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August 30, 2024

Salt Lake Planning Commission
451 South State Street
Salt Lake City, UT 84111

Re: Petition for Zoning Map Amendment for the “Power District” property located at approximately 1500 W North Temple, Salt Lake City, Utah.

This firm represents LHM DEV E, LLC (“LHM DEV”) the future developer of approximately 93.4 of the real property located at approximately 155 W. North Temple, as depicted on **Exhibit A** (the “Property”). The Property is located within the Utah Fairpark Area Investment and Restoration District boundary, as defined in Utah Code § 11-70-101(12). LHRME is a Qualified Owner, as defined in Utah Code § 11-70-101(30).

LHM DEV hereby submits this petition (“Petition”) to amend the Salt Lake City zoning code to create the Jordan River Fairpark District (“JRF District”). This Petition also proposes amending the Salt Lake City zoning map to change the Property’s current zoning designation from M-1, TSA-MUES-T, TSA-MUEC-C, TSA-SP-C, TSA- UC-C, TSA-UN-T to the JRF District. This rezone is paramount to the creation of a world-class redevelopment project.

Pursuant to Lake City Code § 21A.05.030, a property owner can initiate a zoning map and text amendment, by submitting an application to the Salt Lake City Planning Commission. This letter and the attachments hereto satisfy the requirements for a rezone and text amendment petition, specifically:

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district;
2. Street address and legal description of the property;
3. A complete description of the proposed use of the property where appropriate;
4. Site plans drawn to scale (where applicable); and
5. Related materials or data supporting the application as may be determined by the applicant and the zoning administrator.
6. Fees

See Salt Lake City Code §§ 21A.50.040.A & 21A.50.040.B

1. The purpose for the amendment and the exact language, boundaries and zoning district.

The Property is presently located within the City’s M-1, TSA-MUES-T, TSA-MUEC-C, TSA-SP-C, TSA- UC-C, and TSA-UN-T zones as shown in **Exhibit B**. All of the foregoing commercial zoning districts are being eliminated through the city’s *Commercial & Mixed-Use Zoning District Consolidation* efforts. Given that the Property’s existing commercial zoning districts are being eliminated and that the redevelopment of the Property requires zoning uniformity, consistency, and certainty, LHM DEV proposes the creation of the JRF District.

LHM DEV, the City, and the State of Utah have dedicated significant resources to planning the Property’s redevelopment. For example, Salt Lake City has invested resources in local area plans, such as the Northwest Plan that contemplates the power district’s redevelopment. More recently, the State of Utah created the Utah Fairpark Area Investment and Restoration District, with the aim of guiding and funding the public/private partnership, within the Power District.

With the influence and inspiration of the many efforts that have gone before, we are excited to propose the JRF District. The purpose of 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 stadiums, 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 North Temple and I-80, as specified on the City’s zoning map. The JRF District is intended to provide an area in the city that will generate economic development and increase employment opportunities in the city, region and state of Utah.

LHM DEV respectfully requests that Salt Lake City adopt a zoning text amendment creating the JRF District and amend the zoning map to apply the JRF District to the Property.

2. Community Benefit

The adoption and application of the JRF District will provide a multitude of benefits to the surrounding neighborhood, Salt Lake City, as well as the State of Utah. A development agreement between LHM DEV and Salt Lake City will memorialize these benefits. The Property’s redevelopment will benefit Salt Lake City by increasing housing, public open space, and support for local businesses. It will also improve the usability of the Jordan River corridor

and expand public infrastructure within Salt Lake City's west side. Most importantly, the implementation of the JRF District is vital to accomplishing the policies and goals of the Utah Fairpark Area Investment and Restoration District Act as described in Utah Code § 11-70-201(3)(a).

3. Street address and legal description of the Property

The Property includes thirty-eight (38) parcels. The parcels with mailing addresses assigned to them include:

