



CITY COUNCIL TRANSMITTAL


Lisa Shaffer (Apr 5, 2023 13:15 MDT)

Lisa Shaffer, Chief Administrative Officer

Date Received: 04/05/2023

Date sent to Council: 04/05/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: April 5, 2023

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



SUBJECT: Riverside Cottages Zoning Map and Master Plan Amendments
(PLNPCM2021-01075, PLNPCM2021-01203, & PLNPCM2022-00674)

STAFF CONTACT: Aaron Barlow, Principal Planner
aaron.barlow@slcgov.com or 801-535-6182

DOCUMENT TYPE: Ordinance

RECOMMENDATION: The City Council follows the Planning Commission's recommendation to approve the proposed Zoning Map and Master Plan amendment.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Bert Holland of Hoyt Place Development LLC, representing the property owners, initiated the following amendment requests in anticipation of a future redevelopment project (see table and map on next page):

Master Plan and Zoning Map Amendments (PLNPCM2022-00674 & PLNPCM2021-01075)

Amending the Northwest Community Future Land Use Map from Low Density Residential to Medium Density Residential and rezoning from R-1/7,000 Single-Family Residential to SR-3 Special Development Pattern Residential for the following properties

- 552 N 1500 West
- Northern Portions (beginning approximately 110 feet north of the 500 North right-of-way line) of 1500 W, 1516 W, 1520 W, and 1522 W 500 North.

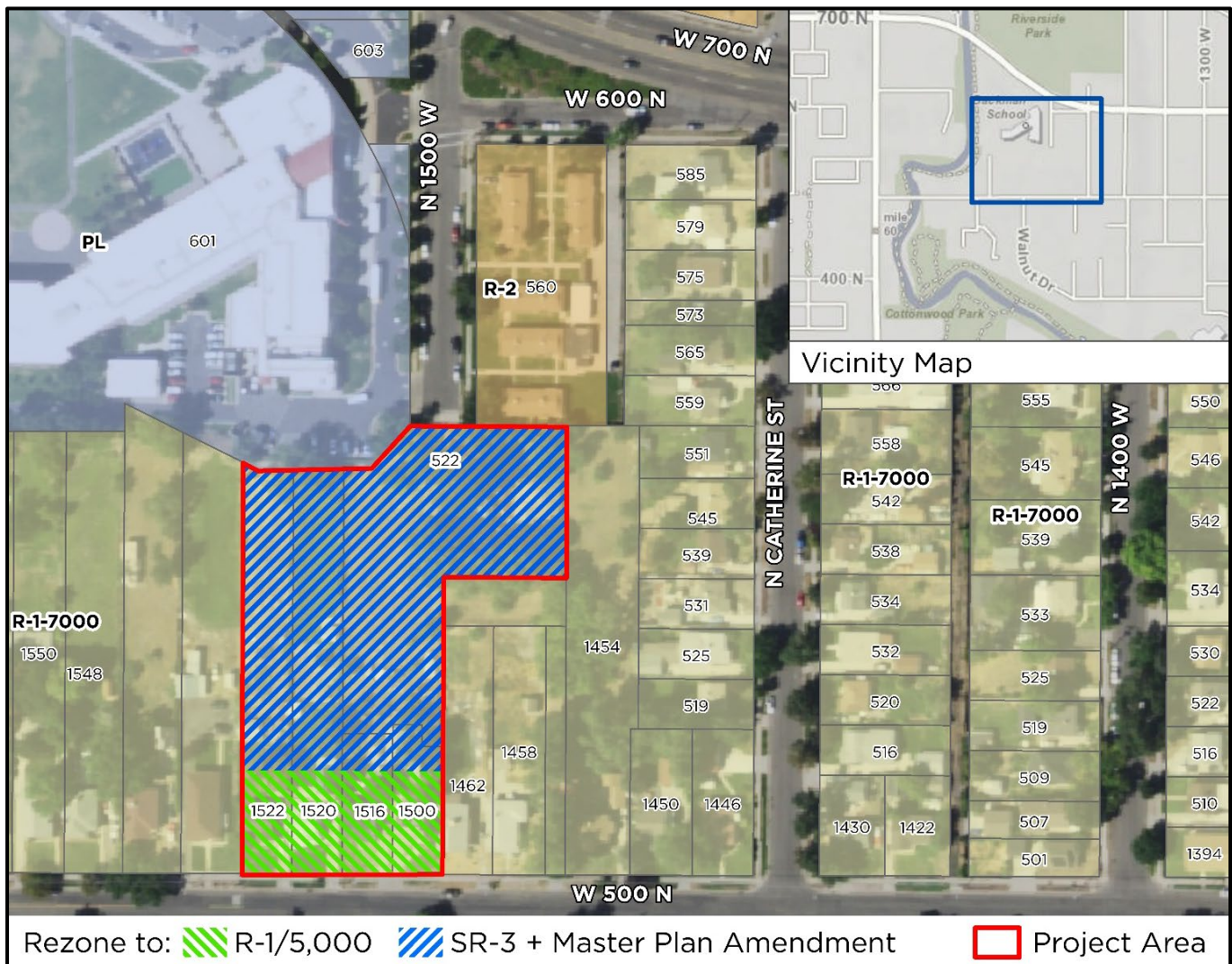
Zoning Map Amendment (PLNPCM2021-01203)

