

PLANNING COMMISSION STAFF REPORT



Planning & Zoning Division
Department of Community &
Economic Development

Petition No's. 400-08-01 and 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use Located at 51 North Tommy Thompson Road.

Public Hearing Date: May 14, 2008

Applicant: Gordon Jacobsen, Sunquest Development

Staff: Michael Maloy, 535-7118
michael.maloy@slcgov.com

Tax ID: 08-31-353-012

Current Zone: M-1 Light Manufacturing District and OS Open Space District

Master Plan Designation: None

Council District: 1, Carlton Christensen

Acreage: 4.66 ± acres

Current Use: Vacant, monument sign and flags for Salt Lake International Center

Applicable Land Use Regulations:

- Chapter 21A.50 Amendments
- 21A.28.020 M-1 Light Manufacturing District
- 21A.32.100 OS Open Space District
- 21A.36 General Provisions
- 21A.54 Conditional Uses

Attachments:

- A. Salt Lake International Center Amended Plat 12
- B. Aerial View of Zoning Map Amendment
- C. Preliminary Site Plan with Open Space District
- D. Preliminary Site Plan with Phasing
- E. Preliminary Architectural Plan
- F. Department Comments on Zoning Amendment
- G. Department Comments on Conditional Use
- H. Property Photographs

Request: Gordon Jacobsen, Sunquest Development, has requested approval of a zoning amendment and conditional use to facilitate construction of a commercial planned development located approximately at 51 North Tommy Thompson Road.

The zoning amendment requests rezoning the southernmost portion (0.945 of an acre) of the subject property (which encompasses 4.66 ± acres) from OS Open Space District to M-1 Light Manufacturing District, which zoning is consistent with the remaining parcel. The purpose for the planned development is to allow multiple principal buildings on a single parcel within the M-1 Light Manufacturing District.

Public Notice: Staff has complied with public notice requirements of the Salt Lake City Code by mailing public hearing notices to all affected owners within 450 feet of the subject property and posting the property at least ten days in advance of the hearing.

Staff Recommendations: Motion to recommend to the City Council approval of petition **400-08-01** to amend the Salt Lake City Zoning Map from OS Open Space District to M-1 Light Manufacturing District for property (0.945 of an acre) located approximately at 51 North Tommy Thompson Road based on standards listed in the Zoning Ordinance and the following findings:

- A. The proposed amendment is harmonious with the overall character of existing development in the immediate vicinity.
- B. The proposed amendment will not adversely affect adjacent properties.
- C. The proposed amendment is consistent with the provisions of all applicable overlay zoning districts, which may impose additional standards.
- D. Public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection are adequate or will be made adequate by the applicant in compliance with City development regulations.

Motion to approve petition **410-07-43** for a conditional use to construct a commercial planned development based on the enclosed findings and subject to the following conditions of approval:

1. Conditional use approval is subject to City Council approval of Petition 400-08-01 to amend the Salt Lake City Zoning Map for a portion (0.0945 of an acre) of the subject property from OS Open Space District to M-1 Light Manufacturing District.
2. Regulations modified by approval of planned development is limited to:
 - Number of principal buildings located on a single parcel as shown within Attachment D – Preliminary Site Plan with Phasing, and
 - Existing onsite signage shall be considered as excess signage, and which presence shall not limit the property owner from obtaining signage typically permitted within the M-1 Light Manufacturing District.

All other City regulations shall remain in force.

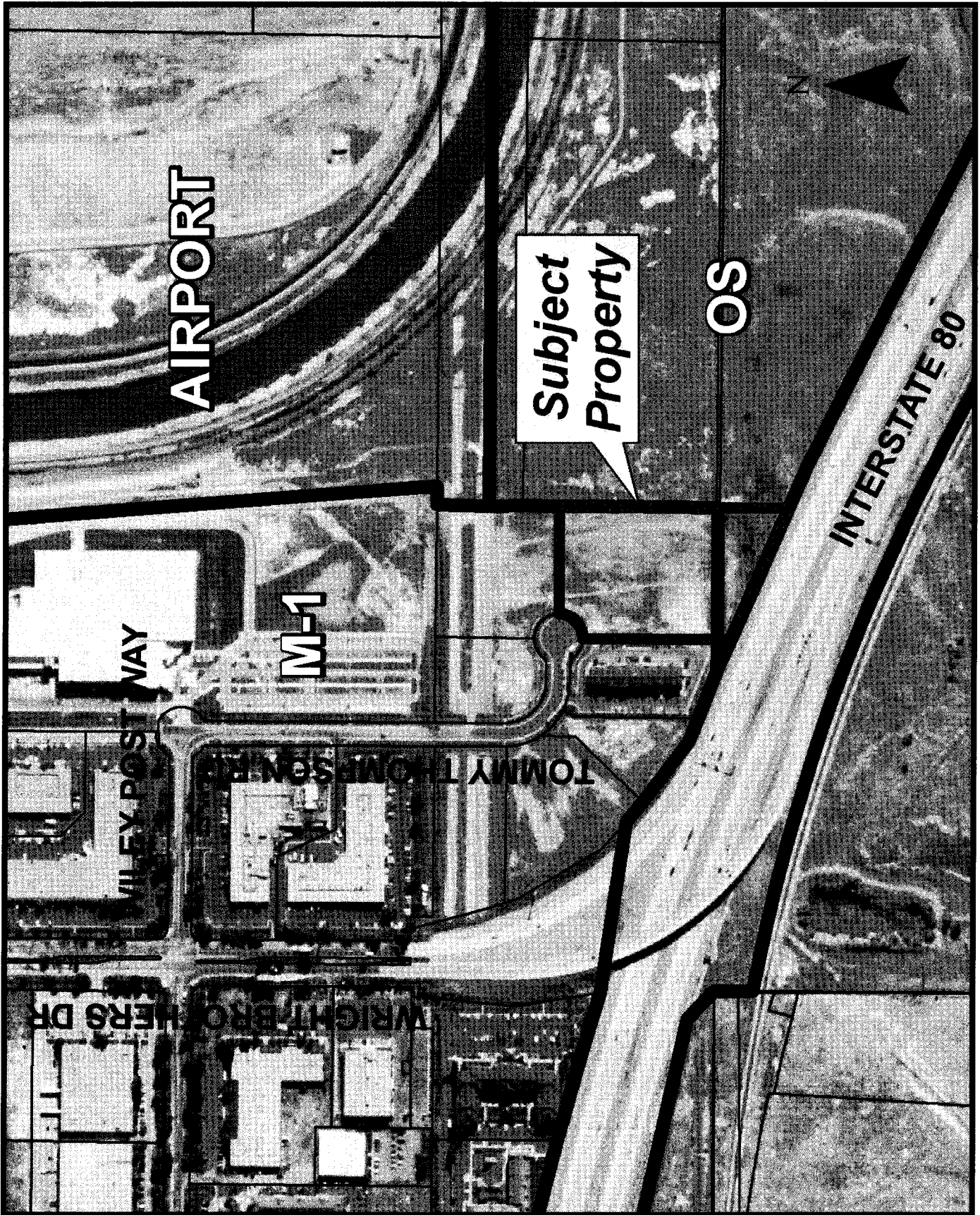
3. Staff shall administrate construction phasing, which may be adjusted based on demonstrated need and approval of the Planning Division Director.

4. Proposed pedestrian circulation improvements do not fully satisfy City accessibility standards. With the advice and consent of the Transportation Division, Planning staff shall coordinate with the applicant the location and design specifications for additional private sidewalks. All sidewalk intersections with vehicular drive aisles shall provide an accessible ramp.
5. Applicant shall provide for staff approval a lighting study for each phase of construction. To prevent light pollution and glare all lighting should be shielded and downward oriented, with exception for accent or architectural lighting.
6. In compliance with City Code 21A.54.150.7 staff shall approve product selection and placement of all outdoor site furnishings, which shall include benches, waste receptacles, and bike racks. Site furnishings shall be compatible with architectural building style.
7. Petition shall be subject to compliance with all department comments contained within Attachment G – Department Comments on Conditional Use.

Options: If the Planning Commission determines that the enclosed petitions do not meet the requisite standards of approval, then the Commission may chose one of the following courses of action:

- Table petitions for future consideration pending further research, modification, and review; or
- Deny the petitions based on additional findings gathered from the public hearing.

VICINITY MAP



COMMENTS

Public Comments: Staff has not received any public comment that is either for or against the proposed zoning amendment or conditional use.

Open House Comments: The proposed project lies within the Poplar Grove Community Council district; however the project is also within 600 feet of the Jordan Meadows Community Council district boundary. As such the Planning Division conducted two separate "open house" meetings at the City & County Building to solicit community comment. The conditional use petition was reviewed during an open house held on December 13, 2007. The zoning amendment petition was reviewed during an open house held on March 10, 2008. Although the applicant's engineer and City staff attended both meetings, no one from the public attended either meeting.

City Department Comments: The petition describing the proposed planned development was routed to all pertinent City departments and divisions on November 27, 2007. The petition describing the proposed zoning amendment was routed to all pertinent City departments and divisions on February 29, 2008. All respondents recommended approval subject to compliance with City standards and recommended conditions of approval (see Attachment F – Department Comments on Zoning Amendment and Attachment G – Department Comments on Conditional Use).

STAFF ANALYSIS

Project History: In December 1995, Salt Lake International Investors petitioned Salt Lake City to acquire a triangular portion of property, which property was zoned OS Open Space District and measured 0.95 ± of an acre. Historically the property had been part of the North Temple Street right of way, however following reconstruction of Interstate 80 (circa 1990) property ownership was transferred from the Utah Department of Transportation (UDOT) to the City. Based upon a recommendation received from the Salt Lake City Planning Commission, the parcel was declared as surplus and Mayor DeeDee Corradini agreed to the sale so long as avigation easements were maintained. On January 2, 1996, Salt Lake City via quit claim deed transferred the property to Salt Lake International Investors II.

In March of 1998, the Salt Lake International Center formally petitioned the City to amend Plat 12 to include the triangular portion as part of Lot 5, which lot was zoned M-1 Light Manufacturing District and measured 3.71 ± acres. A subdivision amendment was approved by the City and recorded on May 5, 1998, which resulted in multiple zoning districts (M-1 and OS) on the 4.66 ± acre subject property (see Attachment A – Salt Lake International Center Amended Plat 12).

On September 12, 2007 the applicant appeared before the Development Review Team (DRT) and discussed a proposal to develop the subject property, which is now vacant except for a monument sign and flag poles that identifies the Salt Lake International Center (see Attachment H – Property Photographs). Staff determined that the proposal would likely be approved upon successful approval of a conditional use petition. According to meeting notes, staff did not identify the subject property contained multiple zoning districts.

On November 13, 2007 the applicant submitted a petition (# 410-07-43) for conditional use approval to develop a commercial planned development on the subject property. The proposal contains three separate principal buildings on a single parcel, which is not allowed by the zoning ordinance (21A.36.010.B, One Principal Building per Lot) unless approved by the Planning Commission as part of a planned development (see Attachment D – Preliminary Site Plan with Phasing and Attachment E – Preliminary Architectural Plan).

Based upon staff's finding that the planned development proposal encroached upon the OS Open Space District, which district would not allow construction of Building 1 (see Attachment C – Preliminary Site Plan with Open Space District) the applicant submitted on December 28, 2007 a petition (# 400-08-01) to amend the Zoning Map for the subject property from OS Open Space District to M-1 Light Manufacturing District (see Attachment B – Aerial View of Zoning Map Amendment). However, the applicant also submitted a claim to the City Attorney that the Zoning Map was in error and that the entire parcel should be zoned M-1 Light Manufacturing District. If the claim was found to be correct, the petition to amend the Zoning Map would be needless and withdrawn.

