

Notice of the protests received will be published on the Utah Public Meeting Notice site under the City Recorder, as well as the slc.gov website. Please see the enclosed protest and tracking sheet as information for the record. Should you have any questions and desire additional information, please contact the Salt Lake Recorder' s Office at (801) 535-7671, or Salt Lake City Department of Economic Development at (801) 535-7200.

**Exhibits:**

- A. Copy of property owner protests
- B. Protest Tally
- C. CBIA-25 Boundary Map
- D. Holiday Lighting Map
- E. Tentative Timeline for CBIA-25

West River LhC  
187 N 100 E.  
Pvtce Ut. 84501

Received  
10/7/2024  
via state mail

Department of Economic Develop  
P.O. Box 145590  
Salt Lake City, Ut. 84111

# DA-CB1A-25  
84114

SALT LAKE CITY UT 840  
26 SEP 2024 PM 3 L

Postmark  
84114

To SLC Recorder  
or Economic Devp.

West River LHC  
does not want  
any assessment on  
the property ID #  
15-01-181-012-0000

David Myer

9-28-24

-- -- PRELIMINARY ESTIMATE -- --



**SALT LAKE CITY CORPORATION**

Department of Economic Development  
P.O. Box 145590  
Salt Lake City , Utah 84114-5590

August 9, 2024

Property: PROPERTY OWNER  
235 S 400 W  
SALT LAKE CITY, UT 84101-1126

Property ID: 15-01-181-012-0000

Reference: Central Business Improvement Area No. DA-CBIA-25

Dear Property Owner:

The intent of this preliminary estimate is to advise the owner of the estimated cost for a three year period of the re-established downtown Salt Lake City Central Business Improvement Area (CBIA). The CBIA is a continuation of an economic promotion assessment area in downtown Salt Lake City that begun in 1992, which can be renewed every three years.

The proposed description of the economic promotional activities, total revenues and expenditures from the assessment funds, and proposed boundaries of the assessment area are attached in the letter to property owners and the "Notice of Intention to Designate Assessment Area".

If you have any questions, please call Salt Lake City's Department of Economic Development at (801) 535-7200.

**PLEASE NOTE THIS IS FOR YOUR INFORMATION ONLY AND NOT A BILL. SHOULD YOU SELL THE PROPERTY, THIS PRELIMINARY ESTIMATE SHOULD BE DISCLOSED TO THE BUYER.**

The proposed required improvements or benefits and rates for your property are summarized below.

Rate Code	Description	Method of Assessment	Assessment Rate	Taxable Value	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	0.00142	1,725,500.00	0.00	1,725,500.00	\$2,450.21
TOTAL: Do not pay this amount							\$2,450.21



Serving Utah families for over 135 years

Robert A. Larkin Jr  
Larkin Mortuary  
260 E South Temple  
Salt Lake City, Utah 84111  
rob@larkinmortuary.com  
801-363-5781

RECEIVED  
NOV 01 2024  
CITY RECORDER

October 30, 2024  
Salt Lake City Recorder 451 South State Street, Room 415 Salt Lake City, Utah 84111  
Subject: Protest Against Assessment in Central Business Improvement Area No. DA-CBIA-25

Dear City Recorder,

This letter constitutes our formal protest against the proposed assessment in the Central Business Improvement Area No. DA-CBIA-25. Our specific concerns relate to the assessment on our property located at 260 E South Temple St, Salt Lake City, Utah 84111-1205 (Property IDs: 16-06-127-014-0000 and 16-06-127-007-0000). Our business has been located at this property for 99 years.

**Reasons for Protest**

- Minimal Benefit:** Our property is situated on the extreme northeast corner of the proposed assessment area. Properties directly across the street from ours are excluded from the assessment and will not be subject to the planned improvements. This boundary distinction creates an immediate disparity and suggests that the benefits of the proposed "Economic Promotion Activities" will be minimal for our property.
- Homelessness, Crime, and Business Impact:** Our business has been significantly impacted by the large homeless population in the area. Their presence has driven away customers and created an unsafe environment for our business, staff, and visitors. Crime associated with the homeless population has also increased, making it even more difficult for our business to operate. We do not believe the proposed plan adequately addresses these critical issues, particularly for those of us on the fringes of the assessment area.
- Unjustified Base Rate Assessment:** We are opposed to the suggested base rate assessment fee. Given the limited direct benefit to our property and the lack of solutions to the severe homelessness problem, we believe this assessment is unjustified and will not provide a fair return for our contribution.

