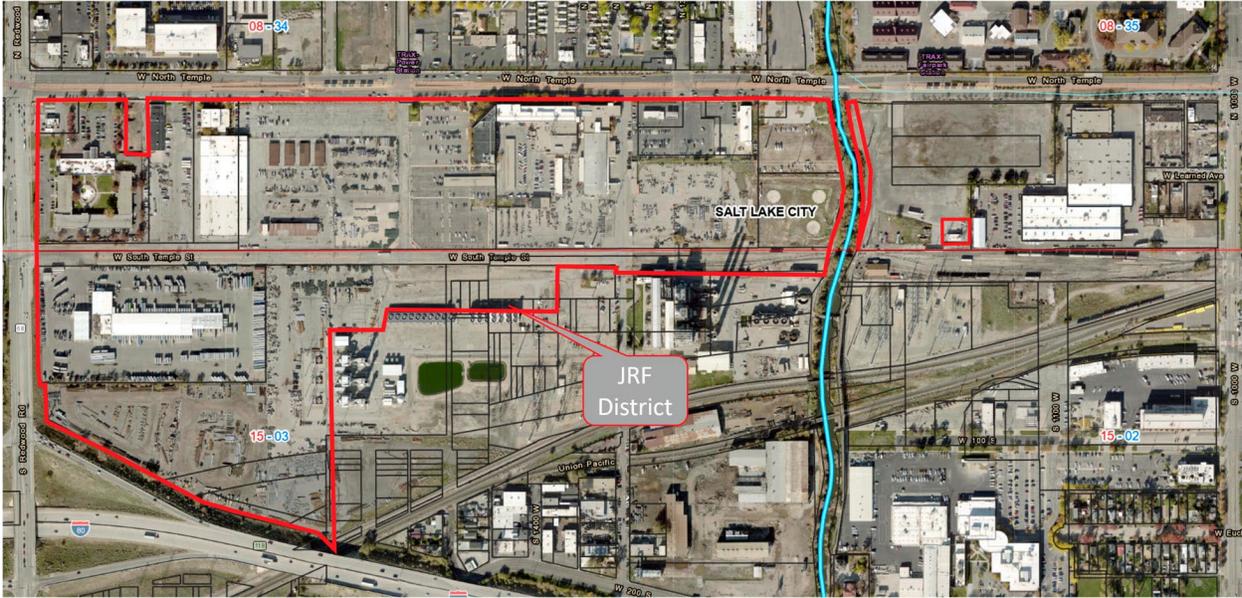
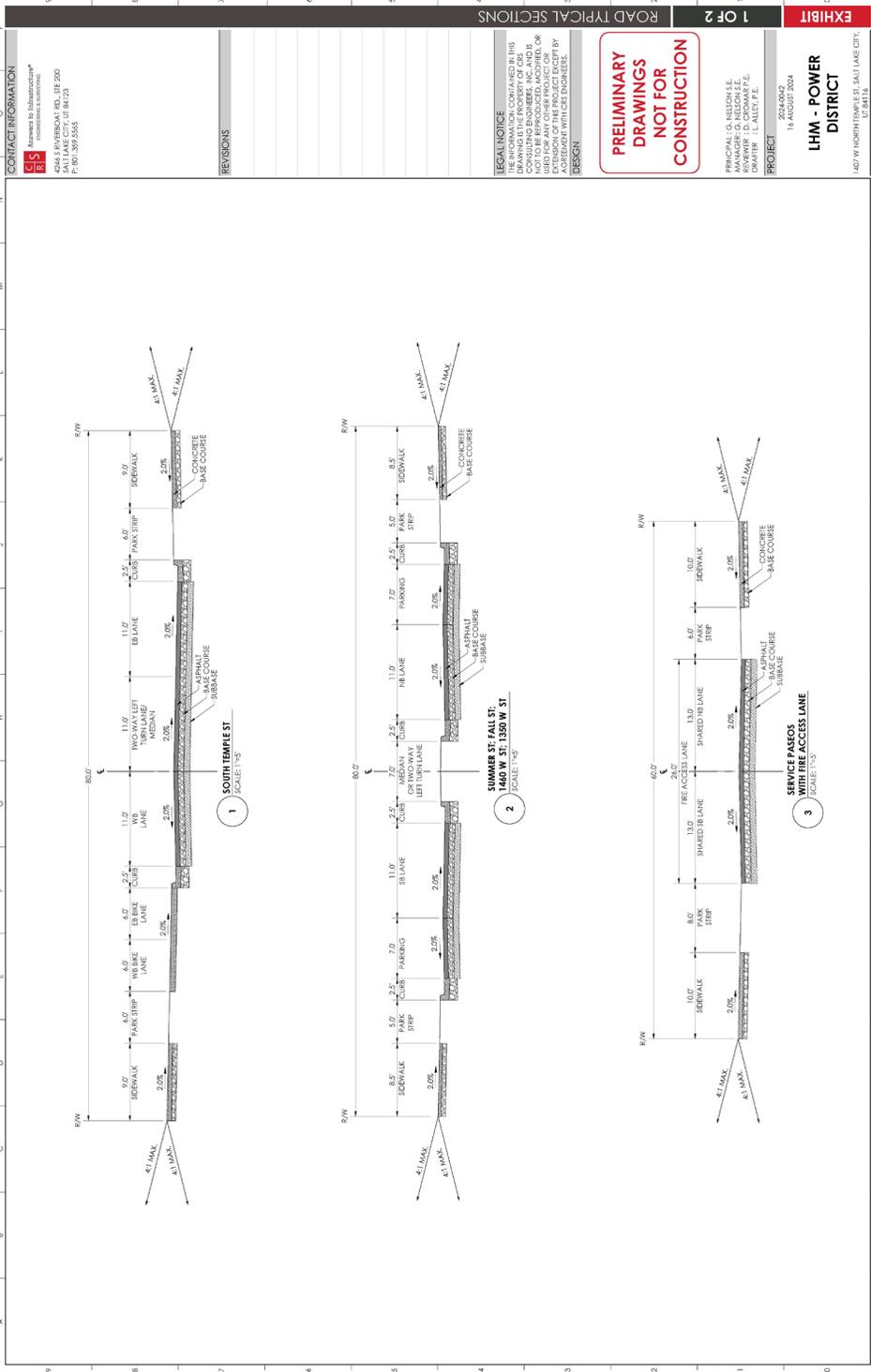


EXHIBIT B Conceptual Roadways



CONTACT INFORMATION:
 Prepared by: **LHM**
 LHM CONSULTANTS, INC.
 4246 RIVERSIDE AVE., STE 200
 SALT LAKE CITY, UT 84123
 P: (801) 359-1555

REVISIONS:

LEGAL NOTICE:
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF LHM CONSULTANTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF LHM CONSULTANTS, INC.

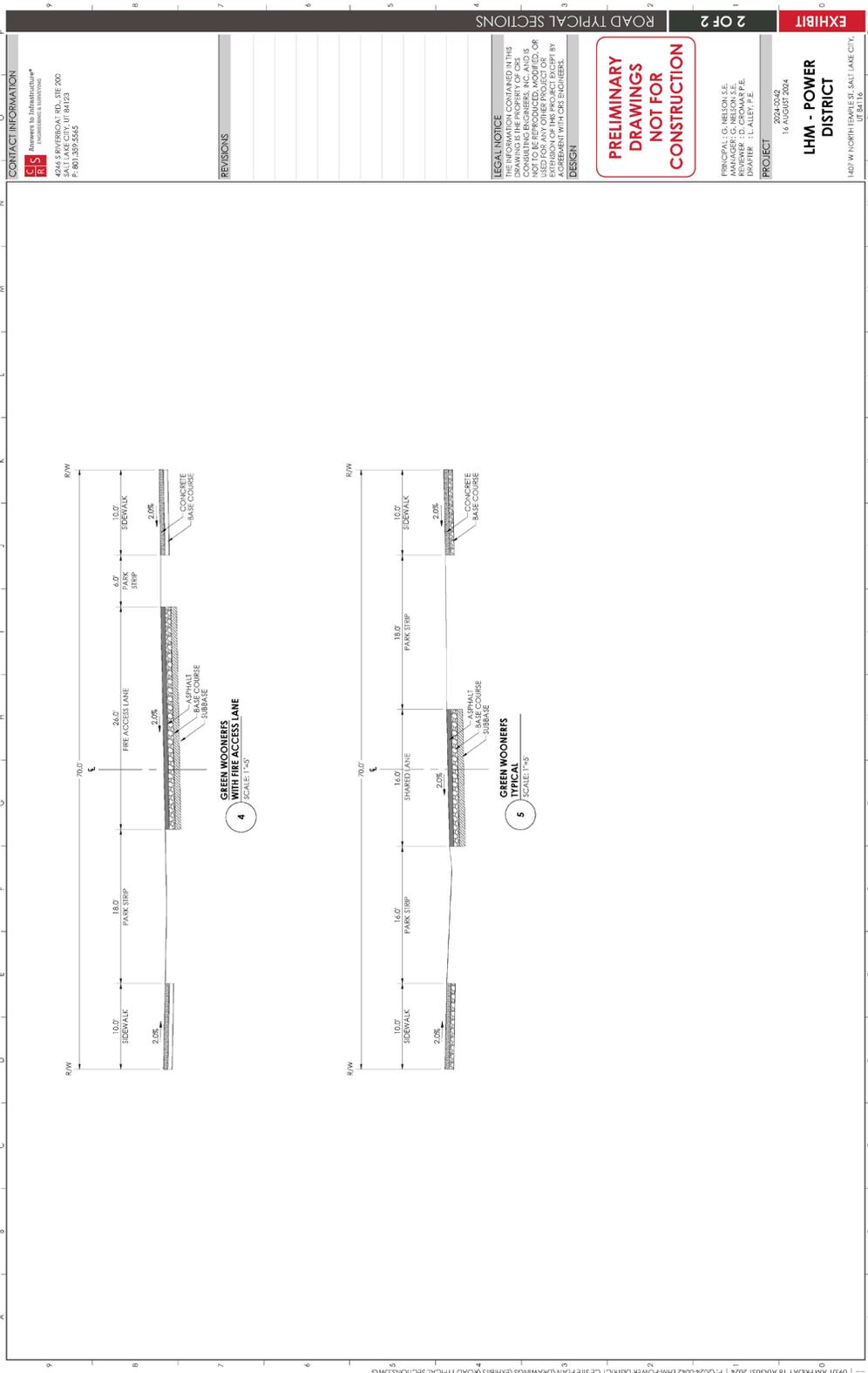
DESIGN:

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

PROJECT:
 2024-0042
 16 AUGUST 2024
LHM - POWER DISTRICT
 1407 W NORTH TEMPLE BL, SALT LAKE CITY, UT 84114

1 OF 2

ROAD TYPICAL SECTIONS



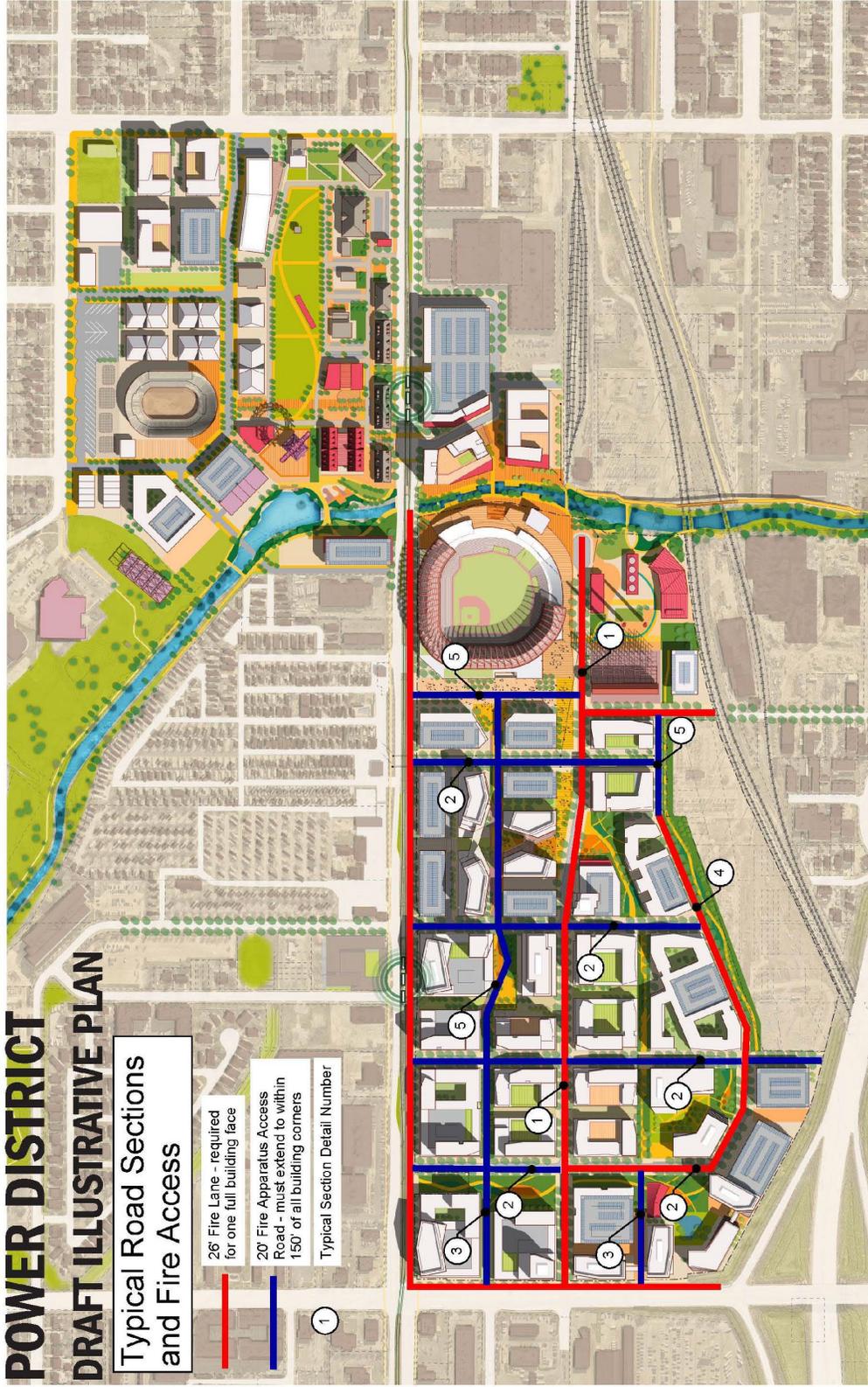
POWER DISTRICT DRAFT ILLUSTRATIVE PLAN

Typical Road Sections and Fire Access

26' Fire Lane - required for one full building face

20' Fire Apparatus Access Road - must extend to within 150' of all building corners

Typical Section Detail Number



3. PROJECT CHRONOLOGY



PROJECT CHRONOLOGY

Petition: PLNPCM2024-00982

- September 3, 2024** Petition for the zoning map and amendment received by the Salt Lake City Planning Division.
- September 3, 2024** Petition assigned to Amanda Roman, Urban Designer.
- September 3, 2024** Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing information about the proposal and how to give public input on the project.
- September 3, 2024** Information about the proposal was sent to the Chairs of the Fairpark, Poplar Grove, and Jordan Meadows Community Councils in order to solicit public comments and start the 45-day Recognized Organization input and comment period.
- September 3, 2024** Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on September 3, 2024. The page remains open for review and comments.
- September 5, 2024** Signs describing the proposal were posted every 500 feet along public street frontage by the applicant.
- October 9, 2024** Staff held a work session with the Planning Commission where the applicant presented their proposal and received recommendations from the Commission.
- October 11, 2024** Public hearing notice sign with project information and notice of the Planning Commission public hearing on October 23, 2024 physically posted on the property.
- October 12, 2024** Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting of October 23, 2024. Public hearing notice mailed.
- October 14, 2024** The applicant presented the proposal at the Fairpark Community Council public meeting.
- October 21, 2024** The 45-day public comment period for Recognized Organizations ended. The Poplar Grove Community Council submitted a letter in support of the rezone October 10, 2024.
- October 23, 2024** The Planning Commission held a public hearing on October 23, 2024. The Planning Commission voted 7:1 to forward a positive recommendation, with 11 conditions, to the City Council.

**4. NOTICE OF CITY
COUNCIL PUBLIC
HEARING**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2024-00982 (Zoning Text/Map Amendment)**. Salt Lake City has received these amendment requests from Snell & Wilmer, representing Larry H. Miller Company, who seeks to amend Salt Lake City's zoning ordinance by creating the Jordan River Fairpark District (JRF District). This district would rezone 93 acres across 32 parcels, at approximately 1500 W North Temple, to facilitate the area's redevelopment. The project is located within Council District 2, represented by Alejandro Puy.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During the hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance the same night as the public hearing. The hearing will be held:

DATE:

TIME:

**PLACE: Electronic and in-person options.
 451 South State Street, Salt Lake City, Utah**

**** This meeting will be held via electronic means, while also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit www.sl.gov/council/virtual-meetings. Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to council.comments@slc.gov. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please contact Amanda Roman at 801-535-7660 or by e-mail at amanda.roman@slc.gov. The application details can be accessed at <https://citizenportal.sl.gov>, by selecting the "Planning" tab and entering the petition numbers PLNPCM2024-00982.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slc.gov, 801-535-7600, or relay service 711.