In preparation for a public hearing on the petitions, the applicant appeared before a Planning Commission subcommittee on April 10, 2008 to discuss the proposed zoning map amendment and commercial planned development. A summary of the meeting discussion is listed below:

Planning Commission Subcommittee Comments and Recommendations:

- Applicant described the proposal and explained the purpose for the zoning map amendment and conditional use petition.
- Applicant presented a claim that the Salt Lake City Zoning Map is in error and incorrectly identifies the subject property as having multiple zones (M-1 and OS). Applicant has requested the City Attorney consider the claim and is waiting for a response.
- Subcommittee questioned applicant regarding impact on adjacent open space.
- Subcommittee encouraged applicant to design building elevations that address the Open Space District.
- Subcommittee encouraged applicant to consider employment of “green building” best practices.

Conclusion: Subcommittee was generally supportive of the petitions and encouraged the applicant to consider comments provided by the subcommittee.

On April 16, 2008 the applicant’s attorney, Hillary Morgan, and project engineer, Kevin Peterson, met with City staff to determine whether or not the applicant’s claim regarding an unintentional error in the Zoning Map was correct. Under direction from Lyn Pace, Deputy City Attorney, the City refuted the claim and determined that the pending zoning amendment was necessary to proceed with the proposed planned development.

Master Plan Analysis: The subject property is not within any approved Salt Lake City community master plan or small area master plan. Although the property is within the Northwest Quadrant study area, the draft master plan in its current form has not progressed enough to provide any substantive guidance to the Planning Commission in the decision making process.

With regard to the applicant’s petition to amend the Salt Lake City Zoning Map for a portion of the subject property from OS Open Space District to M-1 Light Manufacturing District, staff reviewed the 1992 publication *The Importance of Open Space – an Educational Introduction* for guidance. However, the publication developed by the City during Mayor DeeDee Corradini’s administration, did not contain any policies or goals relevant to the subject property or corresponding petitions for development.

Without the guidance of an approved master plan, the Salt Lake City Zoning Map as presently adopted serves as the only applicable land use policy document for the subject property.

Zoning Map Amendment Analysis and Findings: City Code 21A.50.050 (Standards for General Amendments) states that a decision to amend the zoning map is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard; however in making its decision concerning a proposed amendment, the City should consider the following factors:

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Analysis: Whereas the subject property is not within an adopted general plan of Salt Lake City, this factor is not applicable.

Findings: Factor is not applicable.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Analysis: The applicant intends to develop 72,000 ± square feet of new commercial property in compliance with all applicable regulations of the City except where modified by the Planning Commission. With regard to existing development, staff has provided the following summary of surrounding land uses:

North: M-1 Light Manufacturing District – presently vacant
South: Interstate 80
East: Open Space District – presently vacant
West: M-1 Light Manufacturing – Microtel Inn and Suites

Finding: The proposed amendment is harmonious with the overall character of existing development in the immediate vicinity.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Analysis: Adjacent properties are intended for commercial or quasi public purposes. Currently three sides of the subject property are vacant (see summary above). The proposed zoning amendment will facilitate development of a new commercial planned development in a manner that is consistent with the zoning ordinance and in harmony with adjacent properties.

Findings: The proposed amendment will not adversely affect adjacent properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts, which may impose additional standards.

Analysis: The subject property is located within Airport Influence Zone A and is subject to aviation easements. However, Airport Planning has reviewed the petition and recommended approval subject to compliance with regulations imposed by City Code 21A.34.040, which is entitled Airport Flight Path Protection Overlay District (AFPP).

Findings: The proposed amendment is consistent with the provisions of all applicable overlay zoning districts, which may impose additional standards.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Analysis: Comments provided by all pertinent City departments have identified all issues that would need to be addressed if the proposed amendment is approved by the City Council.

Findings: Public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection are adequate or will be made adequate by the applicant in compliance with City development regulations.

Conditional Use Standards. A planned development is a specific type of conditional use. Standards for conditional use approval are found in Zoning Title Section 21A.54.080. These standards are as follows:

A. The proposed development is one of the conditional uses specifically listed in this title;

Analysis: A planned development is a specific type of conditional use listed in Section 21A.54 of the Zoning Title. The proposed commercial development will contain land uses (i.e. office, warehouse, etc.) that are permitted in the M-1 Light Manufacturing District.

Finding: A planned development is specific category of conditional use listed in the Zoning Title.

B. The proposed development is in harmony with the general purposes and intent of this title and is compatible with and implements the planning goals and objectives of the city, including applicable city master plans;

Analysis: The purpose of a planned development is to encourage the efficient use of land and resources, promote greater efficiency in public and utility services and encourage innovation in the planning and building of all types of development. Based upon compliance with staff recommendations contained within this staff report and its

attachments, the proposed development is compatible with and implements the applicable planning goals and objectives of the City.

Finding: The proposed development is consistent with the general purpose and intent of the Salt Lake City Zoning Title and is compatible with and implements the planning goals and objectives of the City.

C. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets;

Analysis: The Salt Lake City Transportation Division has recommended preliminary approval of the proposed commercial planned development subject to compliance with staff recommendations for approval.

Finding: The proposed private development will provide sufficient public improvements that will reasonably mitigate anticipated traffic impacts on adjacent streets.

D. The internal circulation system of the proposed development is properly designed;

Analysis: The internal circulation of the proposed development has been reviewed by the City's Development Review Team (DRT), which included representatives from Transportation, Public Utilities, Building Services, Engineering, and Fire.

Finding: The internal circulation system for the proposed development is properly designed and appropriate for vehicular and pedestrian circulation (subject to compliance with accessibility standards).

E. Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources;

Analysis: Public Utilities has reviewed the proposed development and has indicated that the property can be adequately served without having any adverse impact on adjacent land uses or resources (subject to compliance with Staff recommendations).

Finding: Public Utility service for the proposed development is adequate and will not have an adverse impact on adjacent land uses or resources.

F. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;

Analysis: The proposed development is compatible with existing adjacent land uses. Therefore staff recommends approval of the applicant's request to construct a commercial planned development; however all buffer regulations should be maintained as required by City Code 21A.48 (Landscaping and Buffers). To address this issue, Building Services will perform a review of the landscape plan to insure that it complies with the buffer requirements. Staff also recommends the applicant provide a lighting study for each phase of construction. To prevent light pollution and glare all lighting should be shielded and downward oriented, with exception for accent or architectural lighting.

Finding: Appropriate buffering will be provided in compliance with City Code and conditions of approval.

G. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;

Analysis: The applicant submitted building elevations and floor plan for Building 1 only (see Attachment E – Preliminary Architectural Plan), however the applicant intends to develop all phases consistent with this plan. Exterior building materials will be stone, stucco, glass, with metal trim.

Finding: The proposed architecture and building materials are consistent and compatible with the adjacent neighborhood.

H. Landscaping is appropriate for the scale of the development;

Analysis: The preliminary site plan for all phases of construction indicates that 15% of the subject property will be landscaped. The M-1 Light Manufacturing District does not require a minimum percentage of landscaping.

Finding: The proposed landscape plan is appropriate for the scale of the proposed development subject to the comments and conditions contained within this staff report.

I. The proposed development preserves historical, architectural and environmental features of the property;

Analysis: The site is not located within a local or national historic district and there are no known environmental features on the subject property.

Finding: There are no known historical, architectural, or environmental features on the subject property.

J. Operating and delivery hours are compatible with adjacent land uses;

Analysis: The proposed development is intended to contain various commercial uses permitted within M-1 Light Manufacturing District. As such, it is reasonable to assume that operating and delivery hours may be 24 hours each day, unless specifically prohibited by code. For example, Salt Lake City Ordinance 9.28.040(6), entitled Noise Control – Noises Prohibited, regulates the following:

Loading Operations: Loading, unloading, opening or otherwise handling boxes, crates, containers, garbage containers or other objects between the hours of nine o'clock (9:00) P.M. and seven o'clock (7:00) A.M. the following day, or between the hours of nine o'clock (9:00) P.M. and nine o'clock (9:00) A.M. when the following day is a Sunday or legal holiday, in such a manner as to violate section 9.28.060 of this chapter, or its successor section, or cause a noise disturbance;

Finding: Operating and delivery hours of the proposed development will be compatible with adjacent land uses subject to compliance with all applicable City ordinances.

K. The proposed conditional use or, in the case of a planned development, the permitted and conditional uses contained therein, are compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the city as a whole;

Analysis: The proposed planned development is consistent with the purpose, intent, and standards for the M-1 Light Manufacturing District.

Finding: The proposed planned development is compatible with the surrounding neighborhood and will not have a material net cumulative adverse impact on the neighborhood or on the City as a whole.

L. The proposed development complies with all other applicable codes and ordinances.

Analysis: The proposed development has been reviewed by the Development Review Team (DRT) and applicable City Divisions. The requirements of the applicable City Divisions shall be fulfilled by the applicant prior to building permits being issued by the City.

Finding: The proposed development shall comply with all applicable codes and ordinances.

In order to process the attached petition as a planned development, the project must also meet the intent of the purpose statement for planned developments. The purpose statement lists the objectives that the City seeks to achieve. Zoning Ordinance Section 21A.54.150 (A) discusses these objectives:

21A.54.150 Planned Developments:

- A. Purpose Statement: A planned development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Through the flexibility of the planned development technique, the city seeks to achieve the following specific objectives:
1. Creation of a more desirable environment than would be possible through strict application of other city land use regulations;
 2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities;
 3. Combination and coordination of architectural styles, building forms and building relationships;
 4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
 5. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
 6. Use of design, landscape or architectural features to create a pleasing environment;
 7. Inclusion of special development amenities; and
 8. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

Although the preceding ordinance is not listed as specific standard of approval, staff finds the petition to be largely compliant with the specific objectives listed above.

Zoning Ordinance Section 21A.54.150 (E) lists the following specific standards of approval for planned developments:

1. **1. Minimum Area: A planned development proposed for any parcel or tract of land under single ownership or control shall have a minimum net lot area for each zoning district as set forth in table 21A.54.150E2 of this section.**

Analysis: The minimum lot area for a planned development located in an M-1 Light Manufacturing District is two acres. The subject property contains 4.66 ± acres.

Finding: The subject property exceeds the minimum net lot area for a planned development in the M-1 Light Manufacturing District.

2. **Density Limitations: Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density.**

Analysis: The proposed commercial development does not include any residential development, nor does it exceed any of the requisite M-1 Light Manufacturing District regulations. Therefore this standard does not strictly apply.

Finding: This standard is not relevant to the proposed commercial planned development.

3. **Consideration of Reduced Width Public Street Dedication.**

Analysis: The proposed planned development does not include a reduced width public street.

Finding: The proposed planned development does not include any reduced width public street dedications.

4. **Planned Developments: Planned developments within the TC-75, RB, R-MU, MU, CN, CB, and CSHBD zoning districts and the South State Street overlay. Also planned developments within the CS zoning district, when the district is adjacent to more than sixty percent (60%) residential zoning (within 300 feet, either on the same block or across the street).**

Planned developments within these zoning districts may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

- a. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- b. The primary access shall be oriented to the pedestrian and mass transit,
- c. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- d. Architectural detailing shall emphasize the pedestrian level of the building,
- e. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- f. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,
- g. Dumpsters and loading docks shall be appropriately screened or located within the structure, and
- h. Signage shall emphasize the pedestrian/mass transit orientation.