We urge the City Council to reconsider the proposed assessment and address the concerns outlined in this protest.

Sincerely,  
Robert A. Larkin Jr

Larkin Mortuary - Downtown  
260 E South Temple  
Salt Lake City, UT 84111  
801-363-5781

Larkin Sunset Lawn  
2350 E 1300 S  
Salt Lake City, UT 84108  
801-582-1582

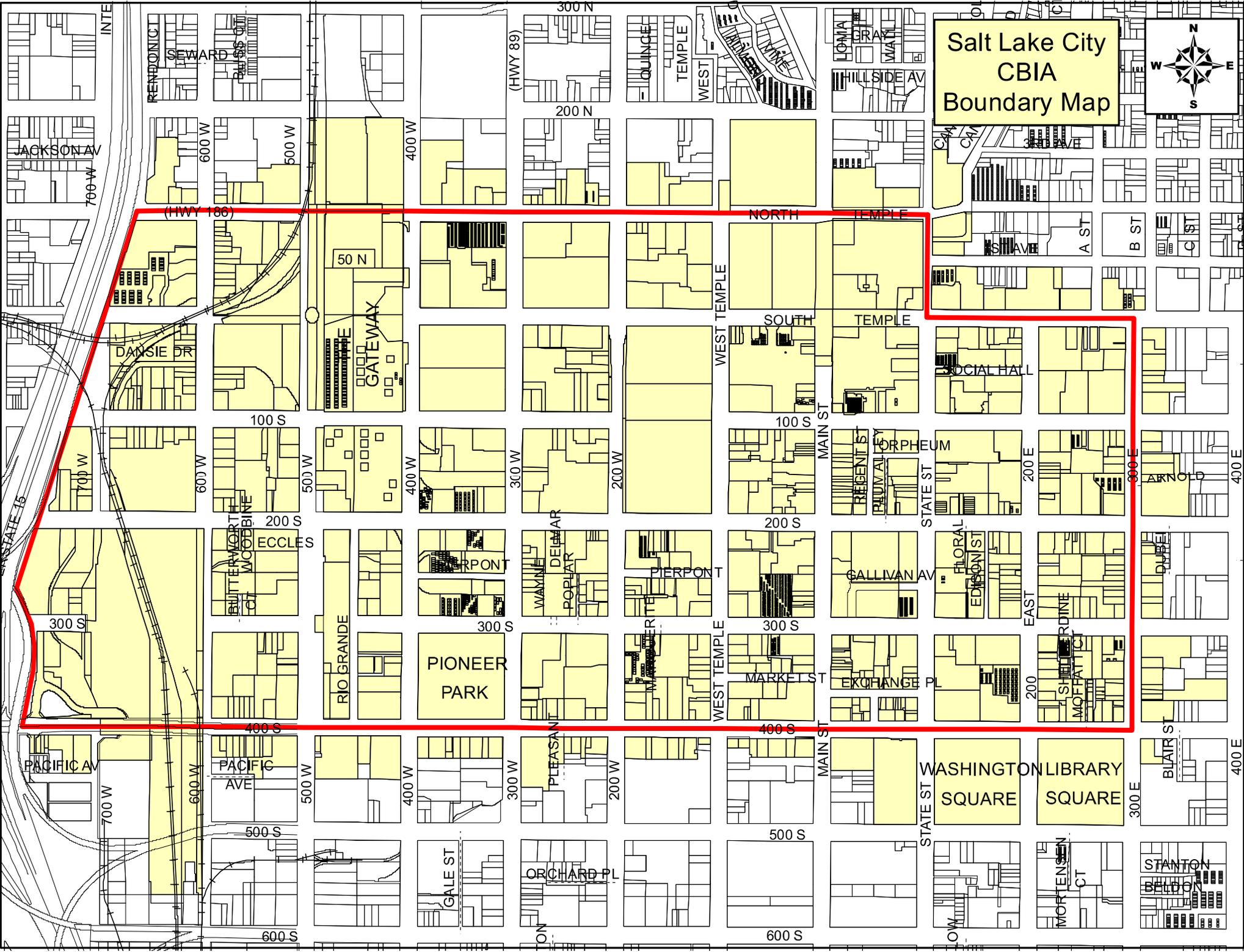
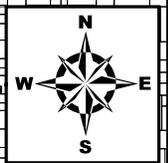
Larkin Sunset Gardens  
1950 E 10600 S  
Sandy, UT 84092  
801-571-2771