PARCEL #	PROPERTY ADDRESS
08-34-453-005-0000	1605 W NORTHTEMPLE ST
08-34-453-005-0000	1605 W NORTHTEMPLE ST
08-34-453-006-0000	1569 W NORTHTEMPLE ST
08-34-453-009-0000	1605 W NORTHTEMPLE ST
08-34-453-011-0000	1659 W NORTHTEMPLE ST
08-34-453-014-0000	1699 W NORTHTEMPLE ST
08-34-477-004-0000	1407 W NORTHTEMPLE ST
08-34-477-004-0000	1407 W NORTHTEMPLE ST
08-34-477-004-0000	1407 W NORTHTEMPLE ST
08-34-477-008-0000	1465 W NORTHTEMPLE ST
08-34-477-008-0000	1465 W NORTHTEMPLE ST
08-35-353-001-0000	1321 W NORTHTEMPLE ST
08-35-353-002-0000	1275 W NORTHTEMPLE ST
08-35-353-003-0000	1255 W NORTHTEMPLE ST
08-35-353-004-0000	1223 W NORTHTEMPLE ST
08-35-353-005-0000	1223 W NORTHTEMPLE ST
08-35-353-005-0000	1223 W NORTHTEMPLE ST
08-35-353-006-0000	1223 W NORTHTEMPLE ST
15-03-201-001-0000	55 S REDWOOD RD
15-03-201-004-0000	1541 W SOUTHTEMPLE ST
15-03-201-005-0000	1541 W SOUTHTEMPLE ST
15-03-201-006-0000	1541 W SOUTHTEMPLE ST
15-03-201-007-0000	1541 W SOUTHTEMPLE ST
15-03-201-008-0000	1541 W SOUTHTEMPLE ST
15-03-201-009-0000	1540 W IEIGHTYWEST FWY
15-03-201-010-0000	1697 W SOUTHTEMPLE ST
15-03-201-011-0000	1541 W SOUTHTEMPLE ST
15-03-227-001-0000	1439 W SOUTHTEMPLE ST
15-03-227-002-0000	1437 W SOUTHTEMPLE ST
15-03-227-003-0000	1435 W SOUTHTEMPLE ST

15-03-227-004-0000	1433 W SOUTHTEMPLE ST
15-03-227-010-0000	1419 W SOUTHTEMPLE ST
15-03-227-012-0000	1419 W SOUTHTEMPLE ST
15-03-227-013-0000	1419 W SOUTHTEMPLE ST
15-03-227-014-0000	1419 W SOUTHTEMPLE ST
08-35-376-001-0000	1217 W NORTH TEMPLE ST
08-35-376-009-0000	1161 W NORTH TEMPLE ST

The proposed JRF District boundary is legally described as follows:

PARCEL 1 (RMP): A parcel of land located in the Southeast Quarter of Section 34 & Southwest Quarter of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 2 and Northeast Quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the southerly right-of-way line of said North Temple Street, which is 2150.49 feet S. 89°57'10" W. along a monument line and 660.49 feet N. 00°02'09" W. from the Southeast Corner of said Section 34, said point is also 493.35 feet N. 89°58'23" E. along a monument line of North Temple Street and 77.89 feet South from a 1" Brass Rivet described as Point 805 in that Record of Survey filed as S2014-06-0296 in the Office of the Salt Lake County Surveyor; thence along said southerly right-of-way line the following nine (9) courses: 1) N. 89°57'51" E. 627.91 feet; 2) S. 87°24'32" E. 132.35 feet; 3) N. 89°47'31" E. 359.56 feet; 4) S. 35°51'51" E. 11.78 feet; 5) N. 89°59'21" E. 76.00 feet; 6) N. 35°50'33" E. 11.81 feet; 7) N. 87°04'33" E. 99.27 feet; 8) N. 89°57'51" E. 841.90 feet; 9) N. 89°59'36" E. 341.36 feet; thence S. 00°00'30" W. 79.11 feet; thence N. 89°57'51" E. 63.78 feet; thence S. 00°00'30" W. 170.90 feet; thence N. 89°57'51" E. 170.22 feet; thence N. 00°00'30" E. 249.89 feet to said southerly right-of-way line of North Temple Street; thence N. 89°59'36" E. 334.13 feet along said southerly right-of-way line to the westerly right-of-way line of Jordan River described on "Plat 31" of the Salt Lake City Atlas Plats; thence along said right-of-way line the following four (4) courses: 1) S. 12°35'55" E. 298.94 feet to a point of tangency with a 360.00 – foot radius curve to the right, concave westerly; 2) Southerly 167.39 feet along the arc of said curve, through a central angle of 26°38'28" (Chord bears S. 00°43'19" W. 165.89 feet); 3) S. 14°02'33" W. 266.97 feet to a point of tangency with a 2,260.00 – foot radius curve to the left, concave easterly; 4) Southerly 73.40 feet along the arc of said curve, through a central angle of 01°51'39" (Chord bears S. 13°06'44" W. 73.40 feet); thence N. 89°55'23" W. 1,167.32 feet; thence S. 00°10'59" E. 150.78 feet; thence N. 89°48'39" W. 818.48 feet; thence S. 00°08'22" W. 98.66 feet; thence S. 89°29'18" W. 234.66 feet; thence S. 00°46'29" E. 85.82 feet; thence N. 89°54'33" W. 102.02 feet; thence S. 00°21'56" E. 785.06 feet to a northerly right-of-way line of Highway Interstate - 80; thence along said northerly right-of-way the following four (4) courses: 1) N. 76°18'33" W. 322.97 feet; 2) N. 72°28'31" W. 73.47 feet; 3) N. 65°35'15" W. 73.50 feet; 4) N. 61°49'39" W. 776.60 feet; thence N. 05°18'35" W. 162.91 feet; thence N. 89°56'26" E. 982.15 feet; thence N. 00°03'34" E. 519.56 feet; thence S. 89°57'51" W. 1,022.45 feet; thence N.