Analysis: The M-1 Light Manufacturing District is not listed in this section. Therefore, these standards do not apply.

Finding: These standards do not apply to planned developments in the M-1 Light Manufacturing District.

5. Perimeter Setback: The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the planning commission.

Analysis: Table 21A.28.050 specifies the following yard and bulk regulations for the M-1 Light Manufacturing District:

District Symbol	District Name	Minimum Lot Area 40,000	Minimum Lot Width	Minimum Front and Corner Yard	Minimum Interior Side Yard	Minimum Rear Yard	Maximum Landscape Yard	Maximum Building Height	Landscape Buffer Yards
M-1	Light Manufacturing	20,000 sf	80'	15'	None	None	All required front and corner side yards	65'	15'

Finding: Proposed development complies with the standard for minimum perimeter setbacks.

6. Topographic Change: The planning commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.

Analysis: The proposed development plan complies with applicable side and rear yard setback regulations.

Finding: Applicant has not requested any modification of side or rear yard setbacks.

Attachment A – Salt Lake International Center Amended Plat 12

Petition No's. 400-08-01 & 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use

Published Date: May 7, 2008

SALT LAKE INTERNATIONAL CENTER AMENDED PLAT 12

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

OWNERS DEDICATION

Know all by these presents that we (I) the undersigned owner(s) of the described tract of land hereon, having caused the same to be subdivided into lots and streets to hereafter be known as SALT LAKE INTERNATIONAL CENTER AMENDED PLAT 12, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof, we (I) have hereunto set our (my) hand this 31 day of MARCH, 1998.

Salt Lake International Center Investors II, LTD.
By: [Signature]
Member President

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
On the 31 day of MARCH, 1998, personally appeared before me W. J. Towner, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as member of Salt Lake International Center Investors II, LTD.

NOTARY PUBLIC
BEVERLY F. DUFFY
My Commission Expires: 3-20-99

CONSENT TO DEDICATE

The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof of all streets and easements, as shown hereon, for the perpetual use of the public. In consideration of the acceptance of this subdivision plat by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their interest in and to the land included within such public streets and easements to Salt Lake City Corporation forever.

In witness whereof, we (I) have hereunto set our (my) hand this 1 day of April, 1998.

Utah Power & Light Company
By: [Signature]

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
On the 1 day of April, 1998, personally appeared before me Wendy P. Carter, who being by me duly sworn did say, that he, the said Wendy P. Carter is the Executive Director of Utah Power & Light Company, a corporation, and that the within and foregoing instrument was signed in behalf of said Utah Power & Light Company, by authority of a resolution of its Board of Directors, and said Wendy P. Carter duly acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
BEVERLY F. DUFFY
My Commission Expires: 3-20-99

CONSENT TO DEDICATE

The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof of all streets and easements, as shown hereon, for the perpetual use of the public. In consideration of the acceptance of this subdivision plat by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their interest in and to the land included within such public streets and easements to Salt Lake City Corporation forever.

In witness whereof, we (I) have hereunto set our (my) hand this 1 day of April, 1998.

Kern River Gas Transmission Company
By: [Signature]

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF)
On the 1 day of April, 1998, personally appeared before me [Signature], who being by me duly sworn did say, that he, the said [Signature] is the [Title] of Kern River Gas Transmission Company, a corporation, and that the within and foregoing instrument was signed in behalf of said [Company Name], by authority of a resolution of its Board of Directors, and said [Signature] duly acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
My Commission Expires: 3-20-99

CONSENT TO DEDICATE

The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof of all streets and easements, as shown hereon, for the perpetual use of the public. In consideration of the acceptance of this subdivision plat by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their interest in and to the land included within such public streets and easements to Salt Lake City Corporation forever.

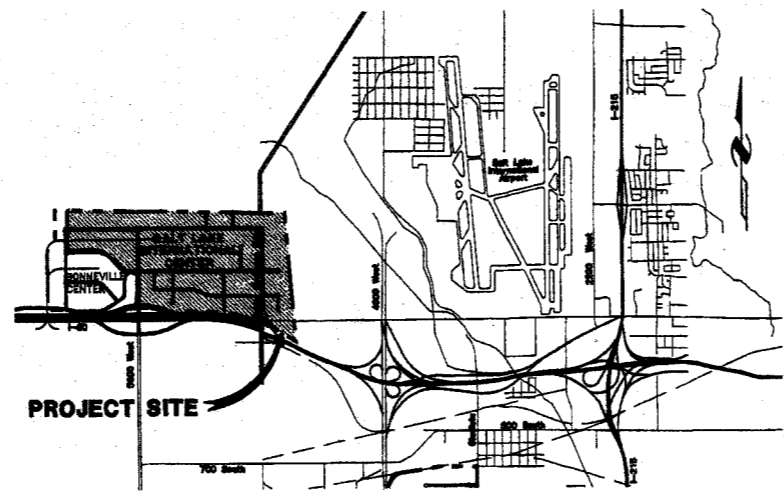
In witness whereof, we (I) have hereunto set our (my) hand this 27 day of March, 1998.

Mountain Fuel Supply Company QUESTAR GAS COMPANY
By: [Signature]
PROPERTY AGENT

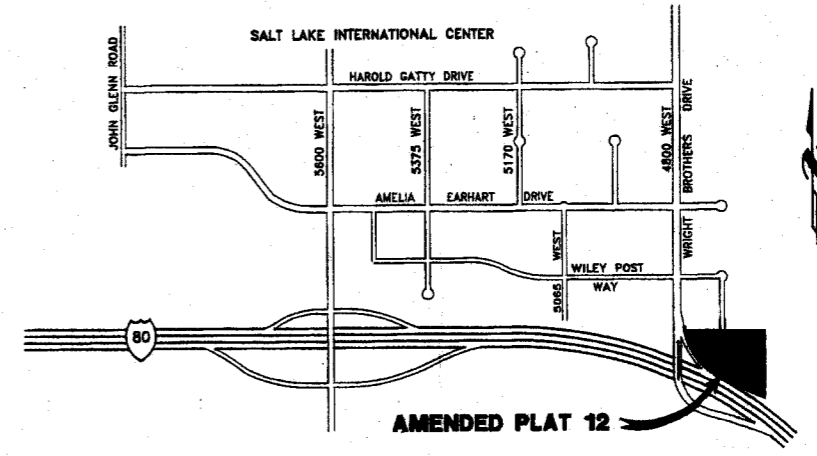
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
On the 27 day of MARCH, 1998, personally appeared before me Donald D. Moore Jr., who being by me duly sworn did say, that he, the said Donald D. Moore Jr. is the General Agent of Mountain Fuel Supply Company, a corporation, and that the within and foregoing instrument was signed in behalf of said QUESTAR GAS CO., by authority of a resolution of its Board of Directors, and said Donald D. Moore Jr. duly acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
Elizabeth H. Tucker
My Commission Expires: 3-20-99



VICINITY MAP
SCALE: 1"=4000'



DETAIL MAP
N.T.S.

LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 31, Township 1 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Southwest corner of Salt Lake International Center, Amended Plat 13, as recorded in the Office of the Salt Lake County Recorder, and running thence North 89°58'00" East 674.75 feet along the South line of said Plat 13; thence South 00°00'56" West 979.13 feet, which runs coincident with the Easterly boundary line of Salt Lake International Center, Plat 12, as recorded in the Office of the Salt Lake County Recorder, to the Northerly boundary line of Interstate 80; thence North 67°04'33" West 485.96 feet along said line to the Southwest corner of said Plat 12; thence North 68°52'56" West 193.69 feet along the South line of said Plat 12 to a point on an 890.87 foot radius curve to the right, the center of which bears North 22°15'32" East; thence Northwesterly 29.76 feet along said line and the arc of said curve through a central angle of 1°54'50" (chord bears North 86°47'20" West 29.75 feet), to a point on a UDOT right-of-way line; thence North 53°15'48" West 251.90 feet along said line; thence North 48°21'52" West 131.79 feet along said line; thence North 31°19'31" West 269.34 feet along said line to a UDOT right-of-way monument; thence North 19°34'24" West 96.07 feet along said line to a UDOT right-of-way monument; thence North 15°21'00" West 217.58 feet to the Southerly boundary line of Salt Lake International Center Amended Plat 10-A, according to the record plat thereof, on file in the Office of the Salt Lake County Recorder; thence North 89°58'00" East 36.05 feet along said line; thence South 00°00'56" West 61.00 feet along said line; thence North 89°58'00" East 475.25 feet along said line to the point of beginning. Contains 18.152 acres, more or less.

The following is the mathematical equivalent of the preceding description with all bearings correctly converted to the terms of the Utah State Plane - Rectangular Coordinate System:

Beginning at the Southwest corner of Salt Lake International Center, Amended Plat 13, as recorded in the Office of the Salt Lake County Recorder, said point having the State Plane Rectangular Coordinates X = 1,880,734.54, Y = 888,535.18 based on the Lambert Conformal Projection, Utah Coordinate System, Central Zone (NAD 27), and running thence South 89°48'20" East 674.75 feet along the South line of said Plat 13; thence South 00°14'36" West 979.13 feet, which runs coincident with the Easterly boundary line of Salt Lake International Center, Plat 12, as recorded in the Office of the Salt Lake County Recorder, to the Northerly boundary line of Interstate 80; thence North 68°50'53" West 485.96 feet along said line to the Southwest corner of said Plat 12; thence North 68°39'18" West 193.69 feet along the South line of said Plat 12 to a point on an 890.87 foot radius curve to the right, the center of which bears North 22°29'12" East; thence Northwesterly 29.76 feet along said line and the arc of said curve through a central angle of 1°54'50" (chord bears North 86°33'40" West 29.75 feet), to a point on a UDOT right-of-way line; thence North 53°02'08" West 251.90 feet along said line; thence North 48°08'12" West 131.79 feet along said line; thence North 31°05'51" West 269.34 feet along said line to a UDOT right-of-way monument; thence North 19°20'44" West 96.07 feet along said line to a UDOT right-of-way monument; thence North 15°07'20" West 217.58 feet to the Southerly boundary line of Salt Lake International Center Amended Plat 10-A, according to the record plat thereof, on file in the Office of the Salt Lake County Recorder; thence South 89°48'20" East 36.05 feet along said line; thence South 00°14'36" West 61.00 feet along said line; thence South 89°48'20" East 475.25 feet along said line to the point of beginning. Contains 18.152 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Frank J. Verucchi Jr., a Professional Registered Land Surveyor, holding Certificate No. 347179, as prescribed by the State of Utah, do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as SALT LAKE INTERNATIONAL CENTER AMENDED PLAT 12, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 29 day of January, 1998.



FRANK J. VERUCCHI JR., PLS.
License No. 347179

NOTES:

- A) This plat and the survey on which it is based were made in accordance with the accuracy standards adopted by ALTA and ACSM in effect on the date of this certification of an "URBAN" survey.
- B) The survey was completed and the corners set or found as shown on December 18, 1997.
- C) The bearings and distances shown are measured, unless noted otherwise.

NOTICE TO PURCHASERS:

- 1) Air Navigation Easements have been granted to Salt Lake City Corporation relative to continued airport operations. See Entry No. 6404330 in Book 7442 at Page 372, Salt Lake County Recorder's Office.
- 2) Notice is hereby given that the Salt Lake City Fire Marshall, in connection with site plan approvals and the issuance of building permits, may impose, in accordance with City Ordinances, requirements respecting construction of additional on-site fire hydrants and/or fire fighting apparatus access, based upon an examination of the proposed building structure's size, height, bulk, or construction type, to be paid for by the permit applicant and installed and tested prior to any occupancy of any building structures.
- 3) Notice is hereby given that there are limitations to construction and improvements allowed within the Kern River Pipeline easement shown on this plat. The permit applicant is responsible for determining these limitations.