Rezoning the southern (approximately) 110 feet of 150 W, 1516 W, 1520 W, and 1522 W 500 North from R-1/7,000 Single-family Residential to R-1/5,000 Single-family Residential.

On September 28, 2022, the Planning Commission heard the petition and forwarded a positive recommendation to the City Council to amend the Zoning Map and [Northwest Community Master Plan](#). The applicant is currently working on submitting a Planned Development Petition for the proposed development. Additional information, including the applicant's description of the proposal, can be found in the [Planning Commission Staff Report](#).

The proposed Zoning Map Amendment request includes five properties. Four of the five (1500, 1516, 1520, & 1522 W 500 N) face 500 North. The other is located within the block's interior and is accessed from 1500 W near Backman Elementary School.

Petition	Current	Proposed	Affected Property
Master Plan Amendment (PLNPCM2022-00674)	Low Density Residential	Medium Density Residential	552 N 1500 W & Northern portions (approximately 110 feet north of the 500 North right-of-way line) of 1500 W, 1516 W, 1520 W, and 1522 W 500 North.
Zoning Map Amendment (PLNPCM2021-01075)	R-1/7,000	SR-3	
Zoning Map Amendment (PLNPCM2021-01203)	R-1/7,000	R-1/5,000	Southern 110 feet of 1500 W, 1516 W, 1520 W, and 1522 W 500 North



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 both the SR-3 and R-1/5,000 zoning districts both allow 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. The applicant intends to provide replacement housing. To ensure that any demolished housing on the site is replaced, the Planning Commission has recommended that the applicant obtain Planned Development or Building Permit approval for replacement housing as a condition of approval for this request.

If the City Council approves the proposed Zoning Map and Master Plan Amendments as recommended by the Planning Commission, the corresponding ordinance would not be effective until after the approval of a Planned Development petition or Building Permit application. No timeline for completing the replacement housing after approval was included in the Planning Commission's recommendation. The draft ordinance can be amended to include any additional requirements or timelines the Council wishes to place on this request.

PUBLIC PROCESS:

- April 25, 2022 – Public notice regarding this request was sent to the chairs of the Fairpark and Rose Park Community Councils, and to surrounding property owners and occupants within 300' of the subject properties. An Open House was also posted on the Division's webpage.
 - The Community Councils did not provide formal comments.
- May 23, 2022 – Staff determined that the proposed SR-3 district would not align with the Northwest Community Master Plan's Future Land Use Map and that a Master Plan Amendment petition would be needed to ensure consistency between the plan and the proposed zoning district, and requested such from the applicant.
- July 12, 2022 – The Master Plan Amendment petition (PLNPCM2022-00674) was accepted by the Salt Lake City Planning Division and assigned to Aaron Barlow, Principal Planner.
- July 29, 2022 – An updated notice regarding this request was sent to the chairs of the Fairpark and Rose Park Community Councils, and to surrounding property owners and occupants within 300' of the subject properties.
 - The Community Councils did not provide formal comments.
- September 14, 2022 – Public notification for the Planning Commission Hearing mailed 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 listserv.

Planning Commission Hearing and Recommendation

On September 28, 2022, the Planning Commission reviewed the proposal and held a public hearing. The following are some of the key topics that were discussed. This is a summary only. The full public hearing can be viewed at <https://www.youtube.com/live/IMKKALoKXfA?feature=share&t=5529>.