**5. MLB STADIUM
AIRSPACE IMPACT
STUDY –
POTENTIAL
IMPACTS**

Potential Aviation Impacts

Proposed Power District



Google Earth

Potential Aviation Impacts from the Power District

- ✓ 1. The proposed Power District Developments, and stadium, are not anticipated to have a significant impact on commercial aviation in the Salt Lake City area
- ❑ 2. General aviation aircraft and helicopter operations will be slightly impacted by the proposed Power District Developments causing certain flight paths to be adjusted to remain safely above or to the west of the proposed area
- ❑ 3. Emergency services and medical evacuation helicopter flights are not anticipated to be impacted, but some helicopter operations may need to re-route either south of the proposed development area or at a slightly higher altitude than currently flown
- ▲ 4. When games, or other sporting events, are occurring at the stadium, general aviation aircraft, training flights and sight-seeing helicopter operations will be significantly impacted
- ▲ 5. Federal Aviation Administration (FAA) owned and operated radar and communications systems will be degraded by permanent structures taller than 200 feet.
- ▲ 6. Future residents and tenants in the western portion of the proposed Power District Developments may require notifications regarding aviation noise and emissions from general aviation and helicopter activity
- ▲ 7. Temporary construction equipment used to build prominent features in the Power District will potentially create impacts beyond those listed above

Proposed Power District

Multiple Buildings and Baseball Stadium

Area treated as a continuous 3D polygon with a maximum elevation of 400ft above ground level (AGL) / 4626ft above mean sea level (MSL)

Inclusion of a baseball stadium, with seating capacity in excess of 30,000, will require consideration of Sporting Event Temporary Flight Restrictions (TFR)

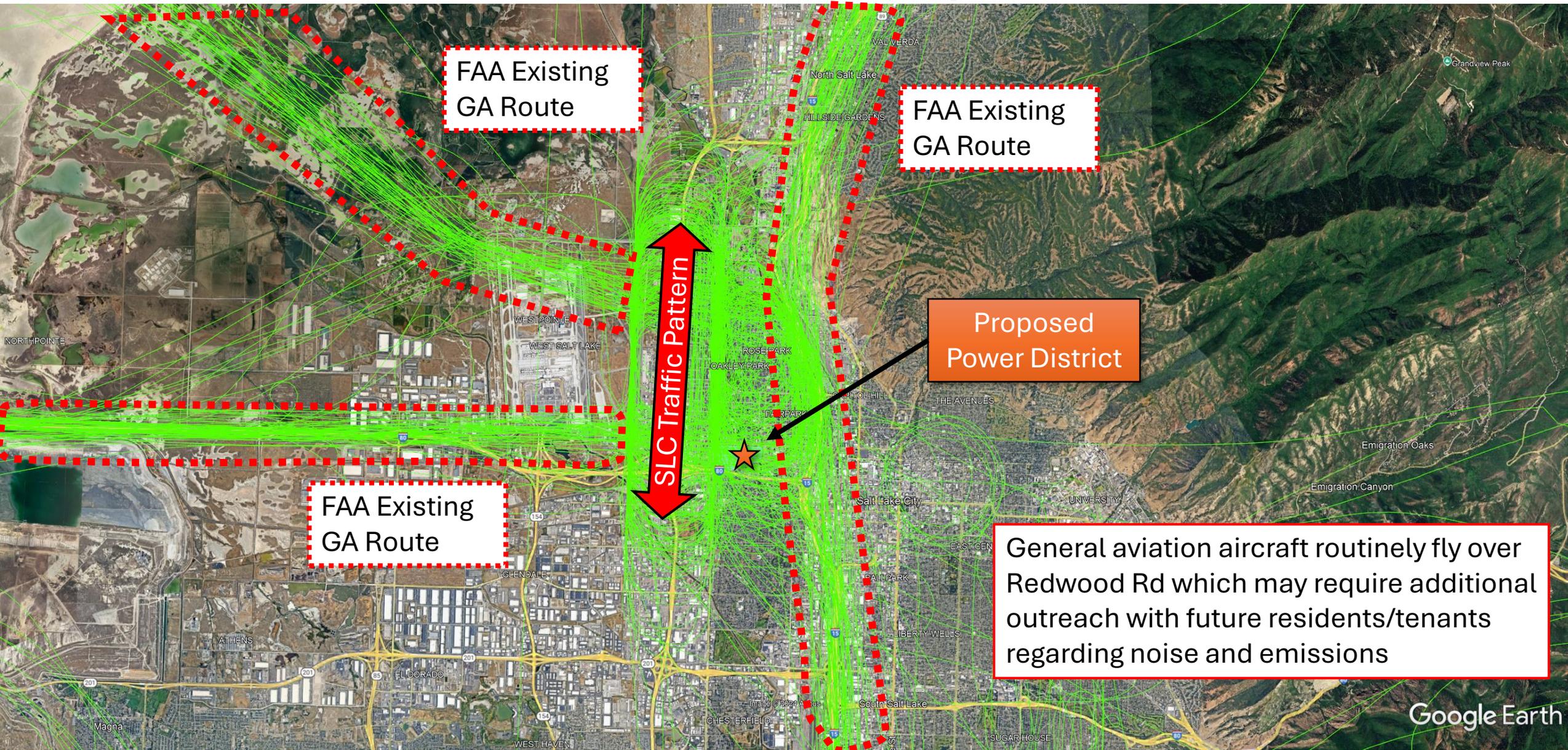


<https://thepowerdistrict.com/>

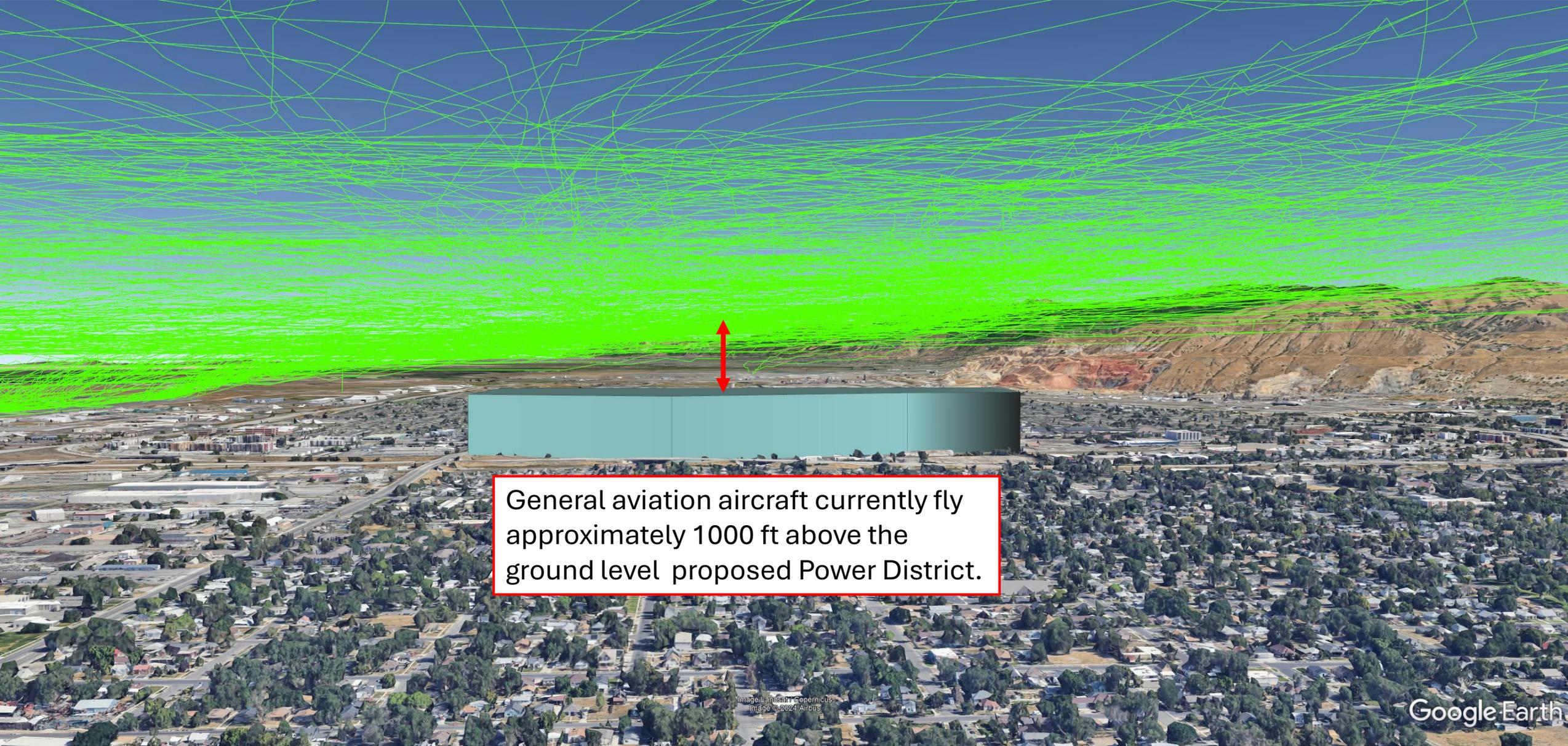


24OCT24 3D Depiction of the Power District in Google Earth at 400ft AGL

General Aviation (GA) Aircraft Operations (1 Week)