NUMBER _____	PREPARED BY: BINGHAM ENGINEERING 5160 WILEY POST WAY SALT LAKE CITY, UTAH 84116 532-2520	PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS DAY OF <u>April</u> , A.D. 19 <u>98</u> <u>[Signature]</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY PLANNING DIRECTOR APPROVED THIS <u>9th</u> DAY OF <u>April</u> , 19 <u>98</u> , BY THE SALT LAKE CITY PLANNING COMMISSION. <u>[Signature]</u> SALT LAKE CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. <u>[Signature]</u> 4-6-98 CITY ENGINEER	CITY ATTORNEY APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>May</u> , A.D. 19 <u>98</u> , AND IS HEREBY APPROVED. <u>[Signature]</u> SALT LAKE CITY ATTORNEY	CITY APPROVAL CITY RECORDER PRESENTED TO SALT LAKE CITY RECORDER THIS <u>14th</u> DAY OF <u>MAY</u> , A.D. 19 <u>98</u> , AND IS HEREBY APPROVED. <u>[Signature]</u> SALT LAKE CITY CHIEF DEPUTY RECORDER	SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>ROD PIPILLA</u> DATE <u>5-5-98</u> TIME <u>2:28</u> BOOK <u>98-5P</u> PAGE <u>108</u> FEES \$ <u>97.88</u> <u>[Signature]</u> CHIEF DEPUTY, SALT LAKE COUNTY RECORDER	NUMBER _____
ACCOUNT _____								ACCOUNT _____
SHEET <u>1</u>								SHEET <u>1</u>
OF <u>23</u> SHEETS								OF <u>3</u> SHEETS

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER
98-5P-108

DRAWING NUMBER

98-5P-108

SALT LAKE INTERNATIONAL CENTER AMENDED PLAT 12

PART OF THE SOUTHWEST QUARTER OF
SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

CONSENT TO DEDICATE

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Kern River Gas Transmission Company, is the owner of certain Exclusive Rights of Way and Easements of Record, The Rights of Way and Easements are located within portions of Section 31, Township 1 South, Range 1 West, SLBM, Salt Lake County.

WHEREAS, Salt Lake Investors II Ltd, and Salt Lake City desire to undertake, or cause to be undertaken, the reordination of the herein contained Subdivision. Said Subdivision Plat dedicates to Salt Lake City certain roads and rights of way for public use.

THEREFORE, Kern River Gas Transmission Company hereby consents to the dedication of said rights of way and roads for public use to Salt Lake City subject to the terms and conditions of Kern River's Exclusive Rights of Way and Easements mentioned above and subject to that certain Specific Encroachment Agreement by and between Kern River Gas Transmission Company and Salt Lake Investors II Ltd. Notwithstanding this consent to dedicate, should the relocation of Kern River's Pipeline Facilities become necessary at any time, at the request or instance of a public entity, all costs and expense incurred by any such relocation shall be borne by the requesting entity.

KERN RIVER GAS TRANSMISSION COMPANY, a
Texas General Partnership

By: *Lex Johnson*
Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On the 21st day of March, 1997, personally appeared before me Lex Johnson, who being by me duly sworn did say, that he, the said Lex Johnson, is the Attorney-in-Fact of Kern River Gas Transmission Company, a corporation, and that the within and foregoing instrument was signed in behalf of said Lex Johnson by authority of a resolution of its Board of Directors, and said Lex Johnson duly acknowledged to me that said corporation executed the same.

Julie McClain
NOTARY PUBLIC
My Commission Expires: Dec 12, 2001



PREPARED BY:
BINGHAM ENGINEERING
5160 WILEY POST WAY
SALT LAKE CITY, UTAH
84116 532-2520

RECORDED # 035208
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
ROD DEBELLA
DATE 2-2-98 TIME 2:08 PM BOOK 2858 PAGE 108
FEE \$ 9.78
CHIEF CLERK, SALT LAKE COUNTY RECORDER

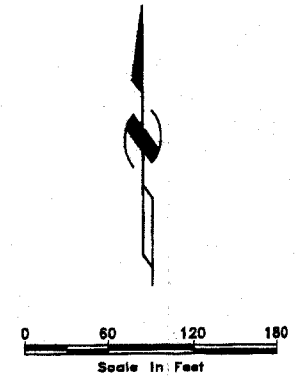
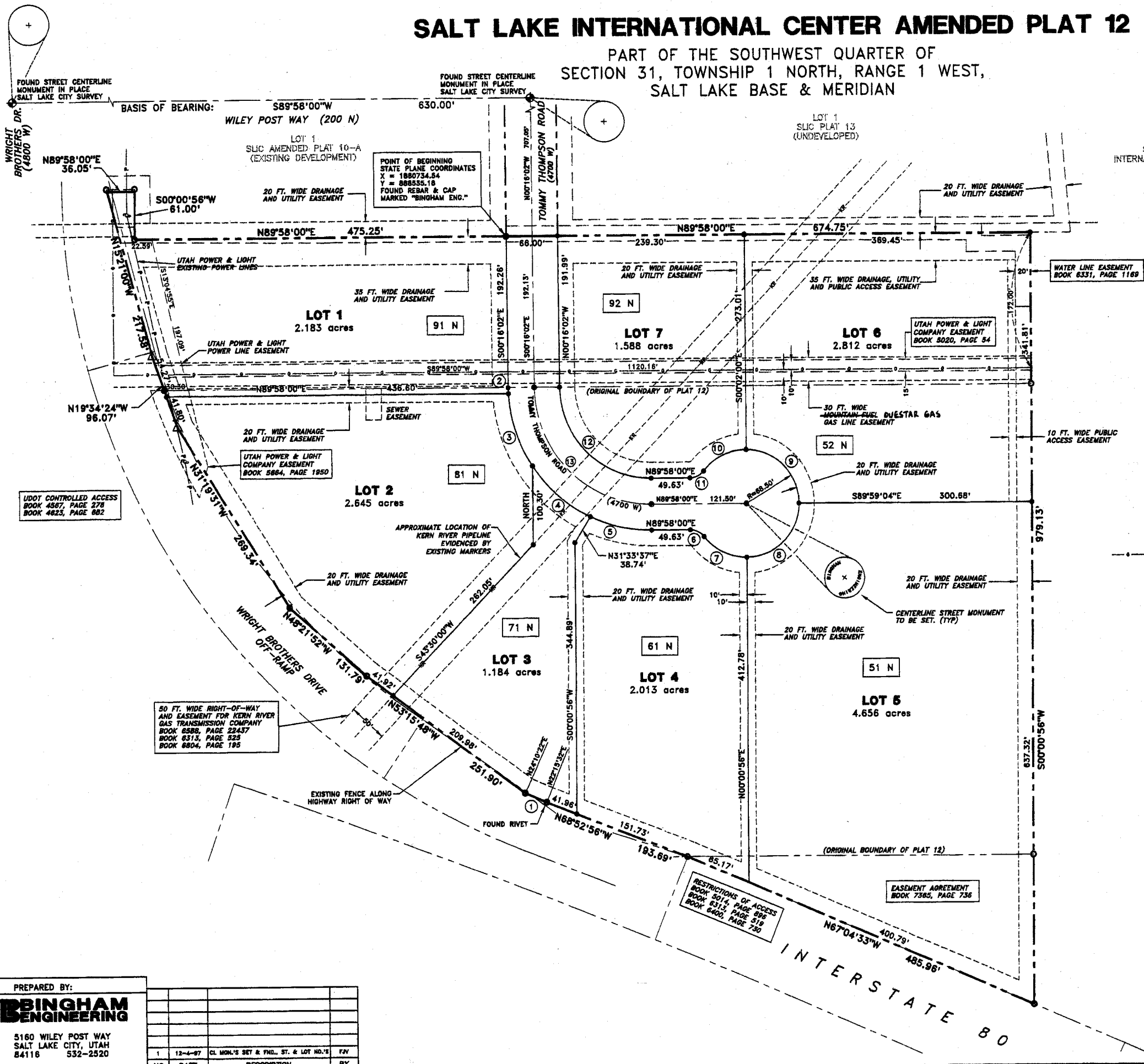
NUMBER _____
ACCOUNT _____
SHEET 2
OF 3 SHEETS

08-5P-108

DRAWING NUMBER
DRAWING NUMBER
DRAWING NUMBER
98-5P-108
DRAWING NUMBER

SALT LAKE INTERNATIONAL CENTER AMENDED PLAT 12

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN



LEGEND

- ◆ FOUND STREET CENTERLINE MONUMENT IN PLACE SALT LAKE CITY SURVEY
- ▲ UDOT RIGHT-OF-WAY BRASS CAP MONUMENT FOUND IN PLACE
- SET 5/8" REBAR AND CAP MARKED "BINGHAM ENG."
- FOUND 5/8" REBAR AND CAP MARKED "BINGHAM ENG." UNLESS NOTED OTHERWISE
- ① CURVE TABLE NUMBER
- UNDERGROUND GAS LINE
- STREET CENTERLINE MONUMENT TO BE SET

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	01°54'50"	890.87'	29.78'	14.88'	29.75'	N86°47'20"W
2	02°25'28"	183.00'	7.74'	3.87'	7.74'	S01°28'45"E
3	30°38'22"	183.00'	97.86'	50.13'	96.70'	S18°00'40"E
4	31°23'17"	183.00'	100.25'	51.42'	99.00'	S48°01'29"E
5	28°18'52"	183.00'	80.85'	41.10'	80.20'	S77°22'34"E
6	52°34'27"	22.00'	20.19'	10.87'	19.49'	N63°44'47"W
7	52°31'31"	68.50'	62.80'	33.80'	60.62'	S63°43'19"E
8	90°01'00"	68.50'	107.62'	68.52'	96.89'	N45°00'26"E
9	90°00'50"	68.50'	107.62'	68.52'	96.89'	N45°00'29"W
10	52°35'32"	68.50'	62.88'	33.85'	60.69'	S63°41'19"W
11	52°34'27"	22.00'	20.19'	10.87'	19.49'	N63°44'47"E
12	88°45'58"	117.00'	183.31'	116.52'	165.12'	N45°09'01"W
13	89°45'58"	150.00'	235.01'	149.39'	211.70'	N45°09'01"W

PREPARED BY:

BINGHAM ENGINEERING

5160 WILEY POST WAY
SALT LAKE CITY, UTAH
84116 532-2520

NO.	DATE	DESCRIPTION	BY
1	12-4-97	CL. MON.'S SET & FND., ST. & LOT NO.'S	F.V.