- Parking and vehicle access for the future development from 1500 West was brought up by the commission. Staff noted that any development of the site would require a Planned Development petition, which would, at that time, allow additional scrutiny of the future project's traffic impacts and provide an opportunity for the commission to place any necessary conditions on the project.

- The commission read a letter included with a petition (that is included with this transmittal) submitted by neighbors within the vicinity of the project site. The following concerns were listed within the letter:
 - On-street parking and speeding vehicles on 500 North,
 - Overcrowding of local schools, and
 - Opposition to changing the neighborhood's character.The commission responded to these concerns, stating that the proposed project would not impact 500 North and that the proposed zoning district was designed to enable limited density without significantly affecting existing properties.
- One individual spoke in support of the petition and asked about existing water rights on the property. The applicant was unaware of any existing rights with the property, and the commission determined that the issue was likely outside their purview.

Planning Commission (PC) Records

- a) [PC Agenda of September 28, 2022](#) (Click to Access)
- b) [PC Minutes of September 28, 2022](#) (Click to Access)
- c) [Planning Commission Staff Report of September 28, 2022](#) (Click to Access Report)

EXHIBITS:

- 1) Project Chronology
- 2) Notice of City Council Public Hearing
- 3) Written Comments not Included in the PC Staff Report
- 4) Mailing List

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(Amending the zoning of property located at 1500, 1516, 1520, & 1522 West 500 North from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential District, amending the zoning of property located at 552 North 1500 West from R-1/7,000 Single Family Residential District to SR-3 Special Development Pattern Residential District, and amending the Northwest Community Master Plan Future Land Use Map)

An ordinance pertaining to property located at 1500, 1516, 1520, & 1522 West 500 North and 552 North 1500 West (the “Property”) as legally described in Exhibit A, attached hereto, amending the zoning map from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential District, for portions of the Property located at 1500, 1516, 1520, & 1522 West 500 North (the “Southern Portion”) as legally described in Exhibit A, attached hereto pursuant to Petition No. PLNPCM2021-01203; and amending the zoning map from R-1/7,000 Single Family Residential District to SR-3 Special Development Pattern Residential District for the portion of the Property located at 552 North 1500 West and the northerly portions of the properties located at 1500, 1516, 1520, & 1522 West 500 North (the “Northern Portion”) as legally described in Exhibit A pursuant to Petition No. PLNPCM2021-01075; and amending the Northwest Community Master Plan Future Land Use Map from Low Density Residential to Medium Density Residential as to the Northern Portion pursuant to Petition No. PLNPCM2022-00674.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on September 28, 2022, on an application submitted by Bert Holland of Hoyt Place Development LLC (“Applicant”) to rezone the Southern Portion from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential District pursuant to Petition No. PLNPCM2021-01203, to rezone the Northern Portion from R-1/7,000 Single Family

Residential District to SR-3 Special Development Pattern Residential District pursuant to Petition No. PLNPCM2021-01075, and amend the Northwest Community Master Plan Future Land Use Map with respect to the Northern Portion from Low Density Residential to Medium Density Residential pursuant to Petition No. PLNPCM2022-00674; and

WHEREAS, at its September 28, 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 area identified as the Southern Portion in Exhibit A attached hereto shall be and hereby is rezoned from R-1/7,000 Single Family Residential District to R-1/5,000 Single Family Residential; and that the area identified as the Northern Portion in Exhibit A attached hereto shall be and hereby is rezoned from R-1/7,000 Single Family Residential District to SR-3 Special Development Pattern Residential District.

SECTION 2. Amending the Northwest Community Master Plan. The Future Land Use Map of the Northwest Community Master Plan shall be and hereby is amended to change the future land use designation of the area identified as “the Northern Portion” in Exhibit A attached hereto from Low Density Residential to Medium Density Residential.

SECTION 3. Condition. Approval of this ordinance is conditioned upon the Applicant replacing any dwellings demolished on the Property by the Applicant and by obtaining approval of a Planned Development in accordance with City Code § 21A.55 or its successor.

SECTION 4. Effective Date. This ordinance shall take effect immediately after it has been published in accordance with Utah Code Section 10-3-711 and recorded in accordance with Utah Code Section 10-3-713. The Salt Lake City Recorder is instructed not to publish or record this ordinance until the condition set forth in Section 3 is satisfied as certified by the Salt Lake City Planning Director or his designee.

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: _____.