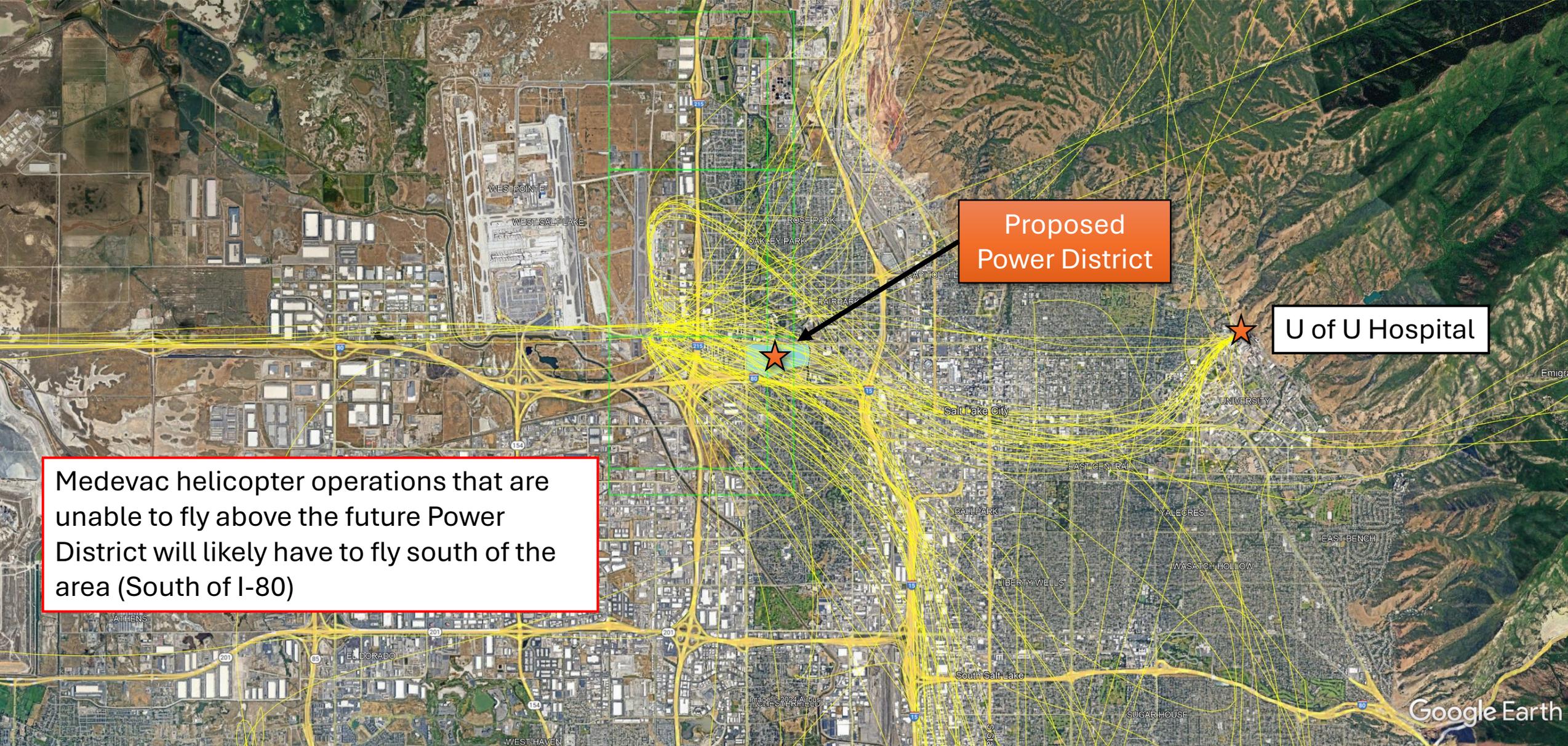


General Aviation (GA) Aircraft Operations (1 Week)



General aviation aircraft currently fly approximately 1000 ft above the ground level proposed Power District.

Helicopter Operations (1 Week)

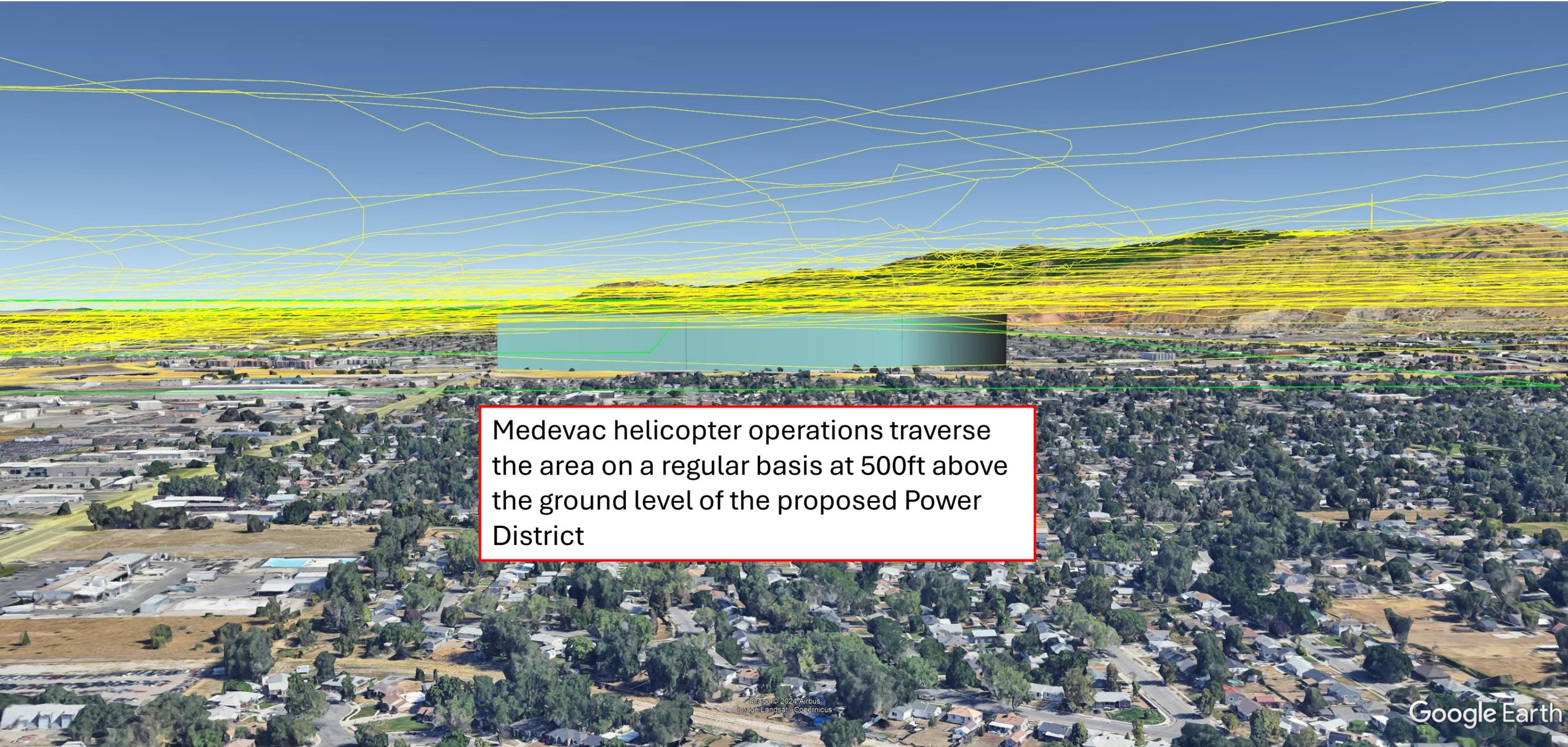


Medevac helicopter operations that are unable to fly above the future Power District will likely have to fly south of the area (South of I-80)

Proposed Power District

U of U Hospital

Helicopter Operations (1 Week)

