


ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


Lisa Shaffer, Chief Administrative Officer

Date Received: 12/22/2022

Date sent to Council: 12/22/2022

TO: Salt Lake City Council
Dan Dugan, Chair

DATE: December 22, 2022

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: 865 S 500 E Zoning Map and Master Plan Amendment
(PLNPCM2022-00301 & PLNPCM2022-00302)

STAFF CONTACT: Michael McNamee, Principal Planner
michael.mcnamee@slcgov.com or 801-535-7226

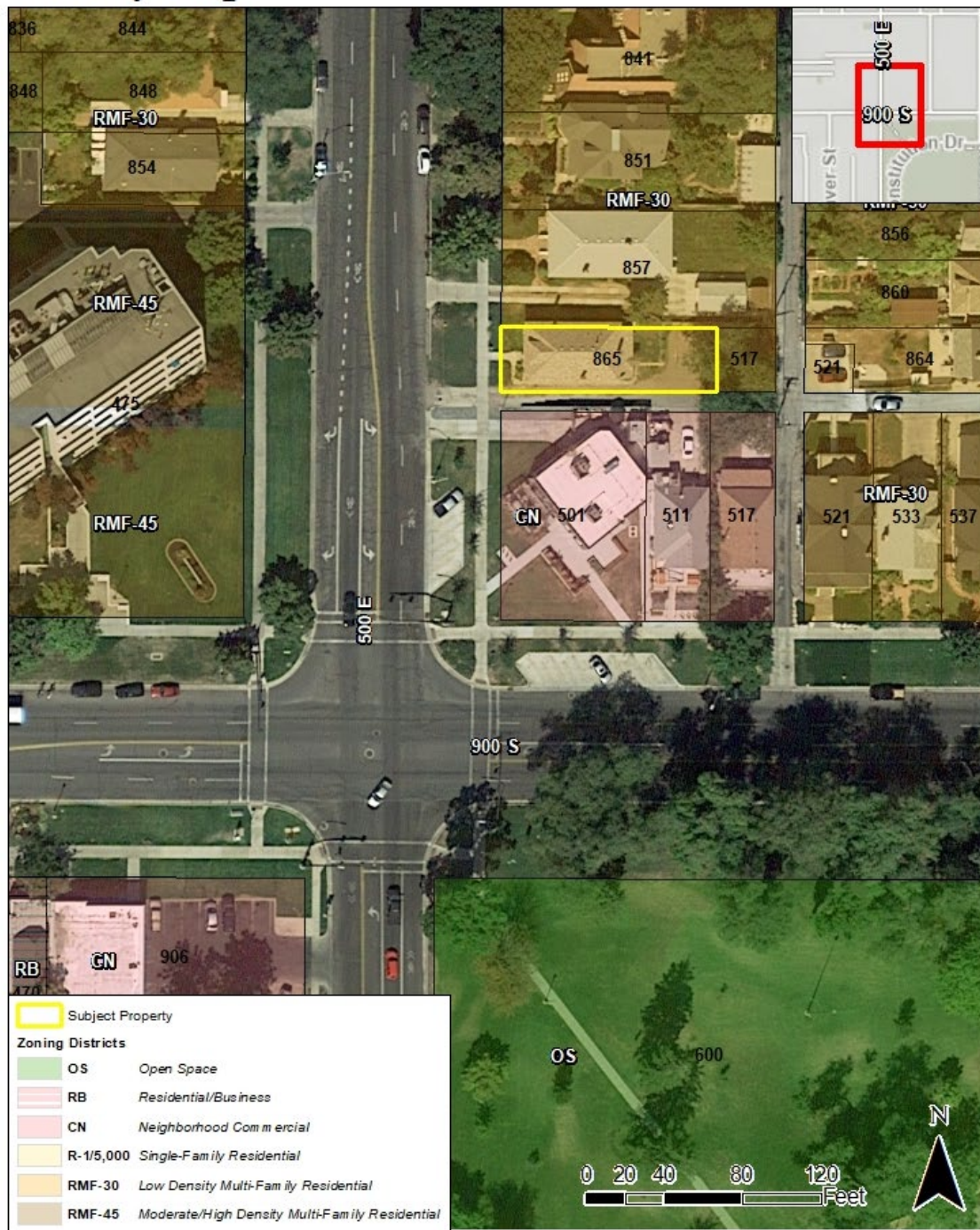
DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follow the recommendation of the Planning Commission to approve the proposed Zoning Map and Master Plan amendment.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Rick Service, the property owner of 865 South 500 East, initiated a petition to amend the Zoning Map and Central Community Master Plan in March of 2022. The request is to rezone the subject property from RMF-30 (Low Density Multi-Family Residential) to CN (Neighborhood Commercial), and redesignate the property on the future land use map in the Central Community Master Plan from Low Density Residential to Neighborhood Commercial. On October 26, 2022, the Planning Commission heard the petition and forwarded a positive recommendation to the City Council to amend the Zoning Map and Central Community Master Plan. If approved, the property owner intends to change the use of the existing single-family home to a commercial use. The specific commercial use would be determined after the amendments were approved. The property is located in the Central City Local Historic District, and the house is listed as a contributing structure to the district, which protects it from demolition without the approval of the Historic Landmark Commission.