RECORDED # 195208
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
ROD PIRELLA
DATE 3-2-98 TIME 2:08 PM BOOK 78-52 PAGE 108
\$ 97.00
FEE \$ CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET **3**
OF 3 SHEETS

98-5P-108

DRAWING NUMBER 98-5P-108

DRAWING NUMBER 34F3

DRAWING NUMBER 98-5P-108

Attachment B – Aerial View of Zoning Map Amendment

Petition No's. 400-08-01 & 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use

Published Date: May 7, 2008



AIRPORT

OS

SITE

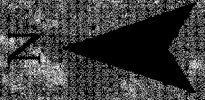
INTERSTATE 80

WILEX POST WAY

M-1

TOMMY THOMPSON RD

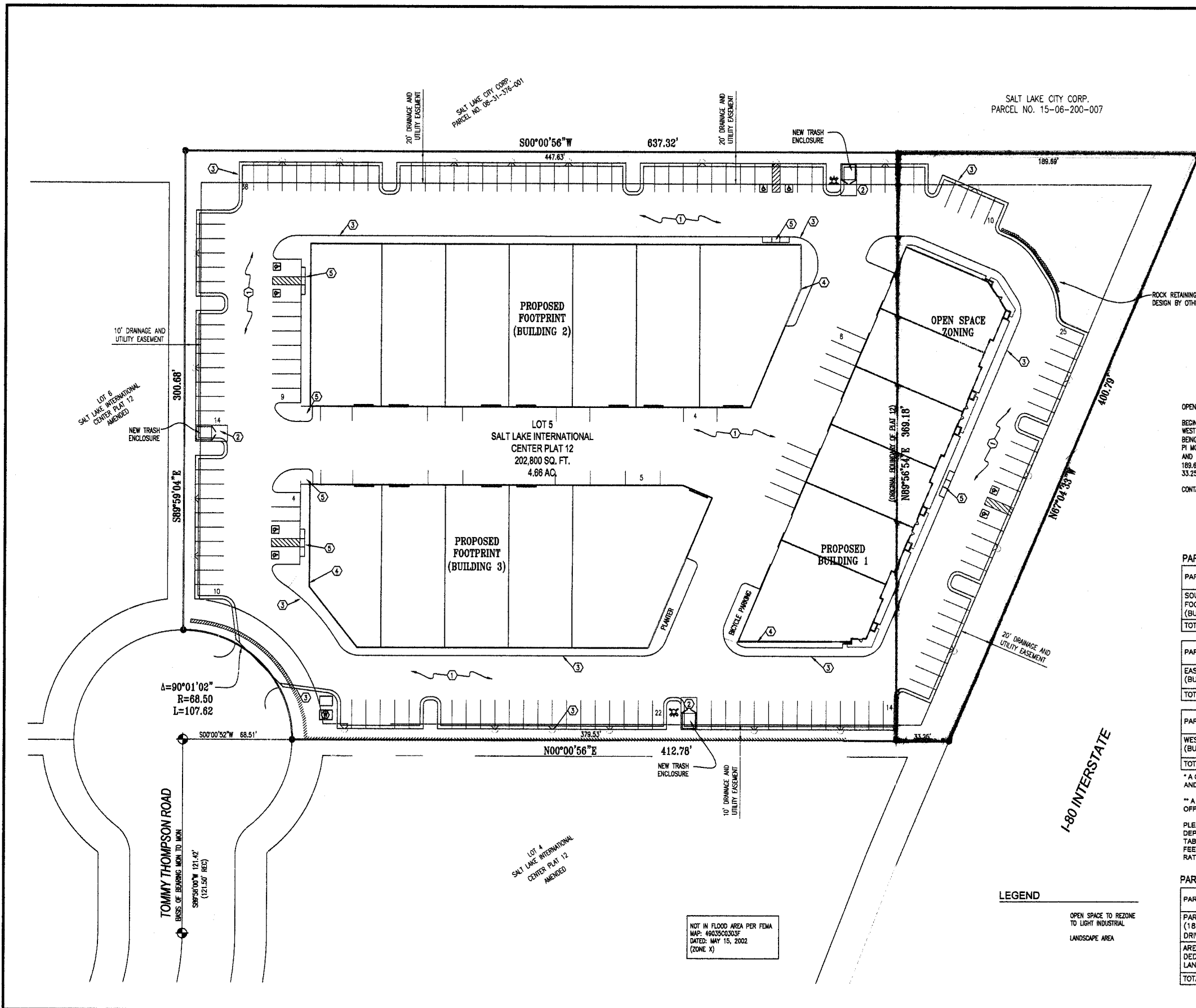
WRIGHT BROTHERS DR



Attachment C – Preliminary Site Plan with Open Space District

Petition No's. 400-08-01 & 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use

Published Date: May 7, 2008



CONSTRUCTION KEY NOTES REFERENCE

NO.	DESCRIPTION	DETAIL
①	STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE	3/COT.01
②	CONCRETE PAVEMENT WITH GRANULAR BASE	3/COT.01
③	CONCRETE CURB WALL	1/COT.01
④	MAXIMUM BUILDING FOOTPRINT LINE (BLD. TO BE PROPOSED)	ARCH
⑤	ADA RAMP	1/COT.02

ALL DETAILS PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS

AREA TABLE

PARTICULARS	S.F.	%
FOOTPRINT	72,064	35
HARDSCAPE	99,703	50
LANDSCAPE	31,033	15
TOTAL	202,800	100.0

OPEN SPACE DESCRIPTION

BEGINNING AT A POINT COINCIDENT WITH THE ORIGINAL BOUNDARY OF PLAT 12 AND THE WEST LINE OF LOT 5, SALT LAKE INTERNATIONAL CENTER, AMENDED PLAT 12, SAID POINT BEING SOUTH 0°00'52" WEST 68.51 FEET AND SOUTH 0°00'56" WEST 379.53 FEET FROM THE PI MONUMENT LOCATED IN TOMMY THOMPSON ROAD, AS SHOWN IN SAID AMENDED PLAT 12 AND RUNNING THENCE NORTH 89°56'54" EAST 369.18 FEET; THENCE SOUTH 0°00'56" WEST 189.69 FEET; THENCE NORTH 67°04'33" WEST 400.79 FEET; THENCE NORTH 0°00'56" EAST 33.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.945 ACRES

PARKING COUNT

PARTICULARS	NET INTERIOR AREA (S.F.)	*NO. OF STALLS @ 1.5/1000 S.F.	**NO. OF STALLS @ 2.25/1000 S.F.	NO. OF STALLS PROVIDED	ADA
SOUTH FOOTPRINT (BUILDING 1)	18,488	28	41	55	2
TOTAL	18,488	28	41	57	
PARTICULARS	AREA (S.F.)	NO. OF STALLS @ 4/1000 S.F.	**NO. OF STALLS @ 2.25/1000 S.F.	NO. OF STALLS PROVIDED	ADA
EAST FOOTPRINT (BUILDING 2)	30,289	45	68	61	4
TOTAL	30,289	45	68	65	
PARTICULARS	AREA (S.F.)	NO. OF STALLS @ 1/1000 S.F.	**NO. OF STALLS @ 2.25/1000 S.F.	NO. OF STALLS PROVIDED	ADA
WEST FOOTPRINT (BUILDING 3)	23,287	35	52	39	2
TOTAL	23,287	35	52	41	

* A COMBINED STALL COUNT OF 1.5/1000 SF INCLUDES 75% FOR WAREHOUSE AND 25% FOR OFFICE SPACE.

** A COMBINED STALL COUNT OF 2.25/1000 SF INCLUDES A SECOND STORY OFFICE SPACE OPTION OF THE ALLOCATED 25% FOR OFFICE SPACE.

PLEASE NOTE THAT THE INTERIOR BUILDING SIZE AND USES WILL VARY DEPENDING ON THE INDIVIDUAL NEEDS OR EACH TENNANT. THESE AREA TABULATION WILL FALL BETWEEN THE 1.5 TO 2.25 STALLS PER 1000 SQUARE FEET AND THE SITE INCLUDES ENOUGH PARKING FOR THESE VARIABLE RATIOS.

PARKING LANDSCAPE (5% REQUIREMENT)

PARTICULARS	AREA (S.F.)	NO. OF STALLS	ADA	%
PARKING 42' (18 & 24) DRIVE ISLE	57,353	163	8	95
AREA TO BE DEDICATED TO LANDSCAPE (6%)	3,562			5
TOTAL	60,915	164		100

LEGEND

OPEN SPACE TO REZONE TO LIGHT INDUSTRIAL

LANDSCAPE AREA

NOT IN FLOOD AREA PER FEMA MAP: 49035C0303F DATED: MAY 15, 2002 (ZONE X)

PROJECT NO.	0704032
DATE	01-4-08
DESIGNED BY	JGIBB
CHECKED BY	KJP
DATE	07/03/08
SCALE	AS SHOWN

BENCHMARK ENGINEERING & LAND SURVEYING
510 SOUTH STATE STREET, SUITE # 100
SANDY, UTAH 84070 (801) 562-7192
www.benchmarkcivil.com

BENCHMARK CIVIL

SALT LAKE INTERNATIONAL CENTER SUNQUEST DEVELOPMENT
51 NORTH TOMMY THOMPSON ROAD
SALT LAKE CITY, UT 84116

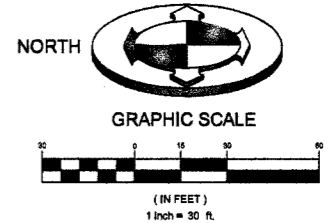
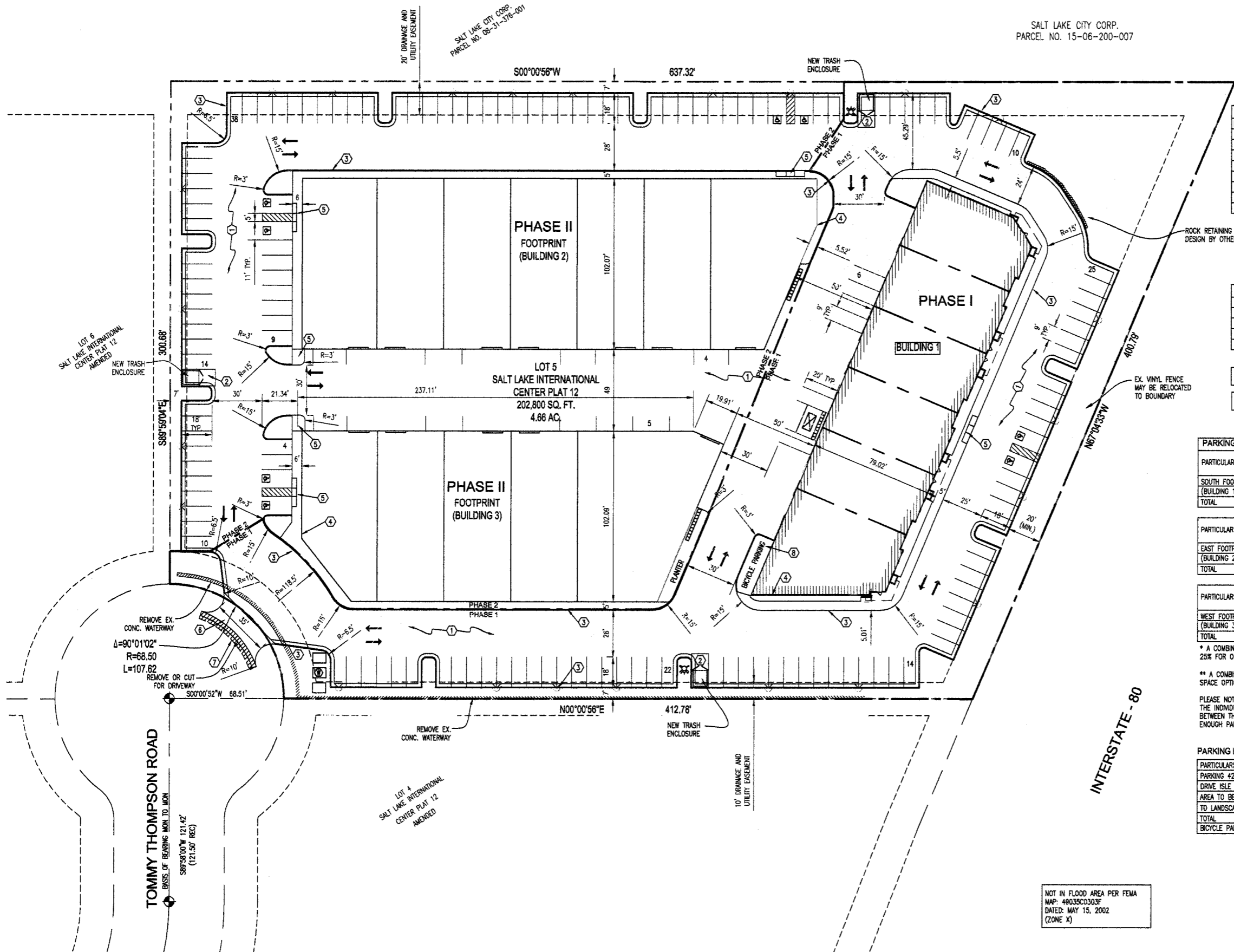
ZONING SITE PLAN
CZP.01
1 OF 1