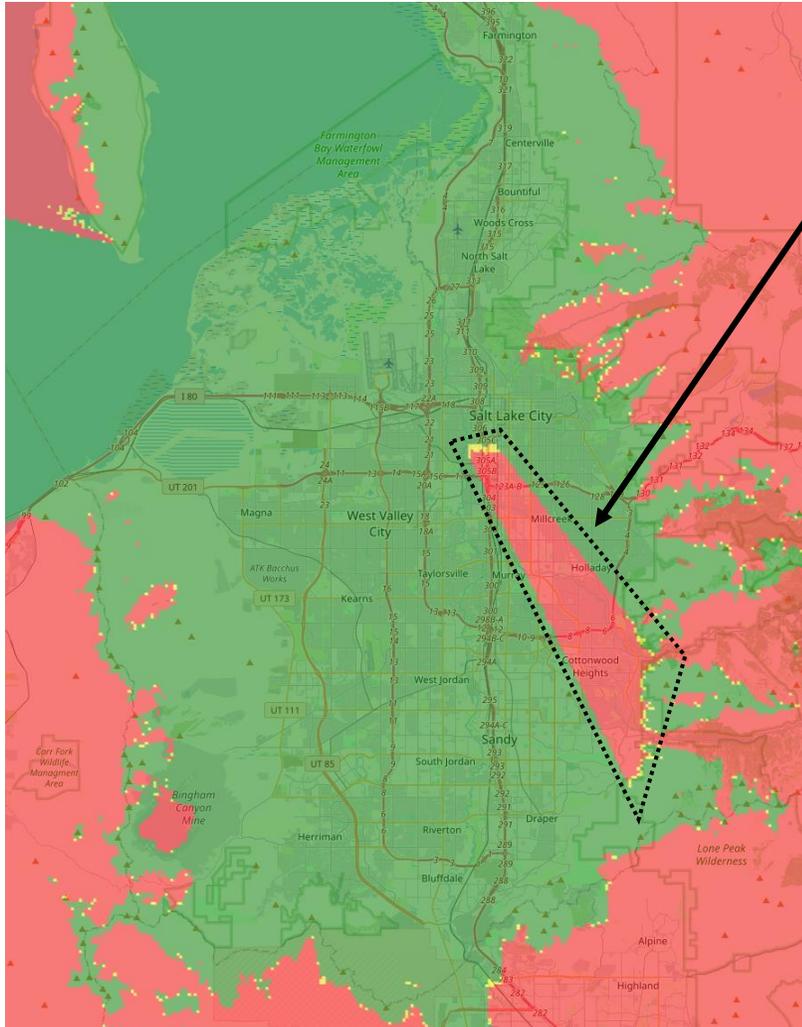


Medevac helicopter operations traverse the area on a regular basis at 500ft above the ground level of the proposed Power District

Image © 2024 Airbus
Image Landsat / Copernicus

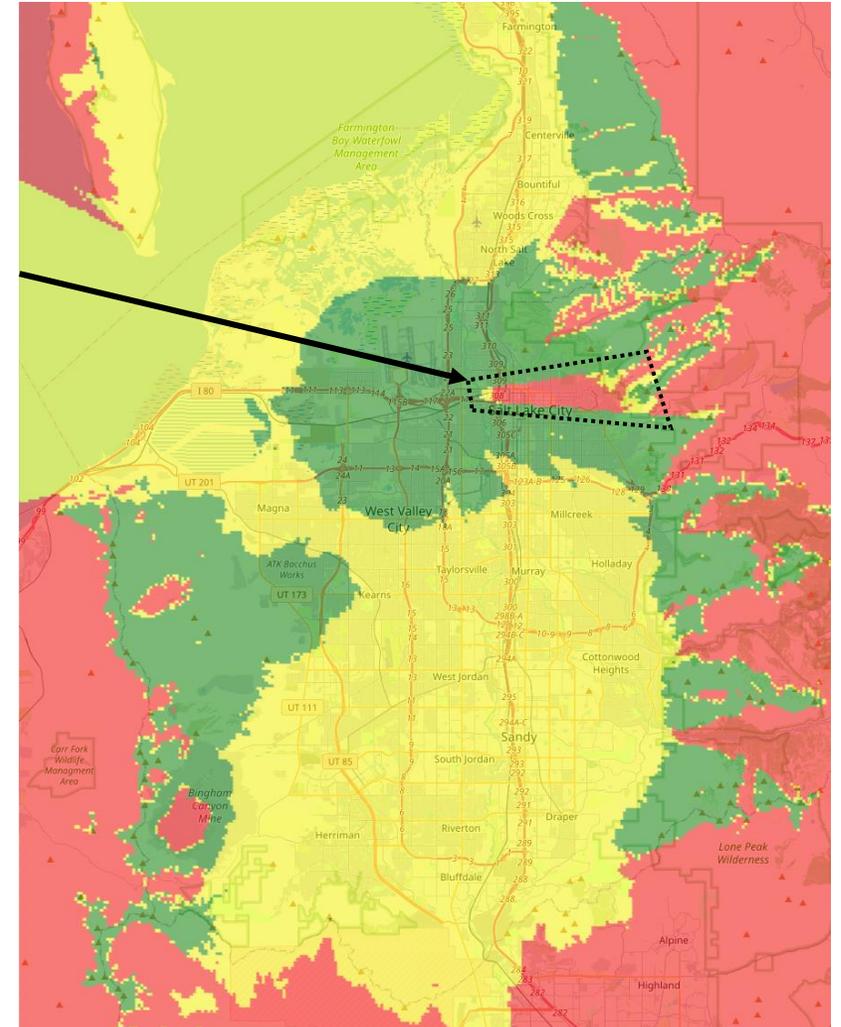
Google Earth

FAA Radar and Communications Impacts



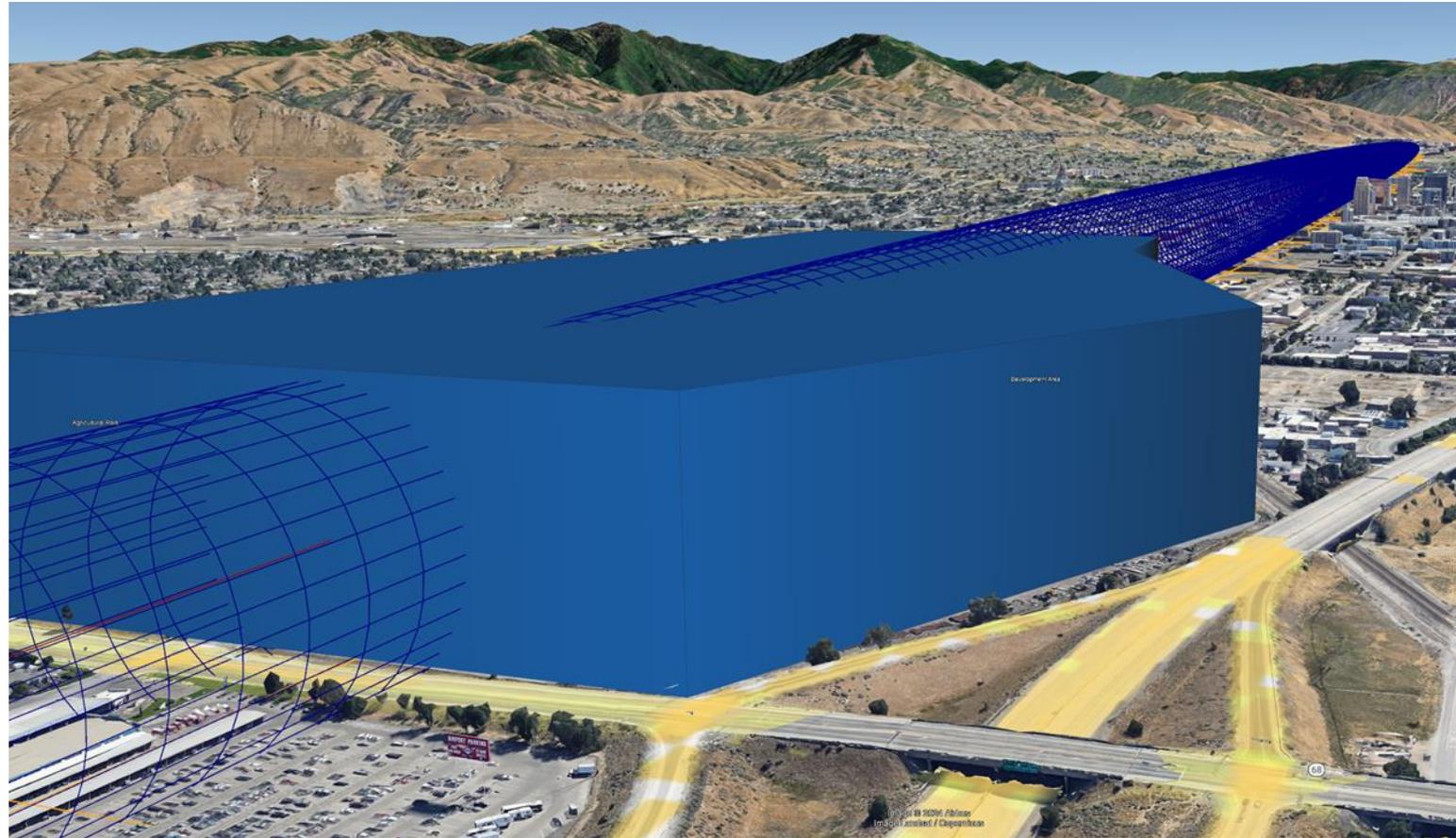
FAA aviation radar coverage and communications within the Valley will potentially be limited by developments exceeding 200ft AGL in the Power District Area

Solutions to these challenges are possible but will require height restrictions in portions of the Power District and additional analysis/coordination with FAA in advance of site development



Next Steps

1. Identify height limitation surfaces (raster and contour plots) for developers to consider that will reduce or eliminate potential FAA radar and communications performance challenges
2. Examine the potential effects of future runway and airspace usage at SLC
3. Encourage developers to provide initial building/stadium layouts to SLCDA and FAA for detailed analysis



Model of FAA communications (wire frame) through the proposed power district

**6. ADDITIONAL
PUBLIC
COMMENTS**

From: [Bruce A. Hamilton](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) Oppose Fairpark rezoning for MLB
Date: Monday, October 21, 2024 11:41:09 AM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

As a Fairpark resident, I oppose the creation and rezoning of the "Jordan River Fairpark" District and I oppose the propose construction of a Major League Baseball stadium on or near North Temple.