Vicinity Map



Salt Lake City Planning Division 4/28/2022

The CN zone is a commercial zoning district that is intended to be compatible with residential neighborhoods. The permitted size and scale of development is similar to RMF-30, but the number and type of land uses allowed in CN is quite different from RMF-30. RMF-30 permits single-, two-, and multi-family dwellings, as well as uses that are incidental to residential neighborhoods such as parks and daycares. By contrast, CN permits primarily commercial uses such as retail,

offices, and restaurants. Residential is only allowed as part of a mixed-use development. The proposed change would facilitate the replacement of a single-family dwelling use with a commercial use.

HOUSING LOSS MITIGATION: The applicant was required to submit a housing loss mitigation plan as part of this request, per Chapter 18.97 of the Zoning Ordinance, which requires that a housing loss mitigation plan is approved by the city before any petition is approved for a zoning change that would permit a nonresidential use of land, that includes within its boundaries residential dwelling units. A housing loss mitigation plan is required for this petition because the CN zone allows nonresidential uses. Options for mitigating residential housing loss include providing replacement housing, paying a fee to the City's housing trust fund based on the difference between the housing value and replacement cost of building new units, and, where deteriorated housing exists and is not caused by deliberate indifference of the landowner, the petitioner may pay a flat fee to the City's housing trust fund. These options were considered, and paying a fee based on the difference between housing value and replacement cost was determined to be the most feasible. The applicant is not proposing to build any new housing to replace the single-family dwelling that would be lost, and he is not claiming that the existing dwelling is deteriorated. The fee amount was determined in the October 18, 2022 housing loss mitigation plan to be \$61,967.76. The applicant has been made aware of this requirement under the ordinance.

The City Attorney's Office has advised against enforcing housing loss mitigation plans pending adoption of the City's new Thriving in Place housing initiatives.

PUBLIC PROCESS:

- Petition for the zoning map and master plan amendment was accepted by the Salt Lake Planning Division on March 24, 2022.
- The petition was assigned to Michael McNamee, Principal Planner, for staff analysis and processing on April 7, 2022.
- The petition was deemed complete on April 20, 2022.
- Information concerning this petition was sent to the chairs of the Central City and Liberty Wells Community Councils on April 28, 2022.
 - The Community Councils did not provide formal comments.
- The surrounding property owners and residents within 300' of the subject properties received an early notification by mail on April 28, 2022.
- Public notification for the Planning Commission Hearing was mailed October 13, 2022 to all neighbors within 300' of the Zoning Map and Master Plan amendment site. The public notice was also posted on City and State websites and sent via the Planning list serve.

- The petition was heard by the Planning Commission on October 26, 2022. The Planning Commission voted 5-3 to forward a positive recommendation to the City Council regarding the proposed zoning map and master plan amendment.
 - There were three public comments received prior to the Planning Commission meeting.