Rezone 552 North 1500 West, and 1500, 1516, 1520, & 1522 West 500 North

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: March 14, 2023

By: Katherine D. Pasker
Katherine D. Pasker, Senior City Attorney

EXHIBIT “A”

Affects properties located at

552 North 1500 West
Tax ID No. 08-34-230-026-0000

1500 West 500 North
Tax ID No. 08-34-230-023-0000

1516 West 500 North
Tax ID No. 08-34-230-025-0000

1520 West 500 North
Tax ID No. 08-34-230-004-0000

1522 West 500 North
Tax ID No. 08-34-230-003-0000

Legal Description of “the Property” containing 1500, 1516, 1520, 1522 West 500 North, and 552 North 1500 West:

Beginning at a point on North Right-of-Way Line of 500 North Street, said point being 1359.7 feet South and 1103.91 feet West from the Northeast corner of Section 34, Township 1 North, Range 1 West, Salt Lake Meridian; thence along the said North Right-of-Way Line S89°59'51"W 198.88 feet; thence N00°02'12"W 425.21 feet; thence S63°20'00"E 36.63 feet; thence East 97.78 feet; thence N43°15'00"E 52.00 feet; thence N89°59'38"E 153.68 feet; thence S00°00'44"W 148.95 feet; thence S89°59'27"W 121.74 feet; thence S00°12'40"E 297.69 feet to the point of beginning.

Contains 2.327 acres, more or less.

Legal Description of “the Southern Portion” to be rezoned from R-1/7,000 to R-1/5,000:

Beginning at a point on North Right-of-Way Line of 500 North Street, said point being 1359.7 feet South and 1103.91 feet West from the Northeast corner of Section 34, Township 1 North, Range 1 West, Salt Lake Meridian; thence along the said North Right-of-Way Line S89°59'51"W 198.88 feet; thence N00°02'12"W 113.67 feet; thence N89°59'27"E 198.53 feet; thence S00°12'40"E 113.69 feet to the Point of Beginning.

Contains 0.519 acres, more or less.

Legal Description of “the Northern Portion” to be rezoned from R-1/7,000 to SR-3 and subject to the Northwest Community Master Plan Future Land Use Map Amendment from Low Density Residential to Medium Density Residential:

Beginning at a point 1359.7 feet South and 1103.91 feet West and N00°12'40"W 113.69 feet from the Northeast corner of Section 34, ; thence S89°59'27"W 198.53 feet; thence N00°02'12"W 311.55 feet; thence S63°20'00"E 36.63 feet; thence East 97.78 feet; thence N43°15'00"E 52.00 feet; thence N89°59'38"E 153.68 feet; thence S00°00'44"W 148.95 feet; thence S89°59'27"W 121.74 feet; thence S00°12'40"E 184.00 feet to the point of beginning.

Contains 1.808 acres, more or less.

ERIN MENDENHALL
Mayor



**DEPARTMENT of COMMUNITY
and NEIGHBORHOODS**
Blake Thomas
Director

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1. PROJECT CHRONOLOGY



PROJECT CHRONOLOGY

Petitions: PLNPCM2021-01075, PLNPCM2021-01203, & PLNPCM2022-00674

<i>Dec. 16, 2021</i>	Zoning Map Amendment petitions (PLNPCM2021-01075 & -01203) are assigned to Aaron Barlow, Principal Planner.
<i>Jan. 27, 2022</i>	Planning Staff Requests Housing Loss Mitigation Plan
<i>Mar. 31, 2022</i>	Zoning Amendment petitions are deemed complete after the applicant submits Housing Loss Mitigation Plan proposal.
<i>Apr. 25, 2022</i>	Public notice regarding this request is sent to the chairs of the Fairpark and Rose Park Community Councils, and to surrounding property owners and occupants within 300' of the subject properties. An Open House page is also posted on the Division's website.
<i>May 23, 2022</i>	Planning Staff determines that the proposed rezone to SR-3 does not align with the Northwest Community Master Plan's Future Land Use Map. For consistency between the proposed zoning district and the master plan, a Master Plan Amendment petition would be necessary.
<i>July 12, 2022</i>	The Master Plan Amendment petition (PLNPCM2022-00674) is accepted by the Salt Lake City Planning Division and assigned to Aaron Barlow, Principal Planner.
<i>July 29, 2022</i>	An updated notice regarding this request is sent to the chairs of the Fairpark and Rose Park Community Councils, and to surrounding property owners and occupants within 300' of the subject properties. The Open House page on the Division's website is also updated.
<i>Sept. 14, 2022</i>	Public notification for the Planning Commission Hearing is mailed to all neighbors within 300' of the Zoning Map and Master Plan amendment site. The public notice is also posted on City and State websites and sent via the Planning listserv.
<i>Sept. 16, 2022</i>	A public hearing notice sign is posted on the affected properties.
<i>Sept. 28, 2022</i>	The petition is heard by the Planning Commission, and they vote unanimously to forward a positive recommendation to the City Council regarding the proposed zoning map and master plan amendments.
<i>Sept. 28, 2022</i>	Planning Staff requests an accurate legal description of the areas to be rezoned.
<i>Oct. 12, 2022</i>	The Planning Commission ratifies the minutes for their meeting on September 28, 2022.
<i>Jan. 24, 2023</i>	Applicant submits accurate legal descriptions of subject properties.
<i>Feb. 3, 2023</i>	City Survey Confirms submitted legal descriptions
<i>Feb. 21, 2023</i>	Draft ordinance requested from City Attorney's office
<i>March 14, 2023</i>	Draft ordinance received from City Attorney's office