CAUTION: PLANS MAY BE CONSIDERED INVALID FOR REVIEW ONLY, UNLESS COMBINED WITH ENTIRE PLAN SET, STAMPED AND SIGNED BY ENGINEER. *APPROVED FOR CONSTRUCTION*

Attachment D – Preliminary Site Plan with Phasing

Petition No's. 400-08-01 & 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use

Published Date: May 7, 2008



CONSTRUCTION KEY NOTES REFERENCE

NO.	DESCRIPTION	DETAIL
①	STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE.	3/COT.01
②	CONCRETE PAVEMENT WITH GRANULAR BASE.	3/COT.01
③	CONCRETE CURB WALL.	1/COT.01
④	MAXIMUM BUILDING FOOTPRINT LINE (BLD. TO BE PROPOSED)	ARCH
⑤	ADA RAMP	1/COT.02
⑥	DRIVEWAY APPROACH PER APWA# 225	
⑦	SAWCUT DRIVEWAY APPROACH PER APWA# 222	
⑧	BICYCLE PARKING - 8 STALLS	1/COT.03

AREA TABLE

PARTICULARS	S.F.	%
FOOTPRINT	72,084	35
HARDSCAPE	99,703	50
LANDSCAPE	31,033	15
TOTAL	202,800	100.0

- ASPHALT AREA PER GEOTECH REPORT (PHASE 1)
- MAIN DRIVE AREA (HEAVY DUTY ASPHALT)

PARKING COUNT

PARTICULARS	NET INTERIOR AREA (S.F.)	* NO. OF STALLS @ 1.5/1000 S.F.	** NO. OF STALLS @ 2.25/1000 S.F.	NO. OF STALLS PROVIDED	ADA
SOUTH FOOTPRINT (BUILDING 1)	18,488	28	41	53	2
TOTAL	18,488	28	41	55	

PARTICULARS	AREA (S.F.)	NO. OF STALLS @ 4/1000 S.F.	** NO. OF STALLS @ 2.25/1000 S.F.	NO. OF STALLS PROVIDED	ADA
EAST FOOTPRINT (BUILDING 2)	30,289	45	68	61	4
TOTAL	30,289	45	68	65	

PARTICULARS	AREA (S.F.)	NO. OF STALLS @ 1/1000 S.F.	** NO. OF STALLS @ 2.25/1000 S.F.	NO. OF STALLS PROVIDED	ADA
WEST FOOTPRINT (BUILDING 3)	23,287	35	52	39	2
TOTAL	23,287	35	52	41	

* A COMBINED STALL COUNT OF 1.5/1000 SF INCLUDES 75% FOR WAREHOUSE AND 25% FOR OFFICE SPACE.
 ** A COMBINED STALL COUNT OF 2.25/1000 SF INCLUDES A SECOND STORY OFFICE SPACE OPTION OF THE ALLOCATED 25% FOR OFFICE SPACE.
 PLEASE NOTE THAT THE INTERIOR BUILDING SIZE AND USES WILL VARY DEPENDING ON THE INDIVIDUAL NEEDS OF EACH TENANT. THESE AREA TABULATION WILL FALL BETWEEN THE 1.5 TO 2.25 STALLS PER 1000 SQUARE FEET AND THE SITE INCLUDES ENOUGH PARKING FOR THESE VARIABLE RATIOS.

PARKING LANDSCAPE (5% REQUIREMENT)

PARTICULARS	AREA (S.F.)	NO. OF STALLS	ADA	%
PARKING 42' (18 & 24)	57,353	163	8	95
DRIVE ISLE				
AREA TO BE DEDICATED TO LANDSCAPE (6%)	3,562			5
TOTAL	60,915	164		100
BICYCLE PARKING		8		

NOT IN FLOOD AREA PER FEMA MAP: 49035C0303F DATED: MAY 15, 2002 (ZONE X)

NO.	DATE	DESCRIPTION
1	02-07-06	CITY REVISIONS

PROJECT: DSJ/FBA
 CHECKED BY: KJP
 PREPARED BY: JGBH
 DATE: 01-14-08
 DRAWING NO.: 0704032 (REVISED)
 SCALE: MEASURES 1" ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE #100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

BENCHMARK CIVIL

SALT LAKE INTERNATIONAL CENTER SUNQUEST DEVELOPMENT
 51 NORTH TOMMY THOMPSON ROAD
 SALT LAKE CITY, UT 84116

PROJECT NO. 0704032

SITE PLAN

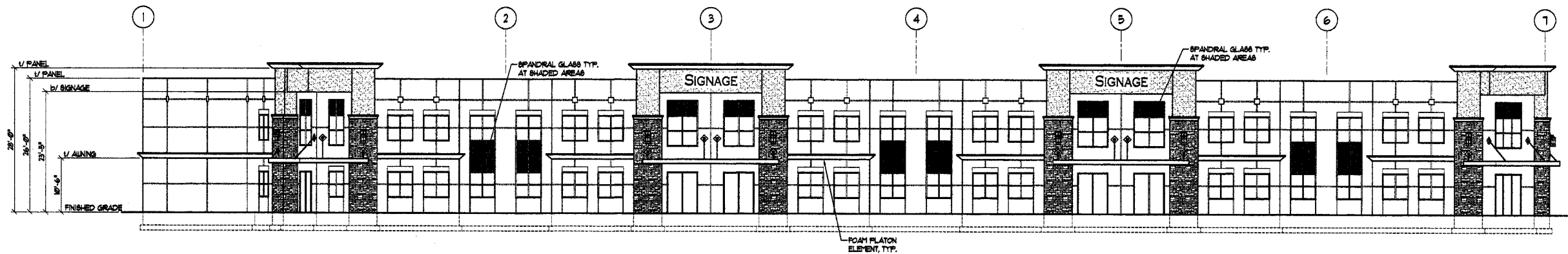
CSP.01
4 OF 12

CAUTION: PLANS MAY BE CONSIDERED FOR REVIEW ONLY, (NOT FOR CONSTRUCTION), UNLESS COMBINED WITH ENTIRE PLAN SET, STAMPED AND SIGNED BY ENGINEER, AND APPROVED BY MUNICIPALITIES.

Attachment E – Preliminary Architectural Plan

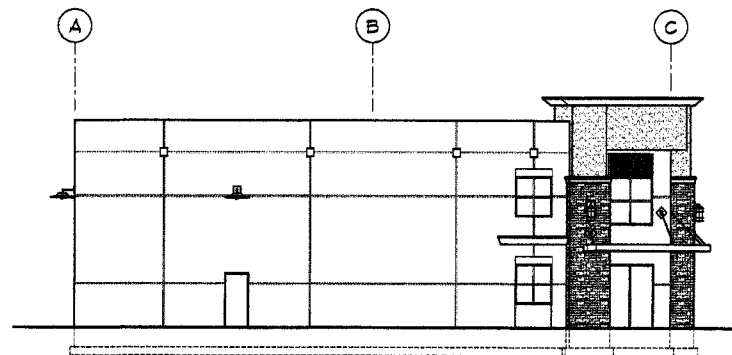
Petition No's. 400-08-01 & 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use

Published Date: May 7, 2008



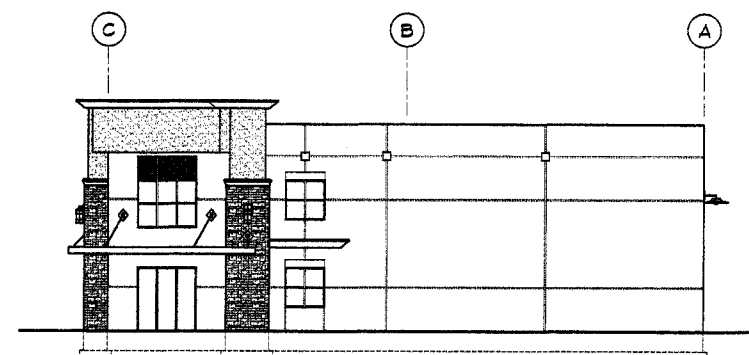
FRONT ELEVATION
BUILDING 1

3/32" = 1'-0"



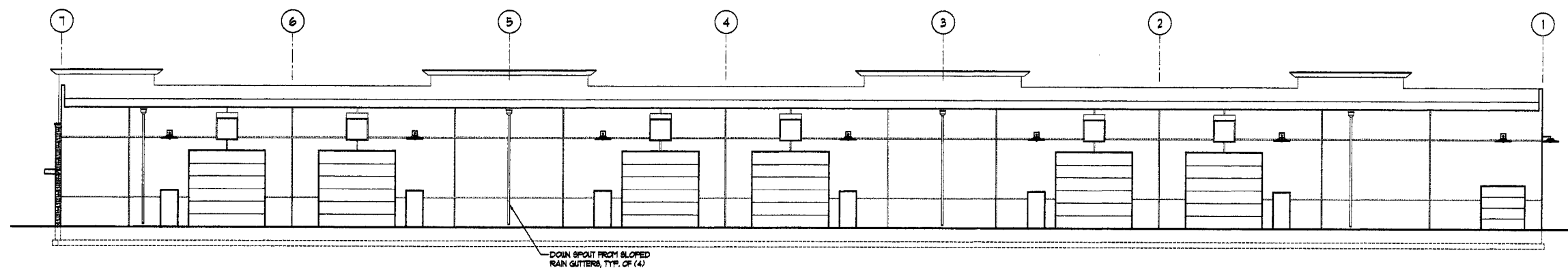
LEFT SIDE ELEVATION
BUILDING 1

3/32" = 1'-0"



RIGHT SIDE ELEVATION
BUILDING 1

3/32" = 1'-0"



REAR ELEVATION
BUILDING 1

3/32" = 1'-0"