Larkin Mortuary - Riverton  
3688 W 12600 S  
Riverton, UT 84065  
801-254-4850

Date Received	Property Owner	Parcel Number	Description of Protest	Estimated Base Assessment	Estimated Holiday Lighting Assessment
10/7/2024	West River, LLC	15-01-181-012-0000	Property owner does not want any assessment on the property.	\$2,450.21	None
11/1/2024	Larkin Mortuary	16-06-127-014-0000	Minimal benefit from the special assessment area for their property, the base rate applied in the special assessment is too high for the services received, and their property is impacted by the unhoused population in the area.	\$8,228.60	None
11/1/2024	Larkin Mortuary	16-06-127-007-0000	Minimal benefit from the special assessment area for their property, the base rate applied in the special assessment is too high for the services received, and their property is impacted by the unhoused population in the area.	\$2,460.15	None

Total Protest Percentage:	0.22%
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# Salt Lake City CBIA Boundary Map





<b>CBIA - 25 Tentative Timeline</b>				
<b>Step</b>	<b>Action</b>	<b>Description</b>	<b>Group/Lead</b>	<b>Deadlines</b>
1	Consultant Contract	Contract with a consultant to provide guidance throughout process.	DED	2/1/24 - 4/30/2024
2	Technical Description of the CBIA	Technical Description of the CBIA provided to Engineering, Engineering prepares tax roll based on this data.	Consultant	3/12/2024
3	Develop assessment methodology that conforms to Assessment Area Act.	Develop assessment methodology concerning Economic Promotion & Lighting Assessment.	DED	3/24/2024
4	Overview Transmittal. (Mayor)	High level document explaining the process transmitted to Mayor's Office.	DED	3/12/2024
5	Overview transmittal. (Council Office)	High level document explaining the process transmitted to Council Office.	Mayor's Office	3/19/2024
6	City Council Meeting	DED will provide a written briefing to the City Council on the upcoming on the CBIA-25 process.	DED	4/2/2024
7	Salt Lake County Property Tax Information.	Numbers should be available by May 22, 2024.	Consultant	5/31/2024
8	Bond Counsel Description & Improvement Review	Bond Counsel reviews the description of Improvements and Areas to be Improved.	DED	6/5/2024
9	Resolution of intent to designate.	Bond Counsel drafts resolution of Intent to Designate.	Bond Counsel	6/11/2024
10	Resolution of Intent to Designate and Justification transmittal. (Mayor)	Resolution of Intent to Designate and justification documentation transmitted to Mayor's Office.	DED	6/18/2024
11	Resolution of Intent to Designate and Justification transmittal. (Council Office)	Resolution of Intent to Designate and justification documentation transmitted to Council Office.	Mayor's Office	6/21/2024
12	City Council Meeting	DED will brief the City Council on CBIA-25 Information.	DED	7/2/2024
13	Property Owner Letter Prep	Property Owner letter includes verbiage of preliminary estimate, rate, notice of intent to designate, common question and map finalized.	DED	7/8/2024
14	Tax roll prepared for DED approval.	Assess County Data.	Engineering	7/8/2024
15	DED approval of tax roll.	DED approves county data.	DED	7/8/2024
16	City Council Meeting	City Council adopts the resolution of Intent to Designate the assessment area.	City Council	7/9/2024
17	Draft/Create Notice of Intent to Designate Letter		Engineering	7/11/2024
18	Post Notice of Intent to Designate	Post notice of intent to designate in at least three public places within boundaries of jurisdiction	DED	8/9/2024
19	Mail out Notice of Intent to Designate	Mail out Notice of Intent to Designate to go out within 10 days of notice posting.	DED sends via State Mail	8/12/2024
20	Minutes prepared for use at protest hearing	Distribute to team SAA.	Bond Counsel	8/23/2024
21	City Council Meeting	City Council Protest Hearing	City Council	9/3/2024
22	Draft Resolution to Designate the Assessment Area and appoint the Board of Equalization (BOE).		Bond Counsel	9/10/2024
23	Resolution to Designate the Assessment Area and appoint the Board of Equalization Transmittal (Mayor's Office)	Resolution to Designate the Assessment Area and appoint the Board of Equalization Transmitted to Mayor's Office.	DED	9/17/2024
24	Resolution to Designate the Assessment Area and appoint the Board of Equalization (City Council).	Resolution to Designate the Assessment Area and appoint the Board of Equalization Transmitted to the Council Office.	Mayor's Office	9/24/2024
25	Property Owners Written Protests Filing Deadline	Property owners who are protesting the assessment area. Also, the end of 60-day written protest period.	Recorder's Office	11/3/2024
26	Compile Written Protests.		Recorder's Office	11/4/2024
27	Delivery of Compilation of Protests	Compilation of protests sent to City Council.	Recorder's Office	11/5/2024
28	Publishing of Written Protests	Publishing of Written Protests on City & State public notice website.	Recorder's Office	11/5/2024
29	City Council Meeting	City Council announces the protest tally and if it exceeds 40% threshold.	City Council	11/12/2024
30	City Council Meeting	City Council adopts the Resolution to Designate the Assessment Area and appoints the Board of Equalization.	City Council	11/12/2024
31	Recording of the Resolution to Designate the Assessment Area & Notice of Proposed Assessment	Record Resolution to Designate the Assessment Area and Notice of Proposed Assessment with Salt Lake County Recorder, within 15 days of adoption.	Salt Lake City Recorders	11/12/2024 - 11/27/2024
32	BOE Notice and Dates of BOE Meetings.	Finalize Verbiage for BOE notice and dates of BOE meetings.	Bond Counsel	11/22/2024
33	Mailing process for the BOE notice.	Begins 2 weeks before mailing date.	Engineering	12/6/2024
34	Publication of the BOE hearings.	Publication and posting of time and location of the 3 consecutive meetings. Posted as a Class B notice at least 20 days, but not more than 35 days from the first BOE hearings dates. Published on the Utah Public Notice Website.	Recorder's & DED	12/10/2024