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2021-01075, PLNPCM2021-01203, and PLNPCM2022-00674 – Riverside Cottage Zoning Map and Master Plan Amendments** – Salt Lake City has received a request for multiple Zoning Map and Master Plan Amendment requests, specified below, from Bert Holland of Hoyt Place Development LLC, representing the property owners, w. The intent of these amendment requests is to accommodate a redevelopment proposal to be submitted at a later date. The project is located within Council District 1, represented by Victoria Petro-Eschler.

- A. Master Plan Amendment (Case number PLNPCM2022-00674)** – 552 N 1500 W and all portions of 500 N of 1500, 1516, 1520, & 1522 W 500 N ~110 feet from the street – Modify the Northwest Community Master Plan’s Future Land Use Map designation from *Low Density Residential* to *Medium Density Residential*.
- B. Zoning Map Amendment (Case number PLNPCM2021-01075)** – 552 N 1500 W and all portions of 500 N of 1500, 1516, 1520, & 1522 W 500 N ~110 feet from the street – rezone from R-1/7,000 Single-family Residential to SR-3 Special Development Pattern Residential.
- C. Zoning Map Amendment (Case number PLNPCM2021-01203)** – the front ~110 feet of 1500, 1516, 1520, & 1522 W 500 N – rezone from R-1/7,000 to R-1/5,000 Single-family Residential.

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.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@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 Aaron Barlow at 801-535-6182 between the hours of 9:00 a.m. and 6:00 p.m., Monday through Friday, or via e-mail at aaron.barlow@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “Planning” tab and entering the petition numbers PLNPCM2021-01075, PLNPCM2021-01203, or PLNPCM2022-00674.

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. COMMENTS NOT INCLUDED
WITH PLANNING COMMISSION
STAFF REPORT**

Dear Council,

I the undersigned express my strong opposition to PLNPCM2022-00674, PLNPCM2021-01075, AND PLNPCM2021-01203, the proposed rezoning at 552 North and all portions 110' away from 500 N of 1500, 1516, 1520, and 1522. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the neighborhoods surrounding the Riverside Cottages are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. 500 North between 1200 West and Redwood is one of the most narrow streets in the area, measuring only 36'. Vehicles are routinely parked on both sides of the street turning this into essentially a one way Street. Speeding abounds and has resulted in property damage and the death of a child and several pets. A zoning change as drastic as this proposal will only increase on-street parking and will result in more of the aforementioned problems.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Since the initial rezone was proposed in 2012 (PLNPCM2012-00697), actual plans have been submitted only once and they were rejected by the planning commission. The current developer is pushing for a rezone without providing details of the planned development. This leaves the neighbors vulnerable and held hostage to a developer who can change the details at their leisure. Without these details, a fully informed judgment cannot be made. An additional development to the west of this location was constructed several years ago without a zoning change and is thriving.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