Planning Commission (PC) Records

- a) [PC Agenda of October 26, 2022](#) (Click to Access)
- b) [PC Minutes of October 26, 2022](#) (Click to Access)
- c) [Planning Commission Staff Report of October 26, 2022](#) (Click to Access Report)

EXHIBITS:

- 1) Project Chronology
- 2) Notice of City Council Public Hearing
- 3) Ordinance
- 4) Original Petition
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1. CHRONOLOGY



PROJECT CHRONOLOGY

Petition: PLNPCM2022-00301 & 302

March 24, 2022	Petition for the zoning map and master plan amendment received by the Salt Lake City Planning Division.
April 7, 2022	Petition assigned to Michael McNamee, Principal Planner.
April 28, 2022	Information about the proposal was sent to the Chair of the Central City and Liberty Wells Community Councils in order to solicit public comments and start the 45-day Recognized Organization input and comment period.
April 28, 2022	Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on April 28, 2022 and ended June 15, 2022.
April 28, 2022	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.
June 15, 2022	The 45-day public comment period for Recognized Organizations ended. No formal comments were submitted to staff by the recognized organizations to date related to this proposal.
October 12, 2022	Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property.
October 13, 2022	Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting of October 26, 2022. Public hearing notice mailed.
October 26, 2022	The Planning Commission held a public hearing on October 26, 2022. By a majority vote of 5-3, the Planning Commission forwarded a positive recommendation to the City Council for the proposed zoning map and master plan amendment.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2022-0301 and PLNPCM2022-00302 – 865 S 500 E Zoning Map and Master Plan Amendment** – Salt Lake City has received a request from Rick Service, the property owner, to amend the zoning map for the property located at 865 South 500 East from RMF-30 (Low Density Multi-Family Residential District) to CN (Neighborhood Commercial District), and to amend the Central Community Master Plan so that the property would be redesignated on the future land use map from Low Density Residential to Neighborhood Commercial. The lot is approximately .08 acres (3,628 square feet). The intent of the rezone request is to allow for the conversion of the existing single-family dwelling on the property to a commercial use. The property is located within Council District 5, represented by Darin Mano.

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 of the public hearing. The hearing will be held:

DATE:

PLACE: **Electronic and in-person options.**
 451 South State Street, Room 326, 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.slc.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@slcgov.com. 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 call Michael McNamee at 801-535-7226 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at michael.mcnamee@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “Planning” tab and entering the petition number PLNPCM2022-00301 or PLNPCM2022-00302.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, (801)535-7600, or relay service 711.

3. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(Amending the zoning of property located at 865 South 500 East Street from RMF-30 Low Density Multi-Family Residential District to CN Neighborhood Commercial District, and amending the Central Community Master Plan Future Land Use Map)

An ordinance amending the zoning map pertaining to property located at 865 South 500 East Street from RMF-30 Low Density Multi-Family Residential District to CN Neighborhood Commercial District pursuant to Petition No. PLNPCM2022-00301, and amending the Central Community Master Plan Future Land Use Map pursuant to Petition No. PLNPCM2022-00302.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on October 26, 2022 on an application submitted by Rick Service (“Applicant”) to rezone property located at 865 South 500 East Street (Tax ID No. 16-07-276-024) (the “Property”) from RMF-30 Low Density Multi-Family Residential District to CN Neighborhood Commercial District pursuant to Petition No. PLNPCM2022-00301, and to amend the Central Community Master Plan Future Land Use Map with respect to that parcel from Low Density Residential to Neighborhood Commercial pursuant to Petition No. PLNPCM2022-00302; and

WHEREAS, at its October 26, 2022 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said applications; 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 that the Property identified on Exhibit "A" attached hereto shall be and hereby is rezoned from RMF-30 Low Density Multi-Family Residential District to CN Neighborhood Commercial District.

SECTION 2. Amending the Central Community Master Plan. The Future Land Use Map of the Central Community Master Plan shall be and hereby is amended to change the future land use designation of the Property identified in Exhibit "A" from Low Density Residential to Neighborhood Commercial.

SECTION 3. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2023.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2023.

Published: _____.