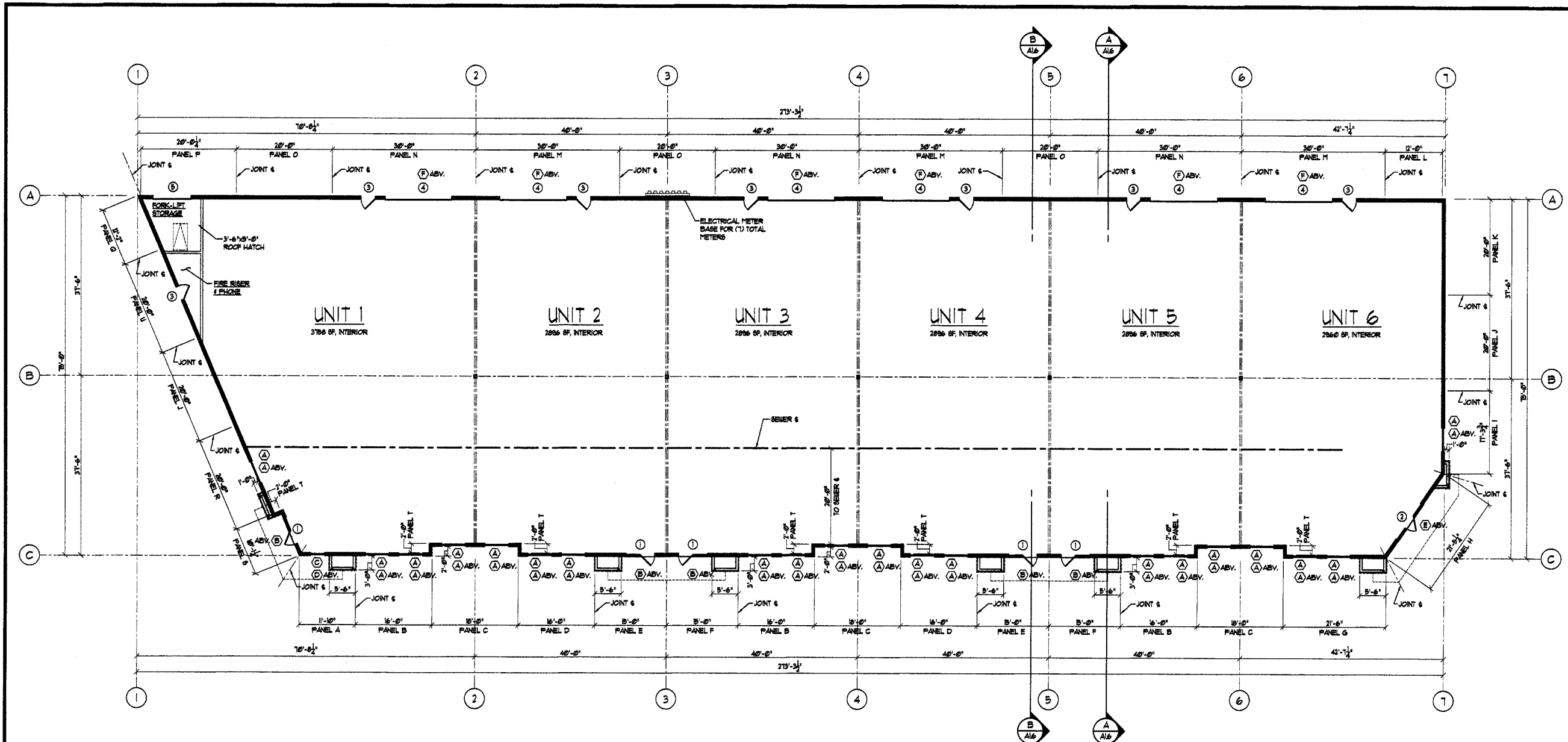
DATE	11/09/07	DESIGNED BY	RIE	DRAWN BY	MOF	CHECKED BY	RTA
REV. #		DATE		DESCRIPTION			

VECTOR
STRUCTURAL ENGINEERS
SANDY, UTAH
(801) 990-1775
LAYTON, UTAH
(801) 927-2054
ST. GEORGE, UTAH
(435) 628-5122

SUNQUEST DEVELOPMENT
SALT LAKE INTERNATIONAL CENTER
EXTERIOR ELEVATIONS, BUILDING 1

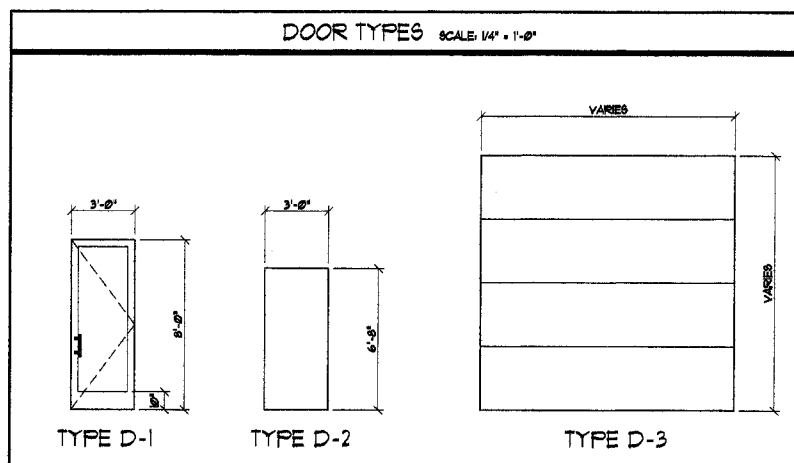
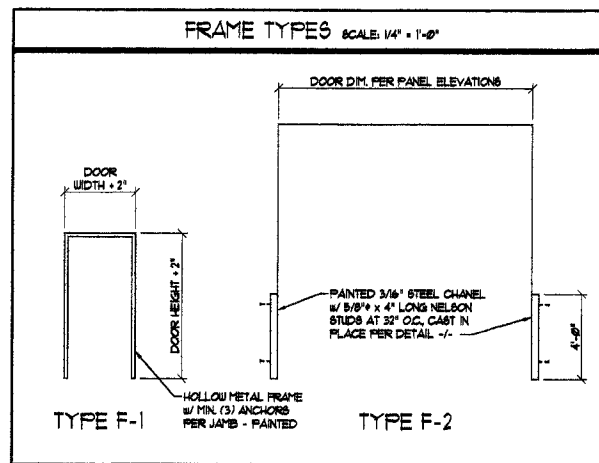
U0736-003-071

A1.2



MAIN FLOOR PLAN
BUILDING 1

3/32" = 1'-0"



WINDOW SCHEDULE

NUMBER	WINDOW		GLAZING	FRAME	
	WIDTH	HEIGHT		FINISH	MATERIAL
(A)	5'-0"	5'-0"	1" REFLECTIVE, LOW-E, INSULATED GLASS	PAINTED	ALUMINUM
(B)	6'-0"	6'-0"	1" REFLECTIVE, LOW-E, INSULATED GLASS	PAINTED	ALUMINUM
(C)	3'-0"	5'-0"	1" REFLECTIVE, LOW-E, INSULATED GLASS	PAINTED	ALUMINUM
(D)	3'-0"	6'-0"	1" REFLECTIVE, LOW-E, INSULATED GLASS	PAINTED	ALUMINUM
(E)	3'-0"	6'-0"	1" REFLECTIVE, LOW-E, INSULATED GLASS	PAINTED	ALUMINUM
(F)	4'-0"	4'-0"	1" REFLECTIVE, LOW-E, INSULATED GLASS	PAINTED	ALUMINUM

DOOR SCHEDULE

NUMBER	DOOR							FRAME		
	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	LABEL	FINISH	MATERIAL	TYPE
(1)	6'-0"	8'-0"	2"	D-1	ALUMINUM	PAINTED	-	PAINTED	ALUMINUM	F-1
(2)	9'-0"	8'-0"	2"	D-1	ALUMINUM	PAINTED	-	PAINTED	ALUMINUM	F-1
(3)	3'-0"	6'-0"	3/4"	D-2	STEEL	PAINTED	-	PAINTED	STEEL	F-1
(4)	14'-0"	14'-0"	2"	D-3	STEEL	PAINTED	-	PAINTED	STEEL	F-2
(5)	8'-0"	8'-0"	2"	D-3	STEEL	PAINTED	-	PAINTED	STEEL	F-2

DATE: 11/09/07	DESIGNED BY: BNC	DRAWN BY: MGF	CHECKED BY: RTA
REV. #	DATE	DESCRIPTION	

VECTOR
STRUCTURAL ENGINEERS

SANDY, UTAH
(801) 990-1775
LAYTON, UTAH
(801) 990-1776 FAX
(801) 927-2054

SUNQUEST DEVELOPMENT
SALT LAKE INTERNATIONAL CENTER
MAIN FLOOR PLAN, BUILDING 1

U0736-003-071

A1.1

DRAWING NAME: SLC

Attachment F – Department Comments on Zoning Amendment

Petition No's. 400-08-01 & 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use

Published Date: May 7, 2008

Maloy, Michael

From: Spencer, John
Sent: Tuesday, March 18, 2008 8:48 AM
To: Maloy, Michael
Cc: Williams, Matthew
Subject: Petition400-08-01
Categories: Program/Policy

March 18, 2008

Michael Maloy, Planning

Re: Departmental Comment on Proposed Zoning Map Amendment

Property Management has reviewed the petition and has no objection to the proposed action.

Sincerely,

John P. Spencer
Property Manager

5/8/2008

Maloy, Michael

From: Walkingshaw, Nole
Sent: Monday, March 17, 2008 7:31 AM
To: Maloy, Michael
Cc: Butcher, Larry
Subject: Proposed Zone Map Amendment located approx. 51 N Tommy Thompson Rd.
Categories: Program/Policy

Michael,

Building Services has no comments on the proposed Zone Map Amendment located approx. 51 N Tommy Thompson Rd.

Thank you,

Nole

Nole Walkingshaw
Salt Lake City Planning and Zoning
Senior Planner/Zoning Administration
801-535-7128

5/8/2008

Maloy, Michael

From: Garcia, Peggy
Sent: Thursday, March 13, 2008 3:11 PM
To: Maloy, Michael
Subject: Proposed Zoning Map Amendment
Categories: Program/Policy

Michael,

Salt Lake City Public Utilities has reviewed the above-mentioned zoning map amendment and finds no conflicts with the zoning map. However, we will need a minimum thirty-foot easement for the existing sewer main and sanitary sewer manhole on the property.

If you have any questions please contact me.

Thank you,

Peggy Garcia

TO: MICHAEL MALOY, PLANNING DIVISION
FROM: RANDY DRUMMOND, P.E., ENGINEERING
DATE: MAR. 12, 2008
SUBJECT: **410-07-43**
**Salt Lake International Center, Lot 5 Subdivision & Planned
Development– Proposed Zoning Map Amendment
51 North Tommy Thompson Road**

Engineering review comments are as follows:

We have no concerns regarding the rezone request. We will review the proposed subdivision upon request.

Thank you.

cc: Scott Weiler
Brad Stewart
Barry Walsh
Vault

Maloy, Michael

From: Askerlund, Dave

Sent: Tuesday, March 04, 2008 1:51 PM

To: Maloy, Michael

Subject: Petition 400-08-01 51 North Tommy Thompson Rd.

This development should not have any adverse implications on Police services in Salt Lake City.

Lt. Dave Askerlund
Salt Lake City Police Dept.
Fusion Division
801-799-3180

5/8/2008

Maloy, Michael

From: Walsh, Barry
Sent: Tuesday, March 04, 2008 9:48 AM
To: Maloy, Michael
Cc: Young, Kevin; Weiler, Scott; Drummond, Randy; Itchon, Edward; Garcia, Peggy; Butcher, Larry
Subject: Pet 400-08-01 Zoning map amend
Categories: Program/Policy

March 4, 2008

Michael Maloy, Planning

Re: Petition 400-08-01 Proposed Zoning Map Amendment from OS to M-1 at 51 No. Tommy Thompson Road.

The division of transportation review comments and recommendations are for approval of the map amendment as follows:

The OS zone revision to M-1 of the complete parcel presents no impact or issue to the abutting transportation system corridors in this area.