David Peck	David Peck	1530 W 500 N 84116
Shauna Peck	Shauna Peck	1530 W 500 N 84116
CORDELL Thompson	CordeLL Thompson	575 CATHERINE ST 84116
Scott Stites	Scott Stites	716 N Lafayette Dr.
Lisa Mitchell	Lisa Mitchell	1090 MacFarland Dr. 84116
Julie Anne Mitchell	Julie Anne Mitchell	1090 MacFarland Dr. 84116
Paul Mitchell	Paul Mitchell	1090 MacFarland Dr. 84116
(Amy Bredesen)	(Amy Bredesen)	1548 W. 500 N., 84116
		//
Luke Harkey	Luke Harkey	1557 W 500 N 84116
Johnny Herrera	JOHNNY HERRERA	1573 W. 500 North 84116
Carol Herrera	CAROL HERRERA	1573 W. 500 North 84116
Carlos Franco	Carlos Franco	1550 W. 500 North 84116
Robert Ouellette	Robert Ouellette	1583 W 500 North 84116
Amanda Zapata	Amanda Zapata	463 N. Montgomery St. SLCC
Mario Zapata	Mario Zapata	
Blanca Madrigal	Blanca Madrigal	1602 W 500 N SLCC
H Gordon Johnston	Gordon Johnston	1594 W 500 N 84116
Shawna Azbill	Shawna Azbill	558 N Redwood Rd. 3-1 84116
Donna Tutupou	Donna Tutupou	1592 W. 500 N. SLCC 84116
Michael Bannhart	Michael Bannhart	455 Montgomery St SLCC 84116
Paul R Bannhart	Paul R Bannhart	1572 WEST 500 NO
Scott Arnold	Scott Arnold	1625 W 500 N SLCC UT 84116
Tom King	Tom King	412 N. Chaz Ct - SLCC UT 84116
Deanna Taylor	Deanna Taylor	412 N. Chaz Ct. - SLCC UT 84116
Chris Peck	Chris Peck	1560 W. 500 N. SLCC 84116
Maritina Trujillo	Maritina Trujillo	1530 W 500 N SLCC UT 84116
Ryan Harding	Ryan Harding	1493 Walnut Dr. SLCC UT 84116
Lukas Harding	Lukas Harding	1493 Walnut Dr. SLCC UT 84116

DENISE BREMS

Janet Clifford

RICHARD CLIFFORD

Larry Rittmiller

David M. Peck

Tyler Peck

Gudrika Peck

Denise Bremer

Janet Clifford

Richard Clifford

Larry Rittmiller

David Peck

Tyler Peck

GP

537 N 1300 W

448 Colorado St

448 COLORADO ST

1530 W 500 N

1530 W 500 N

1530 W 500 N

1530 W 500 N

Salt Lake City Public Meeting Comment Card (please print)		Date 9-28-22
Name: Tyler Peck		
Address 1530 W 500 N		
Case # or Subject: Agent # 5 PIN PCM 2022-00674		
<input type="checkbox"/> I wish to speak	<input type="checkbox"/> In Support	<input checked="" type="checkbox"/> In Opposition
<input type="checkbox"/> I do not wish to speak, but I would like to submit the following comments: (Use the back if necessary.) please read petition with attached names		