This project would result in the destruction of homes and increase in traffic. No rezoning or public funds should be devoted to such a project.

--Bruce A. Hamilton
1350 W Walnut Dr
Salt Lake City, UT 84116-2552


From: [Joshua Vick](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL)
Date: Monday, October 21, 2024 3:03:13 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

NO MORE REZONING YOU'RE KILLING OUR COMMUNITY!!!!!!!!!!!!!!!

From: [Jeffrey Campbell](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL)
Date: Monday, October 21, 2024 5:44:55 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

PLEASE cast a Negative vote on the proposed MLB and other giveaways to the already wealthy. PLEASE
Sent from my iPhone

From: [Brent Curtis](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) "NO to Jordan River Fairpark District Rezone!!! NO to 400 ft Buildings in our community!!!
Date: Wednesday, October 23, 2024 10:00:26 AM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Ms Roman

Please vote NO to Jordan River Fairpark District Rezone!!! NO to 400 ft Buildings in our community!!!

We don't need to fund billionaires. This is not the job of government.

Respectfully,

Brent Curtis - CEO
Arches Natural Products, Inc.

From: [maria chavez](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) NO MORE GENTRIFICATION
Date: Wednesday, October 23, 2024 4:05:19 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Your bigot influence is NOT sufficient with your money scheme motives. There is more land to make money off of than the one you're already trying to STEAL AND SWIPE right underneath hard working families and individuals trying to MAKE SOMETHING OUT OF NOTHING. No thanks to you. Have you ever thought about the amount of golf courses, where there are already in-placed WATER UNITS? I'm assuming there's no money to make there? That's ironic of you and the state. amanda roman you don't deserve to have your name capitalized correctly when you're already trying to capitalize off of the middle and lower class, how PATHETIC of you. You're supposed to be a woman and yet you have the empathy of a male adolescent's putrid, & immature liking. Oh here's a great idea!!! How about you rezone ALL of your property FIRST to the mlb, better known as the "Money Loving BIGOTS", and make your way up with NOTHING. They're sure giving you the upper hand at life huh? YOU'RE RIDICULOUSLY, INCOMPETENTLY, PATHETIC.
Take your urban and shove it up your high hootin ass.
Maria Chavez

TSA Zoning/ MLB Stadium

10 responses

[Publish analytics](#)

Name (optional)

Nombre

6 responses

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Address or Zip code
Direccion o Codigo Postal

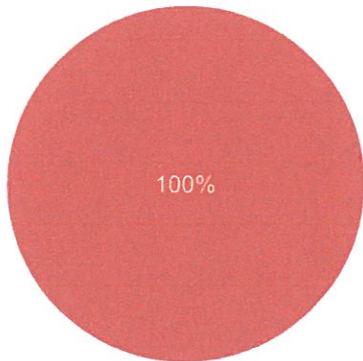
10 responses

[Redacted]

Have you heard of TSA zoning?
Has escuchado las noticias sobre la zonificación TSA

 Copy

10 responses



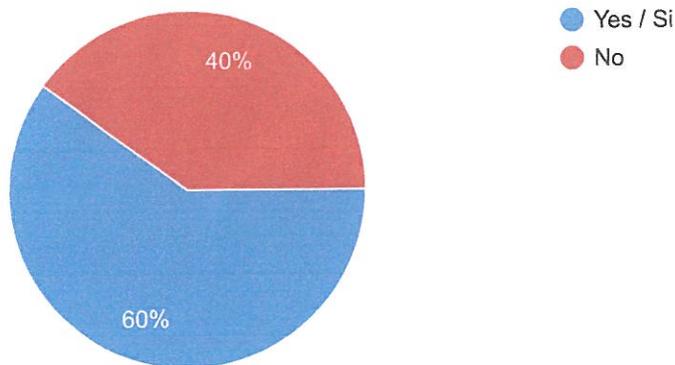
 Yes / Si
 No



Have you heard about the MLB stadium
Has escuchado las noticias sobre el estadio MLB?

 Copy

10 responses



(Optional) What are your thoughts on the TSA zoning and/or MLB stadium.
Tienes opiniones sobre el estadio o la zonificación TSA?

6 responses

The people in charge do everything for money

Against it, but not interested in getting involved

Against it

It's a bad idea and they should stop the project and zoning

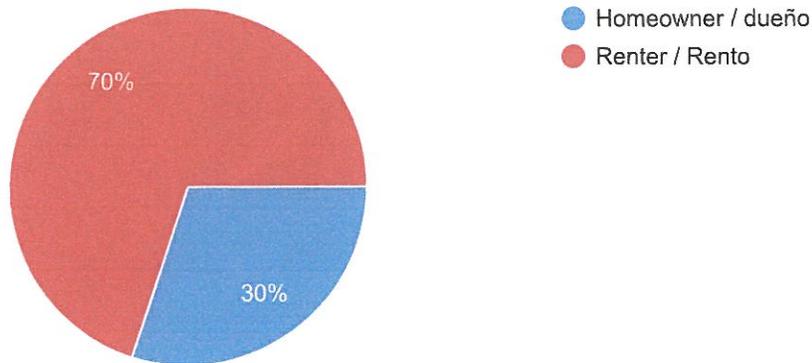
The rich are greedy

it's Nerve wracking they're trying to move folks out



Are you a renter or homeowner?
¿Eres dueño de tu casa o rentas?

10 responses



Homeowners dueño de casa

Do you feel strongly about staying in Rosepark?
¿Tiene fuertes intenciones de quedarse en Rosepark?

3 responses

yes, lived here 20 years

Yes, wants to stay

Yes, been here 12 years

What are your thoughts on the gentrification happening?
Que piensas sobre la gentrificación que esta pasando?

3 responses

It's not fair and they shouldn't kick us out

It's bad that displacement keeps happening

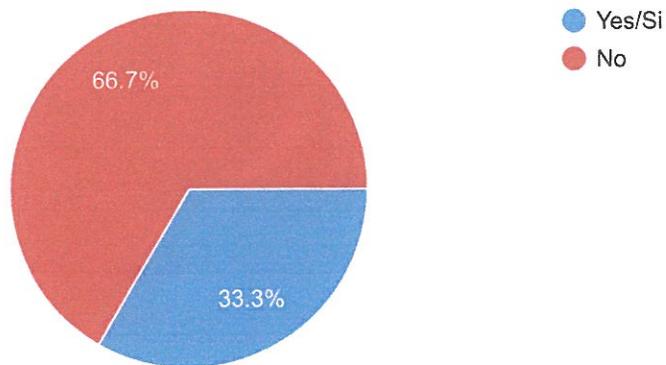
It's Facism. they're kicking people out and the old folks don't have the energy to keep up.
Especially due to chronic health issues



Have you received any offers to buy your home?
Has recibido ofertas para comprar tu casa?

 Copy

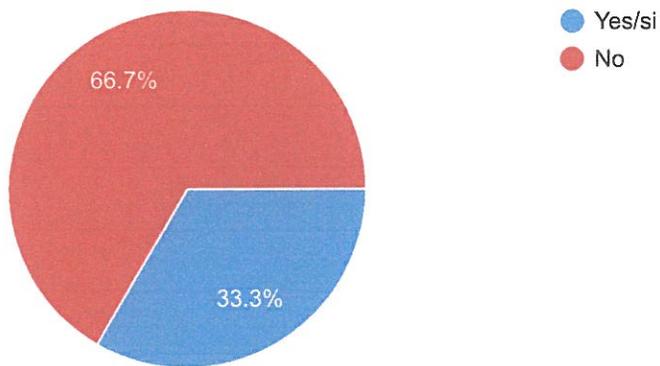
3 responses



Are you interested in rezoning your property back to residential?
Tienes interes en rezonificar tu propiedad para que vuelva a ser residencial?