35	Mailing due to Recorder's Office for review.	Due 1 week before nailing date.	Engineering	12/13/2024
36	Mailing of preliminary assessment & notice of BOE hearings	Class B notice mailing sent to each property owner and each street address.	DED	12/20/2024
37	BOE hearings 9:00 am to 10:00 am (public meeting).	Held on consecutive days by statute.	Salt Lake City Recorders	1/7/2025
38	BOE hearings 10:00 am to 11:00 am (public meeting).	Held on consecutive days by statute.	Salt Lake City Recorders	1/8/2025
39	BOE hearings 1:00 pm to 2:00 pm (public meeting).	Held on consecutive days by statute.	Salt Lake City Recorders	1/9/2025
40	Finalization of BOE Hearings	Finalize the report	DED	1/14/2025
41	BOE Report Completion	BOE report completed, signed, and forwarded to City Council and Bond Counsel.	DED	1/17/2025
42	Mailing of BOE Final Report	BOE report mailed to objecting property owners. Begins 15 day appeal period.	Engineering	1/23/2025
43	Assessment Ordinance	Bond Counsel Draft Assessment Ordinance	Bond Counsel	1/28/2025
44	Assessment Ordinance Transmittal (Mayor's Office).	Assessment Ordinance transmitted to the Mayor's Office.	DED	2/4/2025
45	Assessment Ordinance Transmittal (Council Office).	Assessment Ordinance transmitted to the Council Office.	Mayor's Office	2/7/2025
46	Budget submission for CBIA	Submit budget to SLC Finance Department in anticipation of approval.	DED	2/7/2025
47	City Council Meeting	City Council accepts or modifies BOE recommendations and adopts or rejects Assessment Ordinance.	City Council	3/4/2025
48	Center Business Improvement Assessment Area Management Contract drafting and Execution	Execute Agreement between Salt Lake City and the vendor to manage the assessment area.	DED	
49	Transfer properties into billing status.		Engineering	3/20/2025
50	Assessment Invoices and Billing	Mail assessment notices and invoices to Property Owners by April 5, 2022 the latest.	Treasurer	3/21/2025
51	Publication & Posting of the Assessment Ordinance	1. Publication of the Assessment Ordinance on the Utah Public Notice Website. 2. Post a copy of the Assessment Ordinance as a Class A notice. For at least 21 days	DED/Recorder's	3/24/2025
52	Record Notice of Assessment Interest with Salt Lake County Recorder.	I note that Utah Code 11-42-404(4)(b)(iii) requires the notice of assessment interest to "describe the property assessed by legal description and tax identification number." Metes and Bounds legal description provided by Recorder's Office.	Salt Lake City Recorders	4/21/2025
53	Effective start date of the Assessment Ordinance	Must be specified in the Assessment Ordinance	DED	4/21/2025
54	Assessment Payments Due	Invoice Payments due from property owners [15 days after effective date of Assessment Ordinance]	Treasurer	5/6/2025