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00°02'09" W. 66.50 feet to the Section Line; thence S. 89°57'51" W. 34.34 feet along said Section Line to the South Quarter Corner of said Section 34; thence N. 00°02'09" W. 33.50 feet along the Section Line; thence N. 89°57'51" E. 499.35 feet; thence N. 00°02'09" W. 626.57 feet to the **Point of Beginning**.

The above-described parcel of land contains 3,195,022 sq. ft in area or 73.347 acres, more or less.

PARCEL 2 (ABF): BEGINNING AT A POINT WHICH IS SOUTH 0°03'34" EAST 66.50 FEET AND NORTH 89°56'26" EAST 36.85 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EAST LINE OF REDWOOD ROAD SOUTH 0°54'51" EAST 167.96 FEET; AND SOUTH 01°41'39" EAST 300.04 FEET; AND SOUTH 6°48'55" EAST 52.50 FEET; THENCE NORTH 89°56'26" EAST 1001.68 FEET;

THENCE NORTH 0°03'34" EAST 520.00 FEET TO THE SOUTH LINE OF THE SALT LAKE GARFIELD AND WESTERN RAILROAD PROPERTY; THENCE SOUTH 89°56'76" WEST 1020.00 FEET ALONG SAID SOUTH LINE OF RAILROAD PROPERTY TO THE POINT OF BEGINNING.

Approx. 12.101 Ac.

PARCEL 3 (BIKE LLC): Beginning North 00°04'28" East 33.5 feet and North 89°56'26" East 18.21 feet and North 01°08'10" West 476.58 feet from the South quarter corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 01°08'10" West 139.34 feet, more or less; thence East 14.79 feet; thence North 10.70 feet; thence North 89°56'26" East 165.42 feet, more or less; thence South 00°03'08" East 150 feet; thence South 89°56'26" West 177.58 feet to the point of beginning.

Approx. 0.613 Ac.

PARCEL 4 (USBOA): Commencing North 89 degrees 56'26" East 434.9 feet and North 0 degrees 00'55" West 410 feet from the Southwest corner of Section 35, Township 1 North, Range 1 West, Salt Lake Meridian, South 89 degrees 56'26" West 30.22 feet, North 0 degrees 00'55" West 170.9 feet, South 89 degrees 56'26" West 63.78 feet, North 0 degrees 00'55" West 79.1 feet, North 89 degrees 56'26" East 234 feet, South 0 degrees 00'55" East 250 feet, South 89 degrees 56'26" West 140 feet to beginning.

Approx. 1.06 Ac.

PARCEL 5 (RAMADA): That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

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Beginning at a point 33.5 feet North of the South quarter corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 476.5 feet; thence East 150 feet; thence North 150 feet; thence East 249.25 feet; thence South 250 feet; thence East 100 feet; thence South 376.5 feet; thence West 499.25 feet to the point of beginning.

LESS AND EXCEPTING therefrom a parcel of land as conveyed by that certain Special Warranty Deed, recorded June 14, 2002, as Entry No. 8265327, in Book 8609 at Page 4687, being more particularly described as follows:

Beginning at a point on the East Right of Way line of Redwood Road, said point being North 00°04'28" East 33.50 feet and North 89°56'26" East 18.21 feet and North 1°08'10" West 476.58 feet (476.60 feet measured) from the South Quarter Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 1°08'10" West along the East Right of Way line of Redwood Road 150.03 feet, more or less, to the South Right of Way line of North Temple Street; thence North 89°56'26" East along said South Right of Way line of North Temple Street 180.42 feet; thence South 0°03'08" East 150.00 feet; thence South 89°56'26" West 177.58 feet to the point of beginning.

Approx. 5.96 Ac.

PARCEL 6 (SLC): Beginning at a point 1617.07 feet West of the Southeast corner of Lot 1, Block 1, Bothwell & McConaughy's Subdivision (also being the South-east corner of Block 56, Plat "C", Salt Lake City Survey) and running thence East, 7.19 feet; thence North 13°54'20" East, 186.94 feet, thence Northerly along the arc of a 480.00 foot radius curve to the left a distance of 223.19 feet; thence 12°44'08" West, 263.86 feet; thence West, 42.93 feet to the East bank of the Jordan River; thence Southerly along said river bank to the point of beginning.