Ordinance amending zoning and MP 865 S 500 E

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date: **December 8, 2022**

By: _____

Paul C. Nielson, Senior City Attorney

EXHIBIT “A”

Legal Description of Property to be Rezoned
and Subject to Central Community Master Plan Future Land Use Map Amendment:

865 South 500 East

Tax ID No. 16-07-276-024

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 2, EHRLICH SUBDIVISION, OF BLOCK 5, PLAT B, SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 33 FEET; THENCE EAST 110 FEET; THENCE NORTH 33 FEET; THENCE WEST 110 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL RIGHT OF WAY OVER THE FOLLOWING DESCRIBED STRIP OF LAND, TO-WIT: BEGINNING 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3, THENCE EAST 140 FEET; THENCE SOUTH 10 FEET; THENCE WEST 140 FEET; THENCE NORTH 10 FEET TO THE POINT OF BEGINNING.

4. ORIGINAL PETITION



Zoning Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

865 South 500 East

Name of Applicant:

Rick Service

Phone:

801-680-6735

Address of Applicant:

P.O. Box 71899, Salt Lake City, UT 84171

E-mail of Applicant:

rickservice67@yahoo.com

Cell/Fax:

801-680-6735

Applicant's Interest in Subject Property:

☒ Owner

☐ Contractor

☐ Architect

☐ Other:

Name of Property Owner (if different from applicant):

5 & 9 LLC

E-mail of Property Owner:

rickservice67@yahoo.com

Phone:

801-680-6735

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of **\$1,075** plus **\$121** per acre in excess of one acre

Text Amendment: filing fee of **\$1,075**, plus fees for newspaper notice.

Plus, additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

SIGNATURE

→ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Rick Service

Date:

3/24/22

SUBMITTAL REQUIREMENTS

Staff Review

1. **Project Description** (please electronically attach additional sheets. See [Section 21A.50](#) for the Amendments ordinance.)

☐☒

A statement declaring the purpose for the amendment.

☐☒

A description of the proposed use of the property being rezoned.

☐☒

List the reasons why the present zoning may not be appropriate for the area.

☐☐

Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed.

☐☐

Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

RS

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Zoning Amendment Requirements

The reason for changing the zoning from RMF-30 to CN Neighborhood Commercial are many. The existing residential building at 865 South 500 East is placed on the lot in such a way that it lends itself more to the two neighboring properties to the south zoned CN. The two neighboring properties to the south are 501 & 511 East 900 South. 511 East 900 South and 865 South 500 East share a driveway. 511 East 900 South has their Handicap Parking space at the rear of the property that is accessed from the shared driveway. Their deliveries are also received by use of the shared driveway. There is no alleyway access so all deliveries must back down the shared driveway. 865 South 500 East does not have covered parking, it just has two parking spaces at the rear of the building. There is no back yard to this house, which is why it is impossible to rent the house to a family.

UDOT, along with Salt Lake City, are in the process of improving bus travel along 500 East. They have put a large cement pad directly in front of the house along with a bench. A large lighted enclosure with a garbage can will be installed soon. That makes the property feel like a commercial property with no front yard. Last but not least I truly want the challenge of improving and transforming the residential building to a small commercial building. When I purchased the neighboring two properties to the south, one was an abandoned gas station for 32 years with graffiti on the walls and a make-shift homeless persons shelter. I turned 501 East 900 South into the restaurant "Tradition". It was quite a challenge but I feel it turned out well. The property at 511 East 900 South when I purchased it was a 100 year old house being used as a residential rental. I remodeled it and today it is a very thriving commercial building as Beltex Meats, a very successful butcher shop. Both properties employ local people bringing revenue into the area.

Knowing that this houses in the Historic District, as it was built in 1908, I will be able to work with the Historic District to improve the use of the building while staying within the parameters set by the Historic District.

The adjoining properties zoned CN have a total square footage of 14,808 square feet. The CN zoning allows for up to 90,000 square feet. With the addition of 865 South 500 East being only 3,484 square feet there will be a total of only 18,292 square feet for the entirety of the new proposed CN zone. This is much smaller than the allowed 90,000 square feet. Allowing this property to be added to the existing CN zoning will create a more balanced and useable commercial corner.

The CN zoning calls for "small scale low intensity commercial use". I believe that changing the zoning of this property too CN will to do just that.

Please give me the opportunity to improve the property.