 Copy

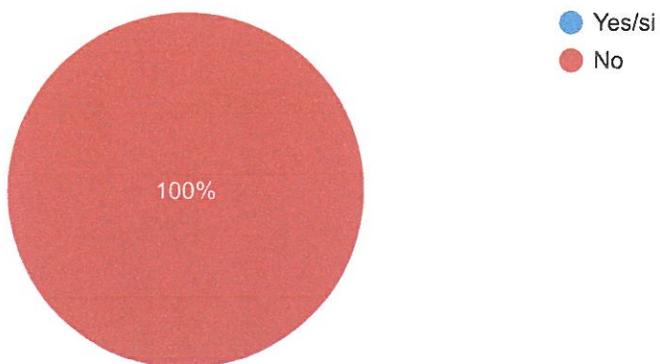
3 responses



If approached, would you like to sell your home?
Si te dan la oportunidad, ¿le gustaría vender su casa?

 Copy

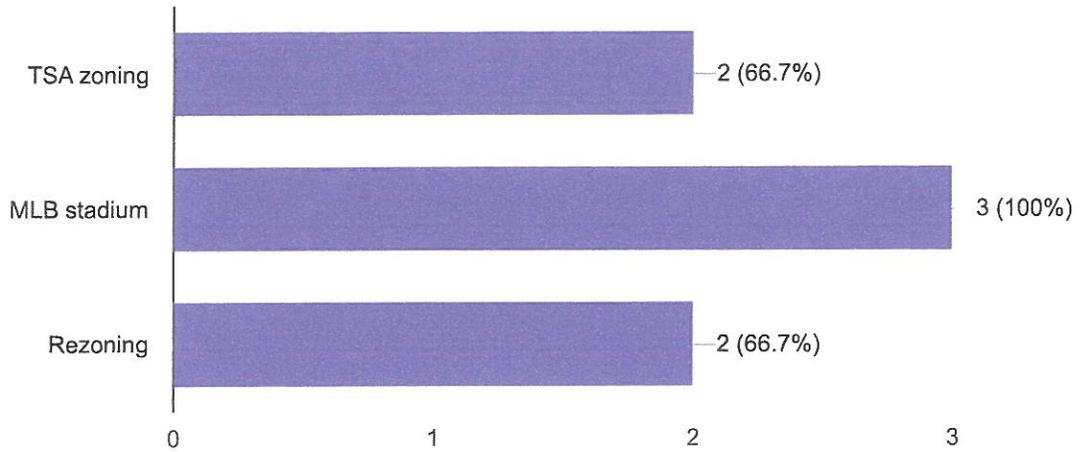
3 responses



What would you like more information on?
Te gustaria mas informacion?

 Copy

3 responses



Contact Info
Informacion de contacto

3 responses



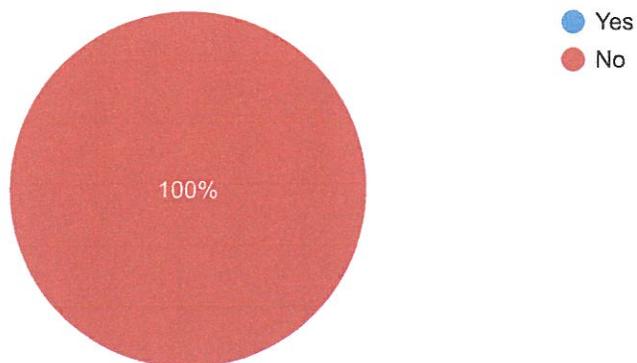
Please share info through flyers and pamphlets

Renters

Have you received a notice to move?
Te han dado noticias para mover

 Copy

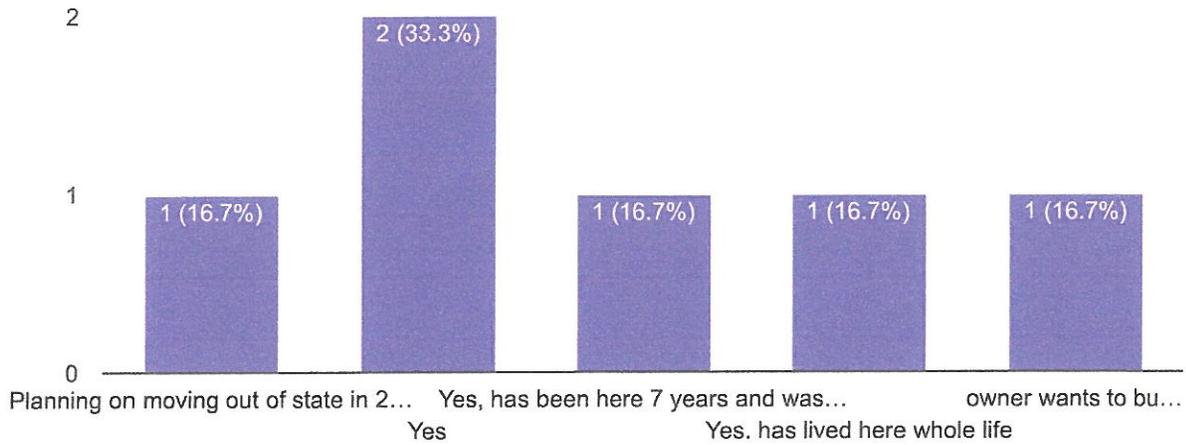
7 responses



Do you feel strongly about staying in Rosepark?
¿Tiene fuertes intenciones de quedarse en Rosepark?

 Copy

6 responses



What are your thoughts on the gentrification happening?
Que piensas sobre la gentrificación que esta pasando?

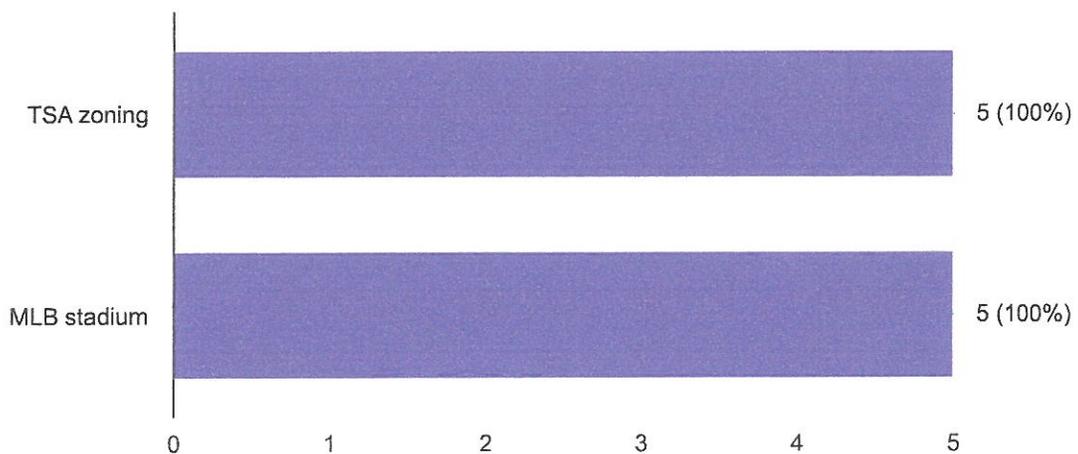
1 response

it's horrible

What would you like more information on?
Te gustaria mas informacion?