4. MAILING LIST

NAME	ADDRESS	CITY	STATE	ZIP
2016 MABLE RUTH LARSEN TRUST	1463 W 500 N	SALT LAKE	UT	84116
A. CRAIG THOMAS FAMILY TRUST 02/19/2021	1455 W 500 N	SALT LAKE	UT	84116
ALBERT REED	524 E THIRD AVE	SALT LAKE	UT	84103
AMMON ORGILL	440 N J ST	SALT LAKE	UT	84103
AMY FIRTH LIVING TRUST 5/17/2021	520 N CATHERINE ST	SALT LAKE	UT	84116
ANDREW HENDRIX; SIMONA HENDRIX (JT)	472 N 1465 W	SALT LAKE	UT	84116
ANDREW WOLOCATIUK; ASHLEY WOLOCATIUK (JT)	1525 W 500 N	SALT LAKE	UT	84116
ARTURO R ARANDA	1501 W WALNUT DR	SALT LAKE	UT	84116
AUDRE J MATHIS	1724 WILDCAT LN	OGDEN	UT	84403
BOARD OF EDUCATION OF SALT LAKE CITY	440 E 100 S	SALT LAKE	UT	84111
BOSKO MAJSTOROVIC; NINOSLAV MAJSTOROVIC (TC)	525 N CATHERINE ST	SALT LAKE	UT	84116
BREANA NOELLE-GRACE ALLEGRIINI; MICHAEL ANTHONY ALLEGRIINI (JT)	1441 W 500 N	SALT LAKE	UT	84116
BURCU BAKIOGLU-CLIFT	1520 W 500 N	SALT LAKE	UT	84116
CARDELL E THOMPSON; SHARON KAYE REYNOLDS (JT)	575 N CATHERINE ST	SALT LAKE	UT	84116
CARLOS FRANCO; MARITINA R FRANCO (JT)	1550 W 500 N	SALT LAKE	UT	84116
CATHERINE SLC, LLC	963 E 13400 S	DRAPER	UT	84020
CLAIRE ELIZABETH VITALE	534 N CATHERINE ST	SALT LAKE	UT	84116
CLIFT/SONS LLC	799 E SANTA CLARA ST	VENTURA	CA	93001
CORDELL E THOMPSON; SHARON K REYNOLDS (JT)	575 N CATHERINE ST	SALT LAKE	UT	84116
DALIA ALVAREZ; MARIA ALVAREZ (JT)	1503 W 500 N	SALT LAKE	UT	84116
DANIELLE D POLK	1560 W 500 N	SALT LAKE	UT	84116
EDWARD CLIFT	799 E SANTA CLARA ST	VENTURA	CA	93001
EDWARD M CLIFT; BURCU BAKIOGLU-CLIFT (JT)	1516 W 500 N	SALT LAKE	UT	84116
ELEANOR CLIFT	799 SANTA CLARA ST	VENTURA	CA	93001
ELIZABETH TRUJILLO; MICHAEL TRUJILLO (JT)	446 N CHAZ CT	SALT LAKE	UT	84116
ELIZABETH ZETTEL	538 N MACLAND LN	SALT LAKE	UT	84116
GILLIAN CURCIO	1450 W 500 N	SALT LAKE	UT	84116
HERITAGE BAPTIST CHURCH	590 N SIR MICHAEL DR	SALT LAKE	UT	84116
JANA L STRATTON	565 N CATHERINE ST	SALT LAKE	UT	84116
JANICE A DINIZ; CHRISTINE M DINIZ (JT)	542 N CATHERINE ST	SALT LAKE	UT	84116
JORGE E OLVERA; LUZ M OLVERA (JT)	1507 W WALNUT DR	SALT LAKE	UT	84116
JUAN M MEDINA; SALVADOR O LOPEZ (TC)	1505 W WALNUT DR	SALT LAKE	UT	84116
JULIE MOWER	579 N CATHERINE ST	SALT LAKE	UT	84116
KERESSA JENSON	14708 S SNOW BLOSSOM WY	DRAPER	UT	84020
KK PROPERTIES LLC	6971 S 2320 W	WEST JORI	UT	84084
LARRON FALKNER	1454 W 500 N	SALT LAKE	UT	84116
LARRON FALKNER	1454 W 500 N	SALT LAKE	UT	84116
LAWRENCE AJR RITTMILLER	1536 W 500 N	SALT LAKE	UT	84116
LUTHER R HARKEY; PATRICIA R HARKEY (JT)	1557 W 500 N	SALT LAKE	UT	84116
MANAMOUI BONAPARTE NONU; LIUAKI KOVI NONU (JT)	524 N MACLAND LN	SALT LAKE	UT	84116
MARIA ELISABETH AQUINO; ISAAC HELAMAN SOTO (JT)	466 N 1465 W	SALT LAKE	UT	84116
MATTHEW RUSSELL HENNEFER	510 N MACLAND LN	SALT LAKE	UT	84116
MAYRA A BROCKMANN; ELIZABETH SOCORRO SILVA	2245 LAS LUNAS ST	PASADENA	CA	91107
MAYRA LOPEZ MARTINEZ	516 N CATHERINE ST	SALT LAKE	UT	84116
MICHAEL D BROADHEAD; ROBYN C BROADHEAD	1427 W 500 N	SALT LAKE	UT	84116
MICHAEL MACKENZIE; LYNDA HARVEY (JT)	544 N MACLAND LN	SALT LAKE	UT	84116
MONICA CHRISTINE HERNANDEZ	574 N CATHERINE ST	SALT LAKE	UT	84116
ORCHID PROPERTIES LLC	832 S WEST TEMPLE ST #C	SALT LAKE	UT	84101
OSCAR FUENTES-VASQUEZ	538 N CATHERINE ST	SALT LAKE	UT	84116
PAUL OSCAR CHAVEZ; LISA BOLTON CHAVEZ (JT)	1433 W 500 N	SALT LAKE	UT	84116
PEDRO SANCHEZ; MARIA C SANCHEZ (JT)	551 N CATHERINE ST	SALT LAKE	UT	84116