At this time I do not have a specific use in mind for the property. I have spoken with several people who might be interested in the space. One such person wants to put a dog grooming and supply store, another person who runs a very successful sandwich shop wants to open a new location there. I anticipate remodeling the building and making it a shining example of what is possible in the CN zoning.



Master Plan Amendment

☐ Amend the text of the Master Plan ☐ Amend the Land Use Map

OFFICE USE ONLY

Received By:	Date Received:	Project #:
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Name of Master Plan Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
865 South 500 East

Name of Applicant: Rick Service	Phone: 801-680-6735
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Address of Applicant:
P.O. Box 71899, Salt Lake City, UT 84171

E-mail of Applicant: rickservice67@yahoo.com	Cell/Fax: 801-680-6735
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Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner: rickservice672yahoo.com	Phone: 801-680-6735
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Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email zoning@slcgov.com if you have any questions regarding the requirements of this application.

REQUIRED FEE

Filing fee of **\$1008** plus **\$121** per acre in excess of one acre.

\$100 for newspaper notice.

Plus, additional fee for mailed public notices. Mailing fees will be assessed after application is submitted.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: Rick Service	Date: 3/24/22
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SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets electronically.)

☐☒

Describe the proposed master plan amendment.

☐☒

A statement declaring the purpose for the amendment.

☐☒

Declare why the present master plan requires amending.

☐☐

Is the request amending the Land Use Map?

If so, please list the parcel numbers to be changed.

☐☐

Is the request amending the text of the master plan?

If so, please include exact language to be changed.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

RS

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Master Plan Amendment

I wish to change a small portion of the Central Community Master Plan. The plan change would be to amend the zoning of a single family residence zoned RMF-30 to a CN Neighborhood Commercial zone. The property is at 865 South 500 East. The property is bordered by two properties zoned CN. With a zoning change of this property, all three properties on the corner of 500 East and 900 South will have the same zoning. This will create a balance to the corner and will promote more commercial services to the ongoing vibrant Liberty Park Neighborhood. It will create a gathering place in such a walkable neighborhood. The infrastructure is already in place to support the change. Part of the Central Community Master Plan is to promote more Commercial Services in the area. The amendment change will allow me the flexibility to select a tenant that will add to the vibrant area.

Parcel Number. 16-07-276-024-0000



5. MAILING LIST

geometry	Occupant	PARCEL_A	NEW_UNIT	CITY	STATE	ZIPCODE
Geocortex. Current Oc	828 S 500 E			Salt Lake Ci	UT	84102
Geocortex. Current Oc	836 S 500 E			Salt Lake Ci	UT	84102
Geocortex. Current Oc	475 E 900 S			Salt Lake Ci	UT	84102
Geocortex. Current Oc	906 S 500 E			Salt Lake Ci	UT	84105
Geocortex. Current Oc	827 S 500 E			Salt Lake Ci	UT	84102
Geocortex. Current Oc	841 S 500 E			Salt Lake Ci	UT	84102
Geocortex. Current Oc	857 S 500 E			Salt Lake Ci	UT	84102
Geocortex. Current Oc	840 S PARK			Salt Lake Ci	UT	84102
Geocortex. Current Oc	844 S PARK			Salt Lake Ci	UT	84102
Geocortex. Current Oc	848 S PARK #NFF1			Salt Lake Ci	UT	84102
Geocortex. Current Oc	846 S PARK			Salt Lake Ci	UT	84102
Geocortex. Current Oc	865 S 500 E			Salt Lake Ci	UT	84102
Geocortex. Current Oc	501 E 900 S			Salt Lake Ci	UT	84105
Geocortex. Current Oc	511 E 900 S			Salt Lake Ci	UT	84105
Geocortex. Current Oc	533 E 900 S			Salt Lake Ci	UT	84105
Geocortex. Current Oc	853 S PARK			Salt Lake Ci	UT	84102