Approx. .26 Ac.

PARCEL 6 (KSB): A tract of land situate in Lots 2 and 3, of Block 55, Plat "C", Salt Lake City Survey, the boundaries of said tract of land are described as follows: Beginning at the center of a 4 1/2" diameter fence post in a 6.0 foot chain link fence, which post is North 89°58'36" East along the Lot line 22.71 feet and North 0°00'55" West 34.32 feet from the Southwest corner of Lot 2, Block 55, Plat "C" Salt Lake City Survey, and running thence South 89°58'36" West 130.00 feet; thence North 0°00'55" West 100.00 feet; thence North 89°58'36" East 130.00 feet to a 6.0 foot chain link fence; thence South 0°00'55" East along said fence 100.00 feet to the point of beginning.

Approx. .298 Ac.

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4. A complete description of the proposed use of the property where appropriate

Currently, the Property has multiple uses, including Rocky Mountain Power headquarters, facilities, a hotel, restaurant, commercial trucking facility and public infrastructure improvements. The Property's redevelopment is envisioned to include, a Major League Baseball stadium, an innovative mix of commercial, residential and office uses, trails, green spaces, public spaces and entertainment venues. The Property's redevelopment will be guided by the proposed JRF District regulations and a development agreement.

5. A site plan drawn to scale (where applicable).

This requirement is not applicable because no detailed site plan has been created at this time. That said, enclosed herewith are conceptual renderings of the Property's redevelopment potential.

6. Related materials or data supporting the application as may be determined by the applicant and the zoning administrator.

Enclosed with this Petition is a summary of items that will be addressed through a development agreement with Salt Lake City.

We look forward to the opportunity to have our application heard by you at a public hearing pursuant to Salt Lake City Code § 21A.50.040.F.

Respectfully,



Michael B. Hutchings

EXHIBIT A Property Location

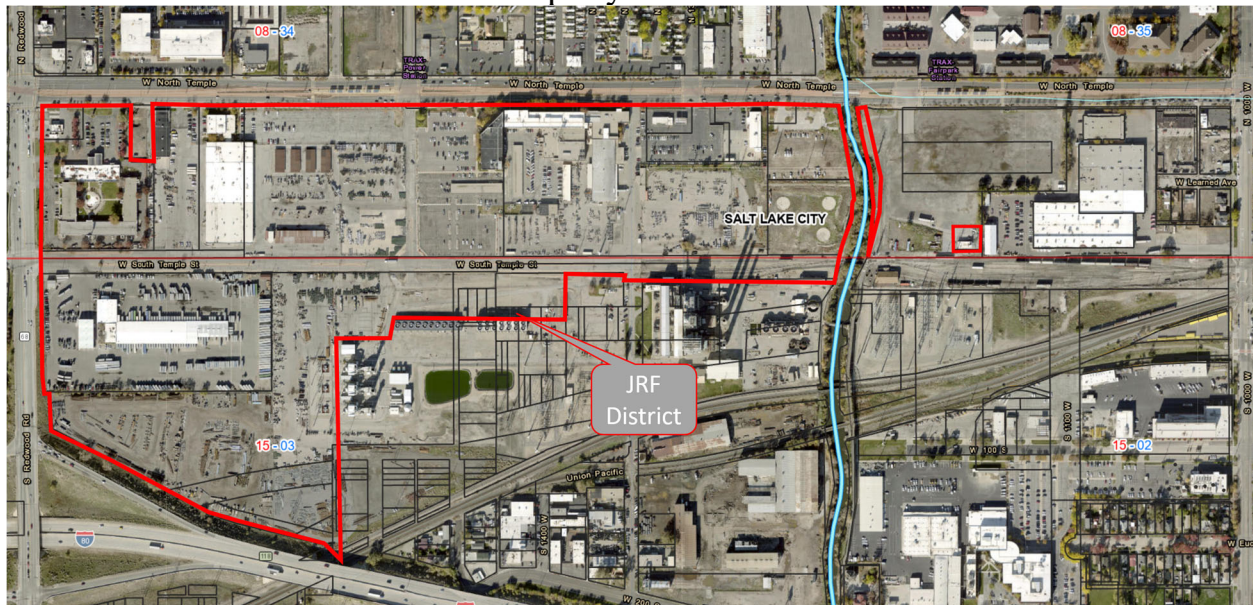


EXHIBIT B
Current Zoning