 Copy

5 responses



7. MAILING LIST

OWN_FULL_NAME	OWN_ADDR	own_unit	OWN_CITY	OWN_STATE	OWN_ZIP
PREMIUM OIL COMPANY	3450 E COMMERCIAL CT		MERIDIAN	ID	83642
SALT LAKE CITY	PO BOX 145515		SALT LAKE CITY	UT	84114
PLAZA 55 INVESTMENT, LLC	55 N REDWOOD RD # D		SALT LAKE CITY	UT	84116
MONTROY HOLDINGS LTD	PO BOX 2629		ADDISON	TX	75001
KNUDSON INVESTMENTS LLC	PO BOX 5256		OAK BROOK	IL	60522
MOUNTAIN STATES TELEPHONE & TELEGRAPH CO	1025 ELDORADO BLVD # 2000		BROOMFIELD	CO	80021
TRUST NOT IDENTIFIED; GOERGIA E C CARLSON	5544 S GREEN ST		MURRAY	UT	84123
TRUST NOT IDENTIFIED; GEC RV LV TR	PO BOX 711		DALLAS	TX	75221
TRUST NOT IDENTIFIED; GEC RV LV TR	5929 FASHION POINT DR	# 501	SOUTH OGDEN	UT	84403
L.L.C. NORTH TEMPLE HOLDINGS	4968 S HOLLADAY PINES CT		HOLLADAY	UT	84117
GEORGIA ELAINE CARLSON; GEC RV LV TRST	9306 S TEMPLE DR		WEST JORDAN	UT	84088
1500 TEMPLE 4, LLC	1603 ORRINGTON AVE	STE 450	EVANSTON	IL	60201
ROCKY MOUNTAIN POWER	1407 W NORTHTEMPLE ST	110	SALT LAKE CITY	UT	84116
LC J-J BAKD	1370 W NORTHTEMPLE ST		SALT LAKE CITY	UT	84116
DIVISION OF FACILITIES CONSTRUCTION & MGMT.	450 N STATE ST # 4110		SALT LAKE CITY	UT	84114
SALT LAKE COUNTY	PO BOX 144575	# S3-120	SALT LAKE CITY	UT	84114
CW SLC THE YARD, LLC	610 N 800 W		CENTERVILLE	UT	84014
MS OPERATING CO, LLC	3739 E BRIGHTON POINT DR		COTTONWOOD HTS	UT	84121
SALT LAKE GARFIELD & WESTERN RAILWAY CO	6440 S WASATCH BLVD	STE 340	HOLLADAY	UT	84121
SALT LAKE CITY CORPORATION	PO BOX 145460		SALT LAKE CITY	UT	84114
Current Occupant	PO BOX 145487		SALT LAKE CITY	UT	84114
Current Occupant	PO BOX 27026		RICHMOND	VA	23216
SWEAT EQUITY PROPERTIES, LLC	151 S NAVAJO ST		SALT LAKE CITY	UT	84104
DIAMOND PARKING INC	605 FIRST AVE # 600		SEATTLE	WA	98104
SOFIA IMAMI	9350 S 150 E	SUITE 900	SANDY	UT	84070
UTAH POWER AND LIGHT COMPANY	825 NE MULTNOMAH ST #1900		PORTLAND	OR	97232
UTAH DEPARTMENT OF TRANSPORTATION	PO BOX 148420		SALT LAKE CITY	UT	84114
MARCO ANTONIO FRAGOSO; GLORIA E FRAGOSO (JT)	152 S PUEBLO ST		SALT LAKE CITY	UT	84104
MARCO A FRAGOSO	146 S PUEBLO ST		SALT LAKE CITY	UT	84104
SALVADOR MARTINEZ	133 S PUEBLO ST		SALT LAKE CITY	UT	84104
CARRIE BELL	139 S PUEBLO ST		SALT LAKE CITY	UT	84104
J & S AUTO SERVICE, INC	6078 W MILL VALLEY LN		WEST VALLEY	UT	84118
J & S AUTO SERVICE INC.	9757 S 4000 W		SOUTH JORDAN	UT	84095
VINA INVESTMENT AND AMUSEMENT, LLC	2663 E CASTO LN		HOLLADAY	UT	84117
TRUST NOT IDENTIFIED	144 S 1400 W		SALT LAKE CITY	UT	84104
DH TR	1208 W 500 N		SALT LAKE CITY	UT	84116
WALLACE PROPERTY HOLDINGS LLC	132 S 1400 W		SALT LAKE CITY	UT	84104
NAVAJO INVESTMENT PARTNERS, LLC	2223 S HIGHLAND DR	E6-375	SALT LAKE CITY	UT	84106
MAJESTIC MOUNTAIN BEAVER LLC	140 S NAVAJO ST		SALT LAKE CITY	UT	84104
HARLEN H WILSON; WILLIAM WILSON (JT)	PO BOX 71566		SALT LAKE CITY	UT	84171
OLD TIME CLOCK LLC	9288 S JANALEE DR		WEST JORDAN	UT	84088
JORDAN RIVER VIEW, LLC	3411 SILVERSIDE RD	SUITE 104	WILMINGTON	DE	19810
INTERNATIONAL UNION OF ELEVATOR CONSTRUCTORS LOCAL 38	139 S 1400 W		SALT LAKE CITY	UT	84104
WAGNER BIOMEDICAL, INC.	6036 S LINDEN ST		HOLLADAY	UT	84121
UTAH POWER & LIGHT COMPANY	825 NE MULTMNOMAH ST	# 1900	PORTLAND	OR	97232
RANDY TOUSLEY; MICHELE TOUSLEY (JT)	3228 S 3600 W # OFC		WEST VALLEY	UT	84119
SALT LAKE GARFIELD & WESTERN RAILWAY CO	1400 DOUGLAS ST STOP 1640		OMAHA	NE	68179
FDG GAUGE SLC ASSOCIATES, LLC	240 SAINT PAUL ST		DENVER	CO	80206
DIVISION OF FACILITIES CONSTRUCTION & MGMT	450 N STATE ST # 4110		SALT LAKE CITY	UT	84114
SCANDIA RESIDENTIAL REAL PROPERTY II LLC	PO BOX 327		BOUNTIFUL	UT	84011
STATE ROAD COMMISSION OF UTAH	PO BOX 148420		SALT LAKE CITY	UT	84114
SALT LAKE COUNTY	PO BOX 144575		SALT LAKE CITY	UT	84114
Current Occupant	1704 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	1708 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	55 N REDWOOD RD		Salt Lake City	UT	84116
Current Occupant	1711 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	1701 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	25 N REDWOOD RD		Salt Lake City	UT	84116
Current Occupant	1588 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	1550 W NORTH TEMPLE ST		Salt Lake City	UT	84116
Current Occupant	1350 W NORTH TEMPLE ST		Salt Lake City	UT	84116

Current Occupant	120 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	124 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	150 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	143 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	155 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	161 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	174 S 1400 W	Salt Lake City	UT	84104
Current Occupant	145 S 1400 W	Salt Lake City	UT	84104
Current Occupant	1390 W 200 S	Salt Lake City	UT	84104
Current Occupant	1364 W 200 S	Salt Lake City	UT	84104
Current Occupant	122 S NAVAJO ST	Salt Lake City	UT	84104
Current Occupant	150 S NAVAJO ST	Salt Lake City	UT	84104
Current Occupant	154 S NAVAJO ST	Salt Lake City	UT	84104
Current Occupant	160 S NAVAJO ST	Salt Lake City	UT	84104
Current Occupant	1354 W 200 S	Salt Lake City	UT	84104
Current Occupant	125 S 1400 W	Salt Lake City	UT	84104
Current Occupant	1692 W 200 S	Salt Lake City	UT	84104
Current Occupant	1670 W 200 S	Salt Lake City	UT	84104
Current Occupant	1660 W 200 S	Salt Lake City	UT	84104
Current Occupant	1650 W 200 S	Salt Lake City	UT	84104
Current Occupant	1640 W 200 S	Salt Lake City	UT	84104
Current Occupant	1630 W 200 S	Salt Lake City	UT	84104
Current Occupant	1608 W 200 S	Salt Lake City	UT	84104
Current Occupant	1610 W 200 S	Salt Lake City	UT	84104
Current Occupant	1600 W 200 S	Salt Lake City	UT	84104
Current Occupant	1590 W 200 S	Salt Lake City	UT	84104
Current Occupant	1570 W 200 S	Salt Lake City	UT	84104
Current Occupant	1560 W 200 S	Salt Lake City	UT	84104
Current Occupant	1532 W 200 S	Salt Lake City	UT	84104
Current Occupant	1512 W 200 S	Salt Lake City	UT	84104
Current Occupant	120 S 1400 W	Salt Lake City	UT	84104
Current Occupant	1588 W 200 S	Salt Lake City	UT	84104
Current Occupant	1514 W 200 S	Salt Lake City	UT	84104
Current Occupant	1488 W 200 S	Salt Lake City	UT	84104
Current Occupant	1468 W 200 S	Salt Lake City	UT	84104
Current Occupant	121 S PUEBLO ST	Salt Lake City	UT	84104
Current Occupant	111 N CORNELL ST	Salt Lake City	UT	84116
Current Occupant	155 N 1000 W	Salt Lake City	UT	84116
Current Occupant	1230 W 200 S	Salt Lake City	UT	84104
Current Occupant	1720 W I-80 WB FWY	Salt Lake City	UT	84116
Current Occupant	1550 W I-80 WB FWY	Salt Lake City	UT	84104
Current Occupant	1530 W 200 S	Salt Lake City	UT	84104
KSB INDUSTRIES, LLC	189 N HWY 89	SUITE C-112 NORTH SALT LAKE	UT	84054
ENVIROTECH MOLDED PRODUCTS, INC	1075 W NORTHTEMPLE ST	SALT LAKE CITY	UT	84116
FAIRPARK COMMERCIAL CONDOMINIUMS OWNERS ASSOC.	1055 W NORTHTEMPLE ST	SALT LAKE CITY	UT	84116
Current Occupant	1161 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	1075 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	1055 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	20 S 1100 W	Salt Lake City	UT	84104
Current Occupant	6 S 1000 W	Salt Lake City	UT	84104

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