PHILLIP L GERTSCH; DEANN GERTSCH (JT)	1469 W 500 N	SALT LAKE UT	84116
RICHARD LJR SERVICE	8084 S ALLEN ST	MIDVALE UT	84047
ROBERT BENNETT; SARIAH M BENNETT (TC)	545 N CATHERINE ST	SALT LAKE UT	84116
ROBIN B CRANDALL; ELAINE CRANDALL (JT)	13778 S SNAFFLE CIR	DRAPER UT	84020
RONALD A ROSS; LINDA G ROSS (JT)	566 N CATHERINE ST	SALT LAKE UT	84116
RONALD E ANDERSON; CAROL K ANDERSON (JT)	1899 S WASATCH DR	SALT LAKE UT	84108
RUSSELL R COLLETT; MARCIA E COLLETT (JT)	1430 W 500 N	SALT LAKE UT	84116
SALT LAKE COUNTY	PO BOX 144575	SALT LAKE UT	84114
SARA OJEDA	558 N CATHERINE ST	SALT LAKE UT	84116
SHAUNA M PECK; DAVID L PECK (JT)	1530 W 500 N	SALT LAKE UT	84116
STEPHEN OTTERSTROM; ELIZABETH OTTERSTROM (JT)	1475 W 500 N	SALT LAKE UT	84116
SUSAN D BOWLER; GARY S BOWLER (JT)	1477 W 500 N	SALT LAKE UT	84116
TAMRA RILEY	559 N CATHERINE ST	SALT LAKE UT	84116
TITO J DARDON	531 N CATHERINE ST	SALT LAKE UT	84116
TORI LANE BANDLEY; JOHN MICHAEL FINNEGAN (JT)	1462 W 500 N	SALT LAKE UT	84116
TRUST NOT IDENTIFIED	572 N CATHERINE ST	SALT LAKE UT	84116
TYLER JORDAN ROELFSEMA; DIANA ALICIA LENART (JT)	532 N CATHERINE ST	SALT LAKE UT	84116
CURRENT OCCUPANT	1548 W 500 N	SALT LAKE UT	84116
CURRENT OCCUPANT	601 N 1500 W	SALT LAKE UT	84116
CURRENT OCCUPANT	560 N 1500 W	SALT LAKE UT	84116
CURRENT OCCUPANT	585 N CATHERINE ST	SALT LAKE UT	84116
CURRENT OCCUPANT	573 N CATHERINE ST	SALT LAKE UT	84116
CURRENT OCCUPANT	597 N 1500 W	SALT LAKE UT	84116
CURRENT OCCUPANT	1522 W 500 N	SALT LAKE UT	84116
CURRENT OCCUPANT	539 N CATHERINE ST	SALT LAKE UT	84116
CURRENT OCCUPANT	519 N CATHERINE ST	SALT LAKE UT	84116
CURRENT OCCUPANT	1446 W 500 N	SALT LAKE UT	84116
CURRENT OCCUPANT	1500 W 500 N	SALT LAKE UT	84116
CURRENT OCCUPANT	552 N 1500 W	SALT LAKE UT	84116
CURRENT OCCUPANT	1458 W 500 N	SALT LAKE UT	84116
CURRENT OCCUPANT	1456 W 500 N	SALT LAKE UT	84116
CURRENT OCCUPANT	1503 W WALNUT DR	SALT LAKE UT	84116
CURRENT OCCUPANT	1553 W 500 N	SALT LAKE UT	84116
CURRENT OCCUPANT	1510 W WALNUT DR	SALT LAKE UT	84116
CURRENT OCCUPANT	1508 W WALNUT DR	SALT LAKE UT	84116
CURRENT OCCUPANT	485 N 1465 W	SALT LAKE UT	84116
CURRENT OCCUPANT	475 N 1465 W	SALT LAKE UT	84116
CURRENT OCCUPANT	463 N 1465 W	SALT LAKE UT	84116
CURRENT OCCUPANT	1502 W WALNUT DR	SALT LAKE UT	84116
CURRENT OCCUPANT	1506 W WALNUT DR	SALT LAKE UT	84116