geometry	OWN_FULL_NAME	OWN_ADD	own_unit	OWN_CITY	OWN_STA	OWN_ZIP
Geocortex.	LIBERTY 9 LLC	1126 E GILI		SALT LAKE	UT	84105
Geocortex.	HARRIS APARTMENTS SLC LLC	1012 CHAN		OGDEN	UT	84403
Geocortex.	ROBERT A EVANS	844 S 500 E		SALT LAKE	UT	84102
Geocortex.	JOSE R LEAL; ARMANDO VALLE (TC)	854 S 500 E		SALT LAKE	UT	84102
Geocortex.	HOUSING AUTHORITY OF SALT LAKE	1776 S WEI		SALT LAKE	UT	84115
Geocortex.	SARAH GENE JOLLEY	848 S 500 E		SALT LAKE	UT	84102
Geocortex.	TRUST NOT IDENTIFIED	883 E 4900		MURRAY	UT	84107
Geocortex.	GERALD & LISA OTTO TRUST 8/28/2017	460 CREST		PARK CITY	UT	84098
Geocortex.	DUANE E CRABTREE; ELISSA CRABTREE (JT)	833 S 500 E		SALT LAKE	UT	84102
Geocortex.	MICHAEL W BAKER; ERIN BAKER CAPOBIANCO	672 LARCH		DALY CITY	CA	94015
Geocortex.	ROBERT J WYNNE	851 S 500 E		SALT LAKE	UT	84102
Geocortex.	AMM TRUST	PO BOX 58		SALT LAKE	UT	84158
Geocortex.	BRYCE R WHITAKER	828 S PARK		SALT LAKE	UT	84102
Geocortex.	TRUST NOT IDENTIFIED	4605 S BO		MURRAY	UT	84107
Geocortex.	844 S PARK ST, A SERIES OF PREF GROUP, LLC	939 W HEA		PHOENIX	AZ	85013
Geocortex.	MICHAEL W BAKER; ERIN BAKER CAPOBIANCO	672 LARCH		DALY CITY	CA	94015
Geocortex.	TRUST NOT IDENTIFIED	2864 E PIN		COTTONW	UT	84121
Geocortex.	JOHN SEARLE; BENJAMIN TOLMAN (JT)	852 S PARK		SALT LAKE	UT	84102
Geocortex.	CHRISTINE REYES	856 S PARK		SALT LAKE	UT	84102
Geocortex.	KDC TRUST	860 S PARK		SALT LAKE	UT	84102
Geocortex.	5 & 9, LLC	3201 E CHL		COTTONW	UT	84121
Geocortex.	STEVEN R SEARE	517 E 900 S	#NFF1	SALT LAKE	UT	84105
Geocortex.	CHRISTINA S HANNAN-CANETE HERITAGE TRUST 6/30/2017	521 E 900 S	#NFF1	SALT LAKE	UT	84105
Geocortex.	DEBRA FRAZIER LIVING TRUST 12/07/2018	864 S PARK		SALT LAKE	UT	84102
Geocortex.	5 & 9, LLC	3201 E CHL		COTTONW	UT	84121
Geocortex.	5 & 9, LLC	3201 E CHL		COTTONW	UT	84121
Geocortex.	STEVEN R SEARE	517 E 900 S		SALT LAKE	UT	84105
Geocortex.	CHRISTINA S HANNAN-CANETE HERITAGE TRUST 6/30/2017	521 E 900 S		SALT LAKE	UT	84105
Geocortex.	JBELA LLC	1241 E POM		MILLCREEK	UT	84117
Geocortex.	JAMES SULLIVAN	537 E 900 S		SALT LAKE	UT	84105
Geocortex.	CHELSEA SIMMONS	539 E 900 S		SALT LAKE	UT	84105
Geocortex.	SIAOSI P VAENUKU; SIAOSI P AKA: VAENUKU VAENUKU; KATALINA F VAENU	849 S PARK		SALT LAKE	UT	84102
Geocortex.	MAC R CURTIS; SUSAN L CURTIS	851 S PARK		SALT LAKE	UT	84102
Geocortex.	PARK STREET PROPERTIES LLC	6737 S HUL		SALT LAKE	UT	84121
Geocortex.	SELDOM SCENE HOLDINGS, LLC	857 S PARK		SALT LAKE	UT	84102
Geocortex.	JEANETTE NEWHOUSE; CALE NEWHOUSE	859 S PARK		SALT LAKE	UT	84102
Geocortex.	MARK ANDREW LOEWEN; NATALIE KAY LOEWEN (JT)	545 E 900 S		SALT LAKE	UT	84105