The site development proposal is in the review process with design comments to address the vehicle restriction to single unit trucks and passenger vehicles, as well as comments requesting revisions to: site drainage, circulation, access, ADA provisions, and bicycle parking.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
Randy Drummond, P.E.
Ted Itchon, Fire
Peggy Garcia, Public utilities
Larry Butcher, Permits
File

Attachment G – Department Comments on Conditional Use

Petition No's. 400-08-01 & 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use

Published Date: May 7, 2008

Maloy, Michael

From: Walsh, Barry
Sent: Thursday, November 29, 2007 10:36 AM
To: Norris, Nick
Cc: Young, Kevin; Drummond, Randy; Garcia, Peggy; Itchon, Edward; Butcher, Larry
Subject: Pet 410-07-43 Cond Use
Categories: Program/Policy

November 29, 2007

Nick Norris, Planning

Re: Petition 410-07-43, Planned Development for an office/warehouse of three building on a single lot at 51 North Tommy Thompson Road.

The Division of transportation review comments and recommendations are as follows:

Per our DRT review 9/12/07 the site circulation is limited to single unit truck and passenger vehicles. Final circulation approval is subject to fire and emergence vehicle access.

The parking calculations are not per our standard break down and the number indicated on the plans do not match those given in their chart. Bicycle parking is noted on the plan but no quantities are noted on the calculations and bike rack details are required.

The public way driveway approach needs to be detailed per city standards in coordination with drainage separation between public & private property.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Peggy Garcia, Public Utilities
Ted Itchon, Fire
Larry Butcher, Permits
File

2/29/2008

MEMORANDUM

DATE: 3 DECEMBER 07

TO: NICK NORRIS, PLANNER

FROM: TED ITCHON

RE: 410-07-43 PLANNED DEVELOPMENT 51 NORTH TOMMY THOMPSON RD.

SYNOPSIS:

1. Structures may require additional fire hydrants due to size of structure and the commodes stored.
2. Provide an additional fire hydrant at the north end of the property to meet the requirements of hydrant location.
3. No part of the building maybe further than 400 feet from a fire hydrant.
4. The primary fire hydrant shall be within 400 feet of a fire hydrant.
5. A control valve shall be placed immediately in front of the fire hydrant between the hydrant and the water main. This valve shall independently control the fire hydrant.
6. Fire hydrants shall be equipped with one 4 ½ inch, and two 2 ½ inch outlets, which has national standard threads (NST).
7. Fire hydrants shall be installed so that the center line of the lowest cap, nut shall not be closer than 18 inches from the finished grade.
8. Fire hydrants shall not be installed closer than 30' to a building.
9. Fire hydrants installed along fire department access roads shall not be further than 15' from the road.
10. Fire hydrants shall have the 4 ½" butt facing the fire access roadway.
11. Fire Hydrants shall be obstruction free within 3' around the hydrant.
12. Dead end water mains 8 inches in diameter shall not be longer than 250 feet in length, and serve no more than two appliances. If the water main is a minimum 12 inches in diameter it is permitted to be a dead end greater than 250 feet.
13. Underground piping shall be tested at 200 psia for two hours. This office shall receive a copy of the test certificate.
14. Fire Department Connection (FDC) shall be placed at the front of the structure and be no further than 100 feet from a fire hydrant.
15. Fire Department Connections (FDC) for any fire extinguishing system shall be placed along the road. The FDC shall be within 100 feet of a fire hydrant.
16. Post Indicator Valve (PIV) shall be installed between the water main and the automatic fire sprinkler riser. This PIV shall be placed 30 feet away from the building.
17. Fire Department access roadway both temporary and permanent shall be installed and maintained to meet the requirements of Public Works Department.

18. Fire hydrants installed in a parking lot shall have a minimum 3 foot unobstructed clearance around the fire hydrant and be provided with vehicle impact protection as required in section 312 of the International Fire Code.
19. Fire hydrants shall be operational and a fire department access roadway installed prior to the construction of the structure.
20. Fire Department access roadway and fire hydrants shall be in place prior to construction. If the Fire Department access road is not installed before the commencements of construction then a temporary fire department access road maybe install.
21. Fire Department access roads shall be a minimum of 20 foot clear width. This access road turning radius shall be a minimum of 20 foot inside and 45 foot outside. The minimum clear height is 13 feet 6 inches.
22. The Civil Engineer shall design the temporary fire department access road and provide to the City Engineer for his approval the geotechnical report with a design of the proposed access road to support the imposed HS20 loads.
23. Temporary fuel tank storage will require a permit if used during construction. Gravity flow is not permitted.
24. Burning of trash, scrap wood of other materials in a violation of City Ordinance.

TO: NICK NORRIS, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: DEC. 6, 2007

SUBJECT: **410-07-43**
Salt Lake International Center, Lot 5 Subdivision & Planned Development-
51 North Tommy Thompson Road

Engineering review comments are as follows:

1. This submission proposal is for the creation of a Planned Development for three buildings on one lot on 4.65 acres and the Planned Development as a subdivision. The site is immediately North of I-80 at 51 North Tommy Thompson Road. If the developer creates condominiums, a plat will be required. The frontage on Tommy Thompson Road is dedicated and improved. The proposed drive approach shall be constructed as per APWA Std. Dwg. # 222. If sidewalk is required by Salt Lake Transportation, it shall be constructed as per APWA Std. Dwg. #231.
2. The developer must enter into a subdivision improvement construction agreement for the on-site driveways and the drive approach which will be open for public use. This agreement requires the payment of a stepped fee based on the estimated cost of constructing the roadway and public access way improvements. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.
3. SLC Transportation must review and approve street geometrics and street lighting.
4. A certified address must be obtained prior to obtaining a building permit.
5. At least one member of the concrete finishing crew must be ACI certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the subdivision.
6. The construction contractor must file a Notice of Intent with the State of Utah, Department of Environmental Quality, Division of Water Quality, to comply with the NPDES permitting process. A copy of the pollution prevention plan must also be submitted to SLC Public Utilities for review and approval.

Page 2

Nick Norris

Salt Lake International Center, Lot 5 Subdivision and Planned Development

7. A set of construction drawings were included with the submission, and will be reviewed for accuracy. Any required changes will be made known to the applicant's consulting engineer via redlines. The following approval signatures are required on the cover sheet for the project:

SLC Transportation for approval of parking configuration and lighting.

SLC Fire Department

SLC Public Utility Department (sewer, water & drainage improvements)

SLC Engineering Division (street and public access design)

SLC Planning Department

Drawings must be submitted by the developer to each of these SLC divisions for review.

Thank you.

cc: Scott Weiler
Brad Stewart
Barry Walsh
Vault

MEMORANDUM

DATE: DECEMBER 10, 2007
TO: Nick Norris, Planning Division
FROM: Alan R. Michelsen, Building Services Division
SUBJECT: Petition 410-07-43 Planned Development for 3 buildings on a single lot located at 51 North Tommy Thompson Road

This proposal was reviewed by the DRT on December 6, 2007. The Building Services Division has the following issues related to zoning.

- 1) Applicant will need to obtain a certificate of address from the Engineering Division before making an application for a building permit.
- 2) The rear portion of this parcel appears to be zoned O-S (Open Space).
- 3) This proposal is located in an Airport Influence Zone A. Commercial uses in this overlay district require an air circulation system and 25 dB's sound attenuation.
- 4) International Center approval is required.
- 5) A landscape plan including freeway landscaping is required.
- 6) Applicant will need to assume proposed uses for each building and provide parking calculations for each use to verify that adequate parking is available.

Alan R. Michelsen
Development Review Planner
Building Services & Licensing
(801) 535-7142
Alan.michelsen@slcgov.com

Maloy, Michael

From: Brown, Jason
Sent: Thursday, December 13, 2007 4:57 PM
To: Norris, Nick
Cc: Garcia, Peggy
Subject: Petition 410-07-43 51 North Tommy Thompson Drive
Categories: Program/Policy

Nick,

Public Utilities has reviewed the above mentioned petition at the Salt Lake International Center. Below summarizes our requirements to gain approval from our department;

General Requirements:

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Design and construction must conform to Salt Lake City Public Utilities General Notes.

All environmental and wetland issues must be approved by the appropriate governing agency prior to Public Utilities approval. The developer must provide written documentation to Public Utilities showing these conditions have been met.

Fire Department approval will be required prior to Public Utilities approval. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

Prior to plan and plat approval all utility fees must be paid in full. A \$343 per quarter acre drainage impact fee will be assessed on the platted area of this development.

Water and Fire:

Our records indicate that there is an eight-inch public water main in Tommy Thompson Road. This main can be tapped to provide culinary and irrigation water to this property. There is an existing eight-inch fire service stubbed to this property. All existing stubs must be used or killed at the main per Public Utilities standards. The proposed location of the master meter and detector check vault appear to be appropriate.

Sanitary Sewer:

Our records indicate an eight-inch sewer main is installed in Tommy Thompson Road. The property will be required to connect to this sewer main. Minimum grades on the sewer lateral must be followed per Salt Lake City ordinances. If any food preparation will happen in the buildings then grease interceptors will be required.

Storm Sewer:

This parcel is part of the Salt Lake International Center master plan. Storm drain for the site must conform to the master plan. No retention facilities will be allowed. High groundwater is typical in this area. If below grade structures or deep detention areas are proposed a stamped geotechnical engineer report must be submitted to Public Utilities identifying the expected highest groundwater elevation for this area. All building pads and docks must be above the 100-year event and all paved areas, storm grates and on-site storm water detention must be above the 10-year storm event high water elevation or the highest expected groundwater, whichever has the higher water condition. Building pads should be located several feet above this elevation. The engineer must show that enough hydraulic head is provided to drain storm water away from this subdivision. The high water condition as identified must be noted on the plat and on the master drainage and grading plan. An engineered stamped drainage report is required showing all the above-mentioned requirements have been met. Proposed ditch sections or detention facilities must have 3:1 or flatter side slopes with minimum two-foot bottom. Concrete roll gutters are recommended at the bottom of ditch facilities. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed. The developer must comply with UPDES Construction Storm Water Permits. At a minimum, silt fence must be provided along open drainage ways, hay bales must protect any existing grates or inlets and the City's clean-wheel ordinance must be followed. A copy the proposed Storm Water Pollution Prevention Plan required for the UPDES permit must be submitted to Public Utilities for review and approval. A separate City Storm Water Permit will be required.

If you have any comments or questions please do not hesitate to contact me.

2/29/2008

Jason Brown, PE

Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729
(801) 483-6855 fax
jason.brown@slcgov.com

Maloy, Michael

From: McCandless, Allen
Sent: Wednesday, December 26, 2007 10:06 AM
To: Norris, Nick
Subject: Petition 410-07-43 - office warehouse

Nick,
Petition 410-07-43 was reviewed for three office warehouse buildings on an existing subdivided lot, address location at 51 North Tommy Thompson Road. The location is in Salt Lake City's Airport Influence Zone A, a very high noise impact area. Zone A requires that an avigation easement be prepared. Please direct the owner or developer contact Mr. Dave Miller at (801) 575-2972 regarding the avigation easement. --Allen McCandless

Maloy

From:
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To:
Subject:

Attachment H – Property Photographs

Petition No's. 400-08-01 & 410-07-43 Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use

Published Date: May 7, 2008

Property Photographs of 51 North Tommy Thompson Road



Tommy Thompson Road – Approaching Subject Property Looking Southeast



Tommy Thompson Road – Looking Eastward



Subject Property – Looking Southward Along Western Boundary



Subject Property – Looking Eastward Along Southern Boundary